



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** October 14, 2020

**SUBJECT:** Heritage Permit Application  
8 David Gohn Circle, Markham Heritage Estates  
The Pingle House  
Request for Metal Roof on Addition to Dwelling  
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 barn;

### **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;
- At the September 9, 2020 meeting of Heritage Markham the committee recommended that the application to install a metal roof on the house be denied based on the assumed visibility of the metal portion of the roof, and the fear of establishing an undesirable precedent for the use of metal roofing knowing that cedar shingle roofs are the most historically authentic and common treatment for 19<sup>th</sup> century Markham homes.

### **Staff Comment**

- In creating the Heritage Markham memo for September, staff inadvertently provided an image indicating that the proposed metal roof on the dwelling was more visible than what was actually applied for due to a misunderstanding of the aerial photograph included with the original heritage permit application;
- Therefore new illustrations have been provided to show the extent of the metal roof proposed and the visibility from the street/public realm;
- 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 out buildings or barns or on farmhouses in the early 20<sup>th</sup> century as a cost effective replacement for cedar shingles.;
- 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;
- Although cedar shingles are the preferred roofing material for an addition to a dwelling in Heritage Estates, the proposed metal roof on the addition would not appear to be readily visible from the public realm of the street;
- Therefore due to the new information provided concerning visibility, the applicant has requested that Heritage Markham reconsider the request for a metal roof on the residential addition.
- If approved, this could set a precedent for the introduction of other metal roofs on rear additions some of which may be more visible to the public realm (ie. corner lots, larger lots with larger side yards, etc)
- If a galvanized metal roof for the rear addition of 8 David Gohn Circle is supported, it should be on the condition that the finish and profile matches those of historical metal roofs in Markham as close as possible;

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

That Heritage Markham objects to the use of metal roofing on the residential additions to heritage dwellings in Markham Heritage Estates as this was not a common roofing material used in Markham and does not support the Heritage Permit for metal roofing on the residential addition at 8 David Gohn Circle;

OR

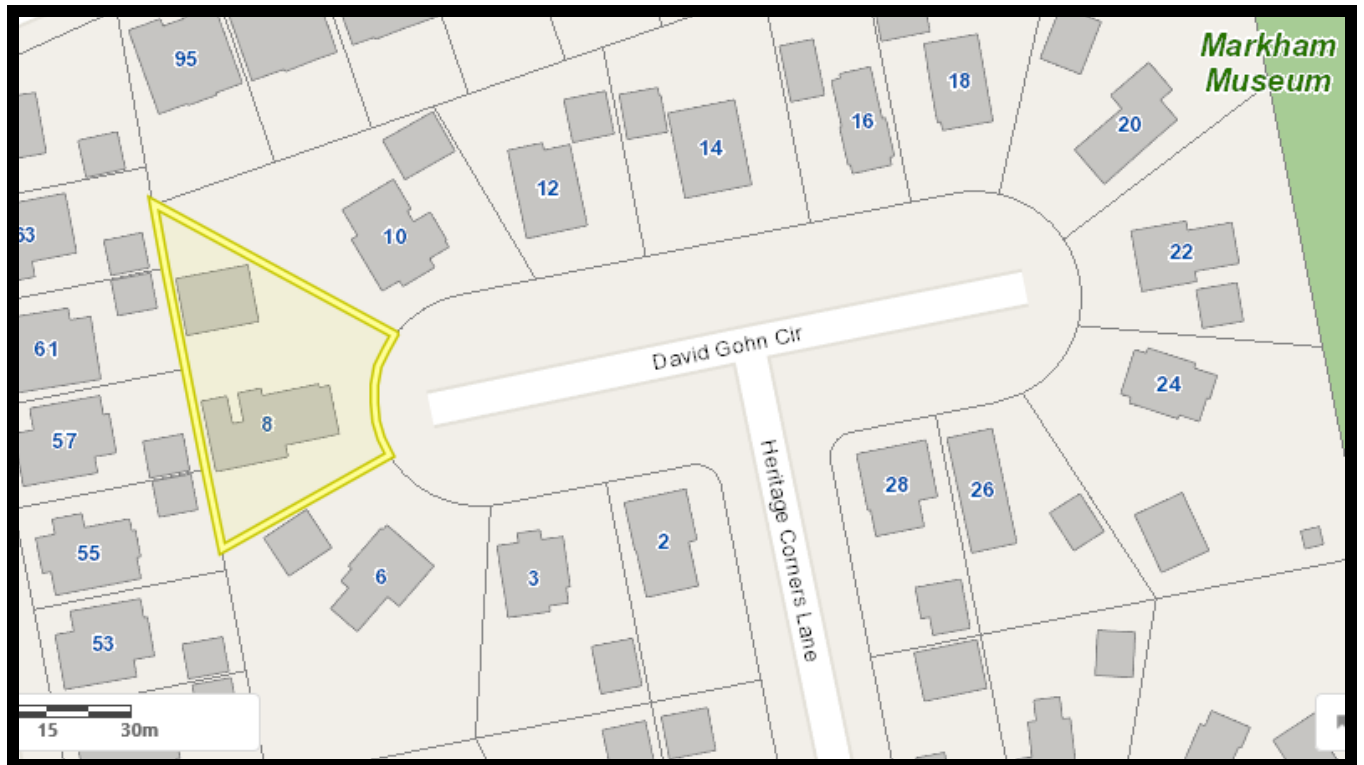
THAT Heritage Markham has no objection to installation of a galvanized metal roof on the addition to the dwelling at 8 David Gohn Circle provided the finish and profile matches that of historical metal roofs in Markham as close as possible;

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

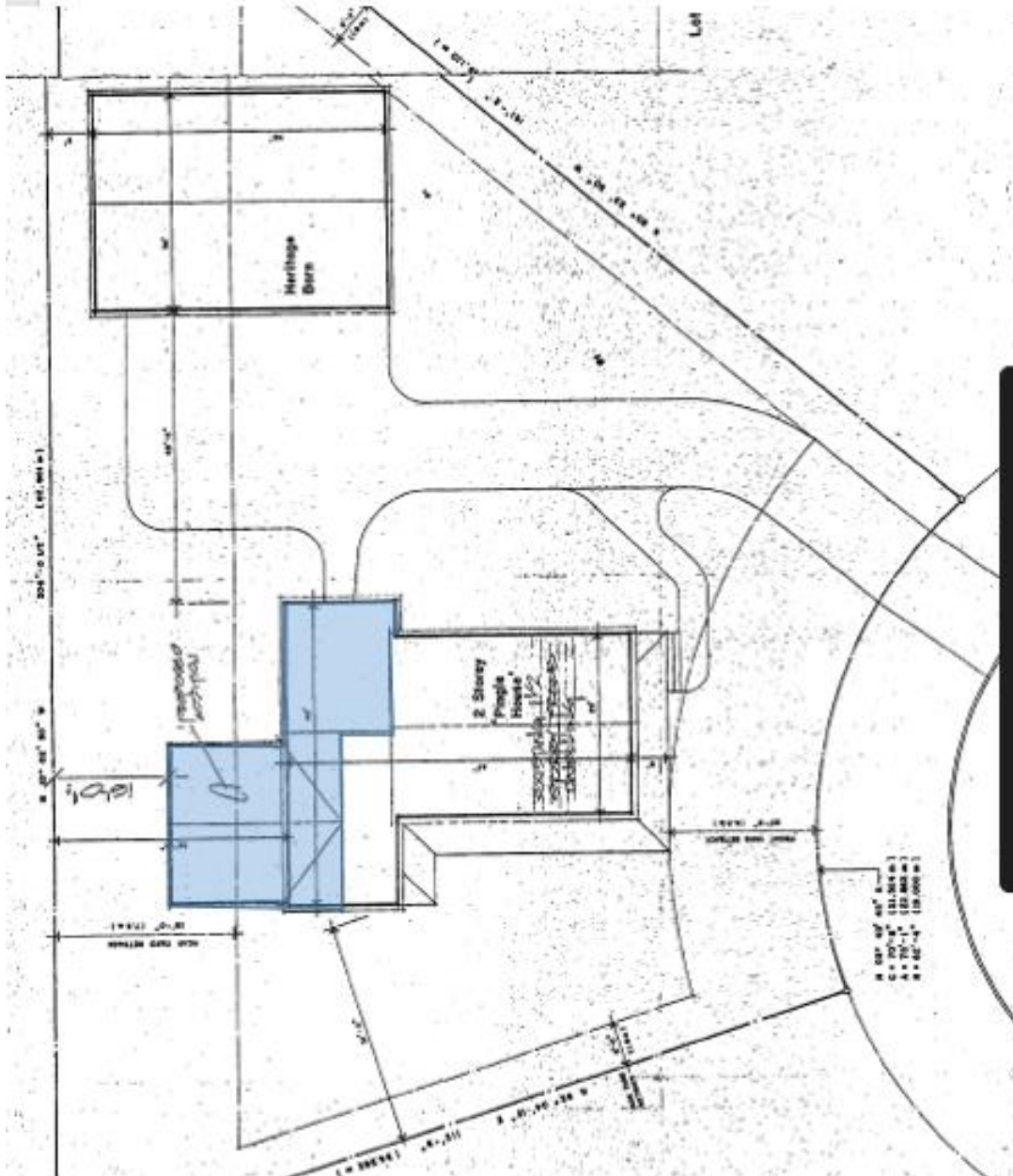
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8 David Gohn Circle, Markham Heritage Estates



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







Google Street View Image showing that portions of roof proposed to have metal roofing would not be visible from David Gohn Circle

