



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: April 13, 2022

SUBJECT: Forthcoming Heritage Permit Application
182 Main Street, Unionville
Exterior Painting and Storefront Modifications

FILE: File Number Pending

Property/Building Description: Two-storey building, c. 1877

Use: Commercial

Heritage Status: Classified Group "A" Unionville Heritage Conservation District (HCD) (the 'District').

Application Proposal

- In advance of a future Heritage Permit application, the applicant has reached out to Staff with a revised paint scheme for 182 Main Street (the 'subject property'). As seen in the rendering included within Appendix C of this memo, the applicant is proposing to return the majority of the building exterior to a gray/beige similar to the colour approved by Heritage Section staff ('Staff') in 2016 while retaining the storefront in the existing saturated blue paint colour (Benjamin Moore 2064-10 'Bold Blue'). Based on information provided by the applicant, it is the understanding of Staff that this shade of blue is the corporate colour of the property owner/or tenant.
- The rendering also shows a solid door in place of the existing partially glazed front door, and the installation of an awning over the existing front door transom. Note that while the solid door is only proposed, the awning has been installed without prior knowledge or approval from Staff, and was not described in the previously submitted Heritage Permit application.

Background

- The subject property is located on the west side of Main Street, and contains a two-storey board-and-batten clad building with at-grade commercial uses
- The building was painted in 2021 without securing a Heritage Permit.
- Heritage Markham (the 'Committee') previously considered a Heritage Permit application (HE 22 109505) for the subject property at its meeting on January 12, 2022 in support of the current exterior paint treatment. It was the recommendation of the Committee that the permit

be denied, and that the applicant consult with Staff on a suitable replacement colour in advance of a future Heritage Permit application. City Council subsequently denied approval of the Heritage Permit application at its meeting on March 8, 2022. For a copy of the Committee meeting extract, please see Appendix E of this memo.

Heritage Policy and Guidelines

Classification within the HCD Plan:

- The subject property is identified as Class ‘A’ within the Unionville HCD Plan. The qualities of this property class, as described in Section 2.4 (Building Classification) of the HCD Plan, are as follows:

Buildings of major importance to the District

- *They have historical and/or architectural value.*
- *They are the buildings that maintain the heritage character to the District.*
- *Buildings that are designated under Part IV of the Ontario Heritage Act are also considered to the Class ‘A’.*

Policy and Guidelines:

- Section 9.4.2 – Alterations to Heritage Buildings (Exterior Cladding) indicates the following relevant to the proposed alterations – ***“The application of new surfaces or coatings that alter the appearance and character of the heritage building's original cladding should not be utilized ...”***
- Section 9.4.7 – Alterations to Heritage Buildings (Paint Colours) provides a preliminary list of exterior paint colours considered appropriate for the District while advising that ‘florescent or luminous colours are not considered acceptable’.
 - These colours are attached as Appendix “A” and are not a definitive listing.
 - Early paint colours in Unionville tended to be more reserved – pale natural tones favoured by Andrew Downing; by the early 1900s a wider variety of colours became available.
 - Generally, permitted paint colours are found within the heritage collection of major paint manufacturers (e.g. Benjamin Moore, Para Paints and Sherwin Williams).
- Section 9.6.2 – Commercial Features/Landscape Features (Storefront Design) provides the following guidance relevant to the proposed alterations – ***“Physically sound historical storefronts compatible with the District character should be maintained and restored rather than replaced”***.

Staff Comments

- Normally Staff approve heritage permits under delegated authority, and provide a summary to the Committee for informational purposes. Given the nature of the proposed alteration, including its apparent non-conformance with guidelines in the Unionville HCD Plan as they pertain to paint colour, and the high-degree of visibility from the public realm, we are seeking guidance from the Committee on this matter.
- The issue of painting a Class ‘A’ building is also of concern given its importance to the cultural heritage value of the District, and need to ensure that the selected colour is

complementary to the character of the building, and the composition of Main Street more broadly.

- The Committee could support the desired storefront colour or request a more appropriate paint colour that conforms to direction in the Unionville HCD Plan.
- Should the Committee not support the storefront colour, Staff will liaise with the applicant to ensure that the proposed paint colour as described in a forthcoming Heritage Permit application is supported. Note that Staff will also require that the applicant remove the awning obscuring the front door transom, and request that any new front door include glazing to conform to the historical configuration of nineteenth century storefronts (as opposed to a solid door treatment). Staff also recommend that the non-storefront windows be painted white or cream and not the same colour as the exterior siding.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not support the exterior paint colour proposed for the storefront component of the building and recommends that the applicant work with Heritage Section staff and the relevant Heritage Markham sub-committee on a suitable replacement colour, and that approval of that paint colour be addressed via delegated authority.

AND THAT Heritage Markham does not support the awning covering the transom window and recommends the front door include glazing to conform to the historical configuration of nineteenth century storefronts (as opposed to a solid door treatment)

Appendix "A"

Unionville Heritage Conservation District Plan

Section 9.4.7 Guideline #10

10. The attached list of colours are considered appropriate for the District, but it is by no means a definitive list. Other colours can be considered although fluorescent or luminous colours are not considered acceptable.

Classical Colours: (Pre-1860)

| | |
|-------------|---------------------|
| -white | -"historical" white |
| -cream | -buff |
| -pearl grey | -light lemon yellow |
| -pale green | -pale greyish blue |

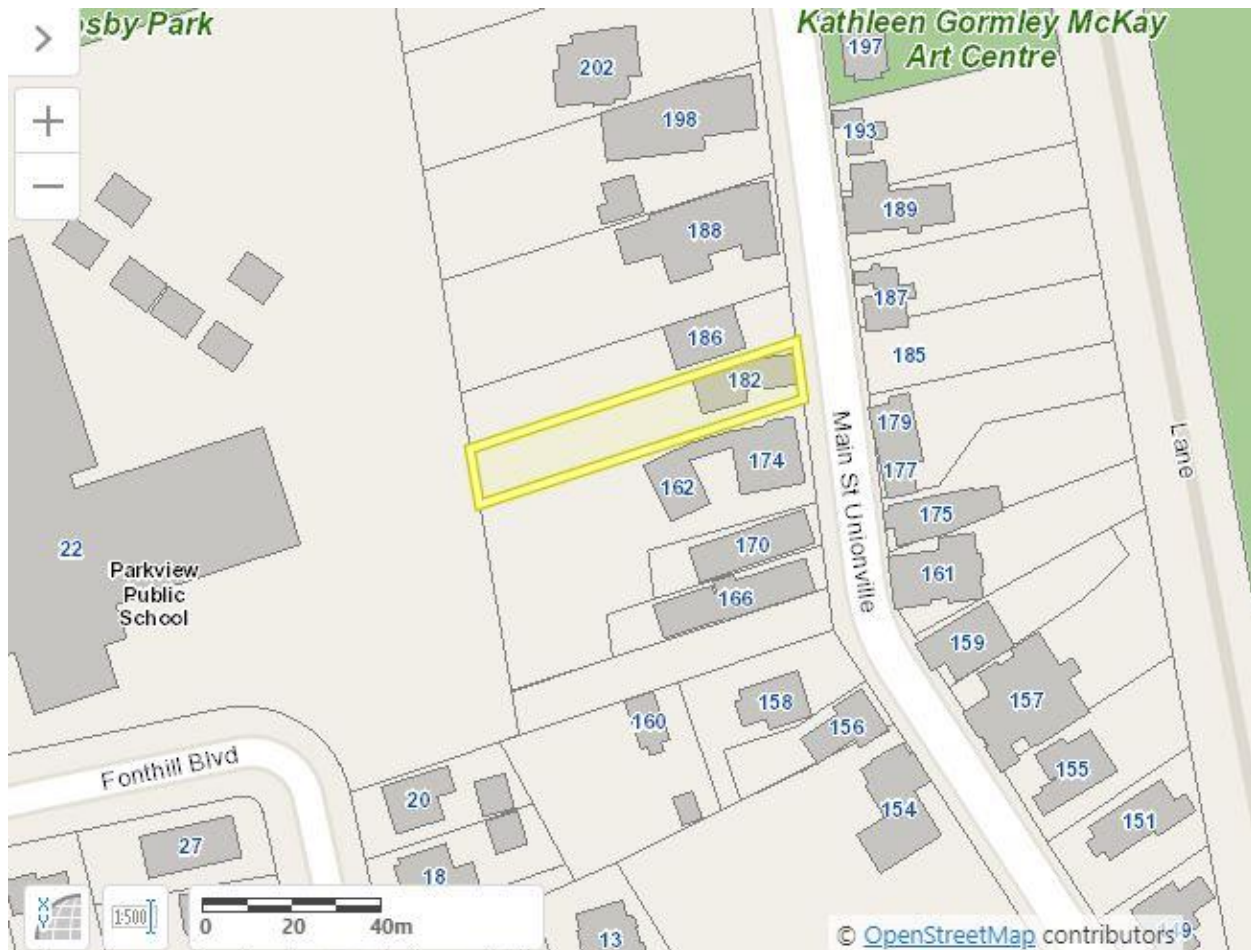
Renwick's Colours (1860-1900)

| | |
|--------------------------|---------------|
| -olive green | -golden brown |
| -gold | -rosy beige |
| -beige | |
| -orangey brownish yellow | |

Downing's Colours (1860-1900)

| | |
|------------------------|-----------------------|
| -straw | -drab greenish yellow |
| -sand | -medium grey (stone) |
| -greyish brown (earth) | |

**Appendix “B”
Property Map**



Appendix “C”
Rendering of the Subject Property



Rendering of the subject property (east elevation) showing the revised paint scheme (Source: Applicant)

Appendix “D”
Photographs of the Subject Property



Image of the subject property (east elevation) prior to the recent repainting (Source: Google Earth – October 2020)



East (primary elevation) of the subject property following repainting (Source: Applicant)



South elevation of the subject property following repainting (Source: Applicant)



North elevation of the subject property following repainting (Source: Applicant)



West elevation of the subject property following repainting (Source: Applicant)

Appendix “E”
Heritage Markham Extract

**HERITAGE MARKHAM
EXTRACT**

DATE: January 12, 2022

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

EXTRACT CONTAINING ITEM #8.1 OF THE TWELFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON January 12, 2022.

8.1 HERITAGE PERMIT APPLICATION

EXTERIOR PAINTING

182 MAIN STREET, UNIONVILLE (16.11)

FILE NUMBER:

HE 22 109505

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Heritage Planner

Evan Manning, Heritage Planner, addressed the Committee and provided a summary of the staff memorandum, presenting photos of the current colour of the building, as well as the approved colour used in 2016. Mr. Manning advised that the applicant has painted the entire building in a single colour of blue, and that the colour was not chosen from the existing approved heritage colours. He noted that Heritage Staff would not have approved the current colour, preferring a more muted colour palette, and that the applicant had not consulted Heritage Section staff prior to painting the building.

The following feedback was provided regarding the exterior painting of 182 Main Street, Unionville:

- The Committee advised that the Heritage Colours Sub-Committee should provide input on this matter, which will be taken into consideration.
- The Committee inquired whether ownership of the building had changed.
 - Staff could not comment on the ownership but advised that the tenancy had

changed.

- Staff commented that they would not have supported the building being painted one colour.

Recommendation:

THAT Heritage Markham does not support the selected exterior paint colour and recommends that approval of the heritage permit application be denied.

AND THAT Heritage Markham recommends that the applicant work with Heritage Section staff on a suitable replacement colour, and that approval of that paint colour be addressed via delegated authority.

Carried