



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: September 9, 2020

SUBJECT: Request for Feedback
7111 Reesor Road, Markham
The Robert Milroy House
Roofing Material

Property/Building Description: 1-1/2 storey single detached dwelling constructed c. 1833 with 1870's additions

Use: Accessory Building to Catholic Cemetery

Heritage Status: Designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement.

Application/Proposal

- The owner would like to re-roof the building with a stone-coated metal roofing which has a much longer lifetime and guarantee than the existing asphalt shingles
- This matter was previously discussed by Heritage Markham in November 2019.
- A new sample has been submitted

Background

- Heritage Markham reviewed this at its November 14, 2019 meeting and requested to see a sample of the product in the proposed colour and design. See Heritage Markham Extract attached
- All four of the City's heritage conservation district plans do not permit metal roofing for use on heritage buildings;
- However, the subject building is not located within a heritage conservation district, is isolated from other buildings, and not visible from the public realm;
- Heritage Markham has approved metal roofs on some heritage buildings located in heritage conservation districts and in Markham Heritage Estates due to specific site conditions and applications, and because the metal roofing proposed was a traditional type such as standing seam, and corrugated, galvanized, metal panels or sheets;
- The proposed stone coated metal roofing panels are not a traditional type of metal roofing, but Heritage Markham did support their use on a modern two storey senior's residence in the Thornhill Heritage District because:

- they were fire-proof;
- they were on a non-heritage building;
- the scale of the panels was complementary to the large scale of the building; and,
- the location and relatively shallow pitch of the roof did not make them readily visible to the public.
- The “Standards and Guidelines for the Conservation of Historic Places in Canada” is the first-ever pan-Canadian benchmark for heritage conservation practice in this country. It offers results-oriented guidance for sound decision-making when planning for, intervening on and using historic places. This document establishes a consistent, pan-Canadian set of conservation principles and guidelines that will be useful to anyone with an interest in conserving Canada's historic places.
- The General Standards indicate that “*where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place*”.
- For roofs specifically:

Given the constant exposure to the environment, roofing materials do not last indefinitely. While some materials, such as copper sheeting and slate shingles, can last for many decades if properly designed and maintained, other materials, such as wood and asphalt shingles and membrane roofing, need to be replaced more frequently. The need for regular replacement makes roofs vulnerable to changes that may affect their heritage value. Careful attention must be given to the detailing, pitch, exposure, material and shape when replacing a roof
- Also for Roofs – Rehabilitation Projects

Replacing *in kind an entire element of the roof that is too deteriorated to repair — if the overall form and detailing are still evident — using the physical evidence as a model to reproduce the element. This can include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.*
- The Standards and Guidelines also suggest: “*Testing proposed interventions to establish appropriate replacement materials, quality of workmanship and methodology. This can include reviewing samples, testing products, methods or assemblies, or creating a mock up. Testing should be carried out under the same conditions as the proposed intervention.*”

Staff Comment

- The proposed stone clad metal panels appear to be too large a scale to be considered complementary to the relatively modest scale of the Milroy House and if utilization is ever supported, would better suit a larger scale structure.
- However, given 1) the location of the Milroy House in a cemetery, 2) the fact that the existing asphalt shingles are not a traditional roofing material, 3) the inherent sustainable qualities of metal roofing, and 4) the reversibility of the alteration, a more traditional form of metal roofing such as a standing seam roof, or corrugated, galvanized metal sheets or panels could be supported.

Suggested Recommendation for Heritage Markham

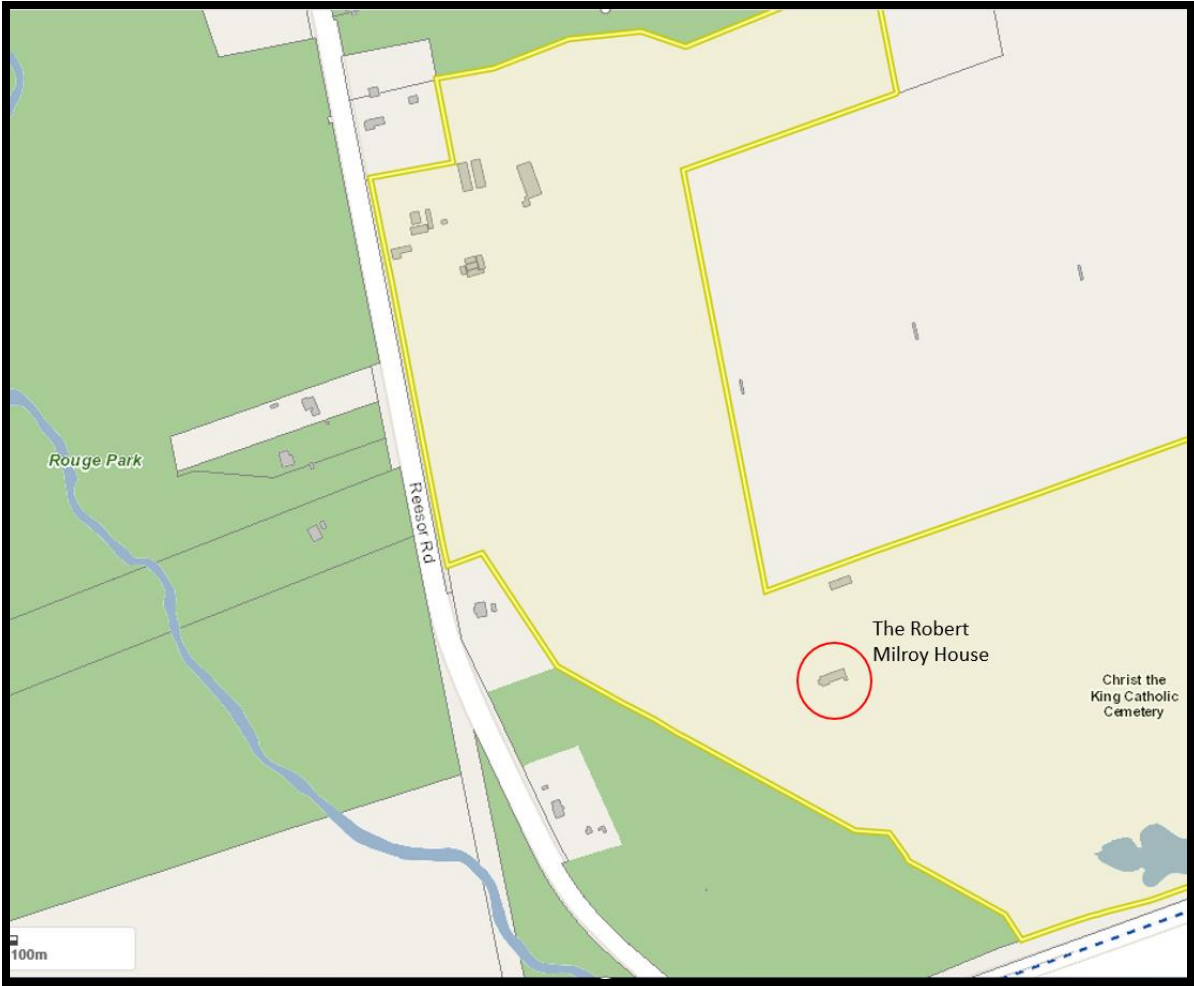
THAT Heritage Markham would prefer a traditional metal roofing type such as a standing seam roof or corrugated, galvanized metal panels or sheets as opposed to the proposed stone clad metal panels for the Robert Milroy House;

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Preferred Product – Colour and Design



7111 Reesor Road, Markham



7111 Reesor Road, Markham
The Robert Milroy House



Older Photo (below)





**HERITAGE MARKHAM
EXTRACT**

DATE: November 21, 2019

TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

EXTRACT CONTAINING ITEM #17 OF THE ELEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON NOVEMBER 13, 2019.

17. **Request for Feedback,
7111 Reesor Road,
Proposed Stone-Coated Metal Panel Roof,
The Robert Milroy House (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
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[Memorandum](#)

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

The committee commented that it was difficult to assess whether the look of the proposed metal panels would be appropriate without seeing the product in person.

The committee requested to see a sample of the product in the proposed colour and design and to defer a recommendation until it was reviewed.

[Recommendation:](#)

That Heritage Markham defer providing a recommendation until a sample of the proposed roofing product in the correct colour and design is reviewed by the committee.

CARRIED