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MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: June 8, 2022

SUBJECT: Site Plan Control Application
25 Colborne Street, Thornhill
Proposed Two Car Garage and Reinstatement of Front Veranda
File: 22.117559 PRCN
SPC - application forthcoming

Property/Building Description: Two-storey dwelling (c1851) with detached one-car garage (c1951)

Use: Residential

Heritage Status: 25 Colborne Street is designated under Part V of the *Ontario Heritage Act* as constituent property of the Thornhill Heritage Conservation District (HCD).

Application/Proposal

- The City completed a pre-consultation (PRCN) meeting with the applicant and property owners for 25 Colborne Street (the “subject property” or the “property”) on May 18, 2022. The drawings appended to this report were submitted in support of the PRCN. Submission of a Site Plan Control (SPC) application is anticipated in the near future and will include drawings that generally align with those included appended to this report. Heritage Section staff will review the forthcoming SPC application for conformance with the policies and guidelines of the Thornhill HCD Plan.
- The proposed development removes the existing detached one-car garage and associated breezeway. In its place, a new two-car detached garage with breezeway is proposed. Access will be achieved via an existing doorway along the west elevation of the heritage dwelling.
- The veranda which was removed at an unknown date will be reinstated using archival photographs to guide the restoration scope.
- Proposed exterior cladding of the garage consists of white-painted clapboard siding with black-painted trim. Asphalt shingles are proposed to maintain continuity with the roofing

material of the heritage dwelling and the garage will be fitted with a carriage-style garage door. For a copy of the architectural drawings prepared by Studio Dunn, please see Appendix 'D'.

Background

On-Site Heritage Resources

- The subject property is designated under Part V of the *Ontario Heritage Act* as a constituent property of the Thornhill HCD, and is categorized as 'Class A' Buildings/Properties of major importance to the District'. As described in Section 2.2.2 ('Building/Property Classification') of the THCD Plan, Class A properties possess the following qualities:
 - *They possess cultural heritage value*
 - *They are building and properties that maintain the heritage character of the District, primarily pre-1900*
 - *These buildings possess heritage attributes or character defining elements such as historic materials, features, characteristics, forms, locations, spatial configurations, uses or historical associations that contribute to the cultural heritage value of the District. For example, a building may represent a historic architectural style or may have historic claddings, windows, architectural features, verandas or landscape elements.*
 - *Includes properties designated under Part IV of the Ontario Heritage Act and buildings identified as being of architectural and historical significance in the 1986 District Plan.*

Heritage Policy

The following policies and guidelines have been excerpted from the Thornhill HCD Plan (the "THCD Plan") as they are relevant to the proposed alterations to the subject property:

- Section 4.2.2 of the THCD Plan provides policies concerning alterations and additions to heritage buildings:
 - *a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.*
 - *b) Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.*
 - *c) Alterations and additions to the heritage resource shall conform to the guidelines found in Section 9.2.*
- Section 9.2.1 of the THCD Plan provides general guideline for additions and alterations to heritage buildings. The following is relevant to the proposed veranda:

- *New construction should include restoration of heritage features that have been lost or concealed by previous renovations.*

- Further, Section 9.2.4.6 ('Porches, Verandas and Lighting') states:
 - *New or modern porches that are considered unsympathetic to the heritage building should be replaced over time. The design of the restoration of the porch or veranda should be based on available physical and archival evidence. If the original design is unknown, a porch or veranda design appropriate to the style of the building and District may be considered.*

- Section 9.4.2.35 of the TCHD Plan provides guidance concerning external paint colours:
 1. *Select paint colours appropriate to the period and style of the building.*
 2. *Section 9.2.4.7 of this Plan provides information on typical historic Thornhill paint colours.*

- Section 9.4.2.37 of the THCD Plan provides general guidelines concerning garages:
 1. *Outbuildings and garages should have a traditional design and positioning.*
 2. *Brick garages tend to contribute to an overly heavy appearance and should be avoided.*
 3. *Garages should be lower in profile than the principle building and complementary in design and colour.*
 4. *Windows and doors should be compatible with the District character.*
 5. *The use of traditional materials and products such as wood windows and sidings, is always preferred.*
 6. *Non-traditional materials and products (vinyl, aluminium, cement board) in historical configurations and profiles that provide the appearance of traditional materials may be used. Consultation with staff will be required.*

- Further guidance is provided in Sections 9.4.2.38 ('Garage Placement) and 9.4.2.39 ('Garage Door Design):
 - *Garages are to be located to the rear or at the side towards the rear of a building, so that the house, not the garage, is the focal point. Below grade garages are not supported.*
 - *Detached garages are recommended. Attached garages should be located on the rear façade or recessed from the front façade.*
 - *New garage doors should reflect simple historic doors in a form that is consistent with the historic vernacular architecture of Thornhill.*
 - *Appropriate garage doors include the vertical tongue-and-groove roll-up or swing door, either with or without windows, or for less conspicuous locations simple, unarticulated wood doors may be used.*

- *Modern suburban stock, panelled garage doors are not supported.*
- *Wood is preferred, but modern materials in historical configurations may also be used.*

Staff Comment

Proposed Garage

- While the proposal requires removal of the existing garage, it is not considered to contribute to the heritage significance of the subject property, and is not identified as an attribute within the subject property's entry in the THCD Inventory. Further, the garage, while larger than the existing structure, replicates a condition that has existed without complication since the early 1950s, and does not require the removal of heritage fabric. Detached garages are also present on a number of adjacent properties on Colborne Street.
- The siting and design of the garage conforms to direction in the THCD Plan. The proposed detached garage is subordinate in scale to the heritage dwelling and does not sit proud of its primary (north) elevation. The contemplated exterior treatment (i.e. clapboard siding) is distinct but complementary to the heritage dwelling, and is in keeping with traditional cladding material within the District. The proposed colour scheme (i.e. white with black accents) is compatible with the colour scheme of the heritage dwelling and conforms to guidelines for paint colour as found in Section 9.2.4.7 of the THCD Plan. Further, the proposed garage door and roof profile are also complementary to the property's heritage character.
- Heritage Section staff will work with the applicant to explore the feasibility of setting back the garage relative to the primary elevation of the heritage dwelling, and to ensure its placement minimizes impact on existing on-site trees. Should the applicant propose the removal of trees to accommodate the garage, Heritage Section staff will bring forward the SPC application for the Committee's consideration.

Proposed Veranda

- The addition of a veranda reinstates a historic condition and as such conforms to direction within the THCD Plan. The applicant has indicated that the veranda design will be based on archival photography of the subject property to ensure a faithful replica. For an archival image, please see Appendix 'C'.

Potential Minor Variance Application

- Heritage Section staff have recommended that the applicant request a Zoning Preliminary Review. At this time, it is not known whether relief from the zoning by-law will be required to enable the proposed development. Should a minor variance application be required, Heritage Section staff anticipate submitting a supportive Staff report for Committee of Adjustment consideration.

Summary

- Based on the above, Heritage Section staff have no objection to the proposed alterations from a heritage perspective. Further, Staff suggest that the Committee may wish to delegate review of the forthcoming site plan application

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed reinstatement of the veranda (subject to its design compliance with archival photographs) and the detached two-car garage;

AND THAT final review of the forthcoming Site Plan Control application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the design be generally consistent with the conceptual drawings appended to this memo.

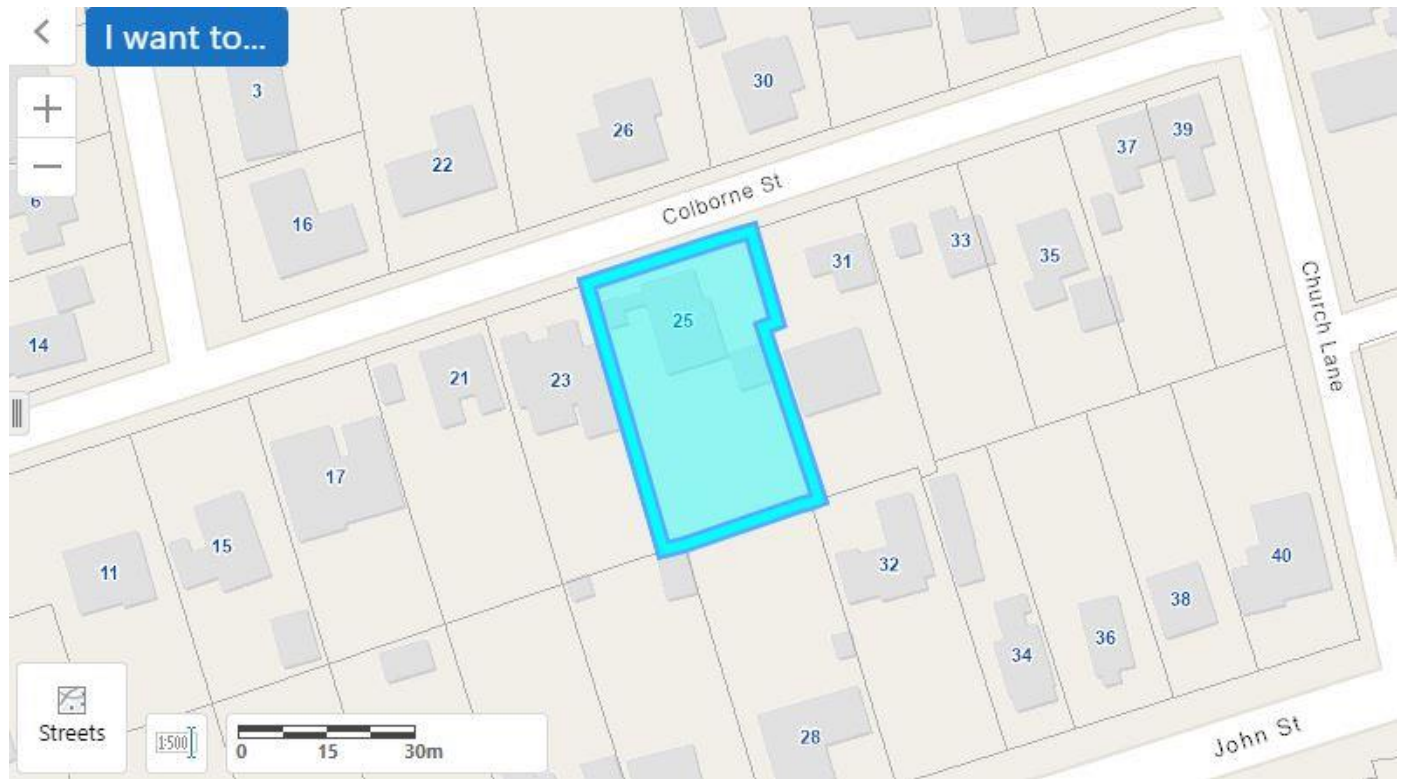
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ATTACHMENTS:

Appendix 'A'	Property Map and Photo of Subject Property
Appendix 'B'	Inventory Sheet for 25 Colborne Street from the THCD Plan
Appendix 'C'	Archival Photography of 25 Colborne Street
Appendix 'D'	Drawings prepared by Studio Dunn

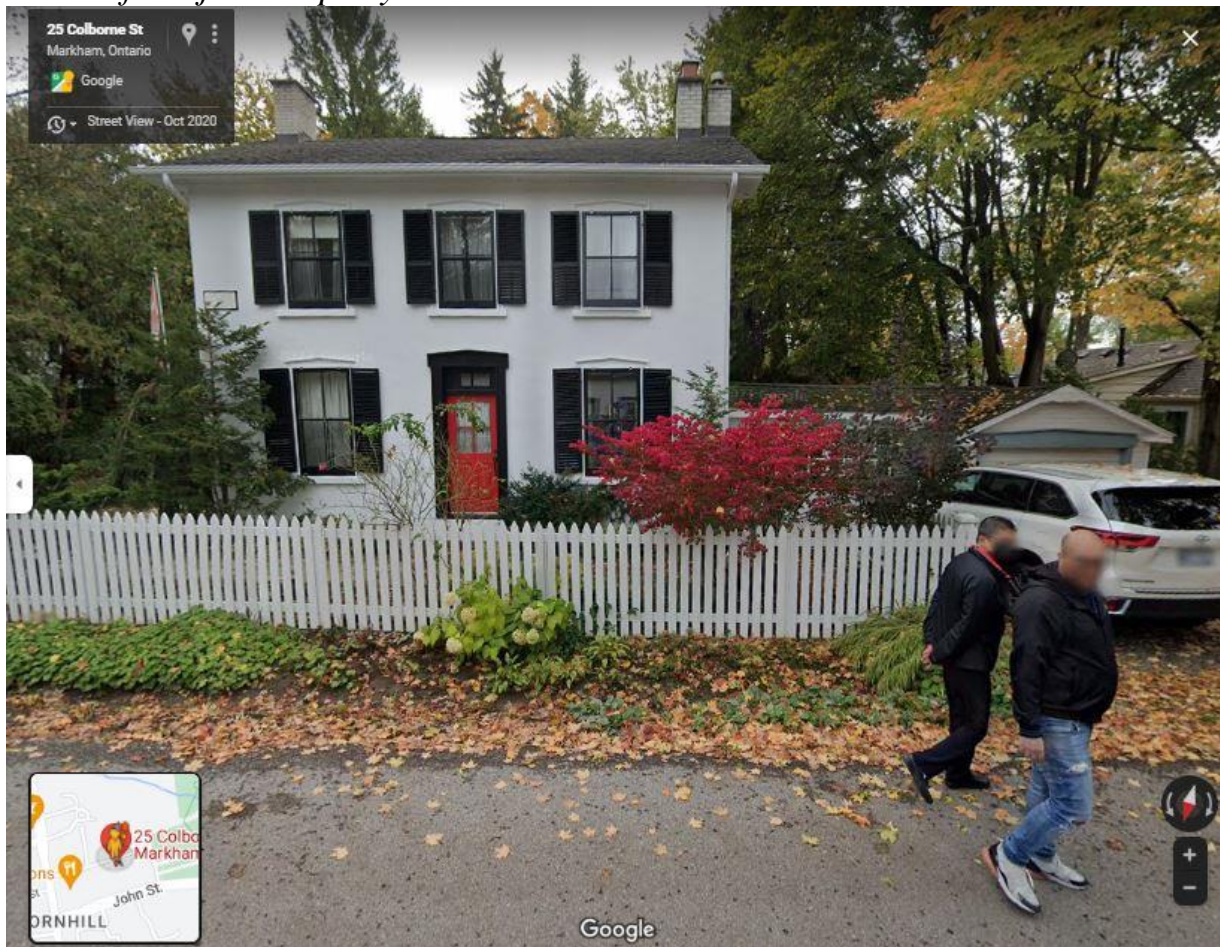
Appendix 'A'

Property Map



The subject property is outlined in blue (Source: City of Markham)

Photo of Subject Property



(Source: Google - October 2020)



Illustrating the existing one-car garage and breezeway (Source: Google c2018)

Appendix 'B'

Inventory Sheet for 25 Colborne Street from the THCD Plan

Thornhill Heritage Conservation District Inventory



Job Trott House

Location: 25 Colborne Street
 Year Built: 1851
 Style: Georgian Tradition with Classic Revival details.
 Storeys: 2
 Classification: A

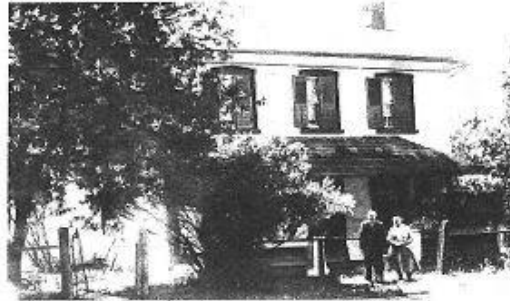
Foundation:
 Cladding: Stucco.
 Roof: Cross-gable, asphalt shingles.
 Windows: Wood double-hung 2/2.

Description: Fine 3-bay Georgian house. Lintels are in the form of very shallow pediments, and windows have authentic shutters. 2/2 windows replaced what were almost certainly Georgian (12/12 or 6/6) some decades after construction. Shed-roof rear addition. Breezeway in traditional form connects to garage to the west. Mature and generous planting. White picket fence at front. Cottage to the east in the back yard.

Archives:

History: Built in 1851 by Job Trott, a local mason. In 1899, it was sold by David Jones to Richard Caseley. It was bought by G. Zinkan in 1949, and by Jane McLaren in 1975.

Comments: An upright and formal Georgian house, the most imposing on Markham side of the old village. The replacement windows are authentic to the evolution of the house. Recent rear addition. Front door restored to centre position on front wall.



The verandah shown here is no longer present.
 The Weaver Collection #108, 1920s or 30s



The Weaver Collection #111, May 1969

Thornhill Heritage Conservation District Inventory

Statement of Cultural Heritage Value or Interest

This two storey stuccoed house is a well-preserved example of a larger vernacular house in the Georgian Tradition. It was built in 1851 as the residence of Job Trott, a mason (a skilled tradesman who works in brick or stone construction). The Trott House stands in contrast to the more modestly-scaled one and a half storey frame worker's cottages that are its neighbours on Colborne Street. The presence of authentic, working louvered shutters is noteworthy. The pediment-shaped heads over the windows and front door reflects a Classic Revival influence. The house is representative of the early period of Thornhill's history as a rural mill village.

Description of Heritage Attributes

Exterior character-defining attributes that embody the cultural heritage value of 25 Colborne Street include:

- rectangular plan of original house
- two storey form
- roughcast stucco wall finish
- low-pitched gable roof with wide overhangs and eave returns
- brick gable end chimneys
- balanced 3-bay façade with centre door (recently restored)
- centre door with wood surround and transom light
- 2/2 wood sash-style windows with operable louvered wood shutters
- wood door and window surrounds with pediment-shaped heads
- white picket fence in the front yard.

Appendix 'C'

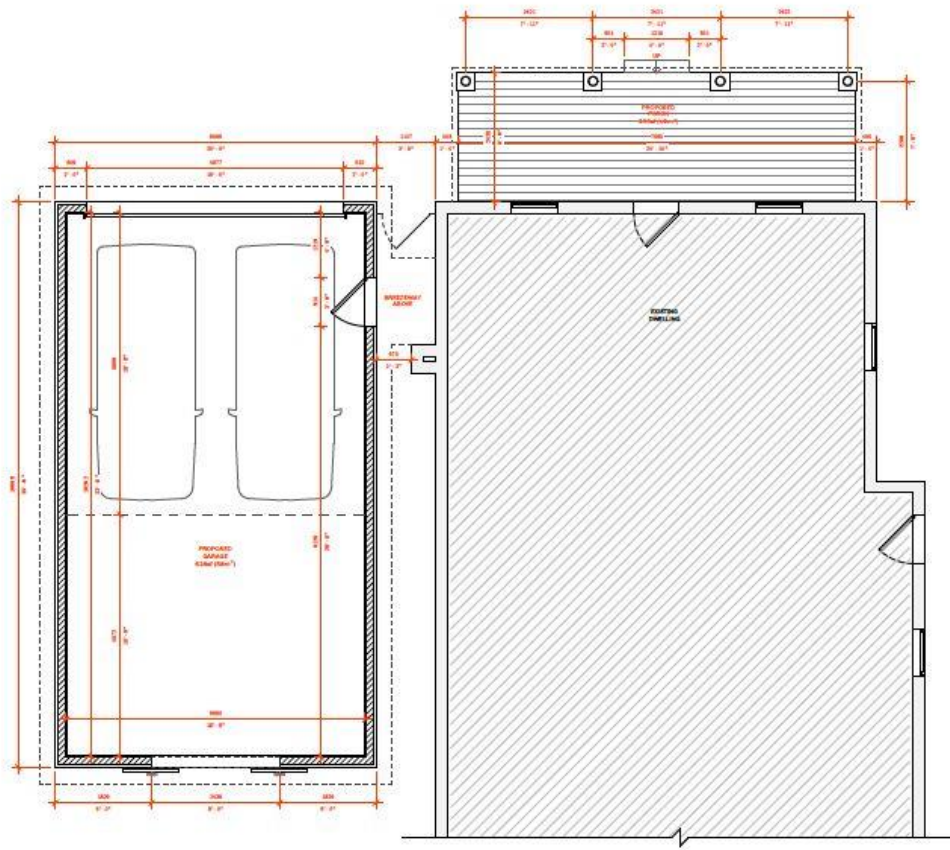
Archival Photography of 25 Colborne Street



Date unknown (Source: Weaver Collection)

Appendix 'D'

Drawings by Studio Dunn



Proposed ground floor plan



Proposed north (primary) elevation