



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** February 20, 2024

**SUBJECT:** Major Heritage Permit - Restoration Plan for the Graham-Hallman House  
5474 19<sup>th</sup> Avenue, Markham  
HE 23 150152

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**Property/Building Description:** 2 storey mid-19<sup>th</sup> century Regency style stone farmhouse  
**Use:** Residential  
**Heritage Status:** Designated under Part IV of the Ontario Heritage Act

### **Application Proposal**

- The City has received a Major Heritage Permit application proposing to restore the exterior of the Graham-Hallman house.

### **Background**

- The restoration of this heritage house is part of the larger residential development of the property;
- The restoration plan proposes the removal of later claddings of a late 19<sup>th</sup> century addition to the house, new windows for non-heritage 20<sup>th</sup> century additions, and retention and restoration of character defining features of the original 1850's stone house and is supportable from a heritage perspective;
- However, the restoration plan does not propose the removal and replacement of a modern metal roof designed to resemble clay tiles that was installed sometime after 2004 prior to the building being designated under Part IV of the Ontario Heritage Act.

### **Staff Comment**

- Although the existing metal roof is not historically appropriate, staff have no objection to it remaining in place for its natural lifespan and that it be replaced with a more appropriate roof when a new roof is needed in the future. Staff's position is based on the high cost of installing a metal roof, the existing roof being in good condition, and because the shallow slope of the roof does not make the roofing highly visible. Also, the alternative would be an asphalt shingle roof in an appropriate colour (the City has never

required cedar shingle roofs as part of restoration plans other than at Markham Heritage Estates subdivision).

- However, staff would like to obtain feedback from the Heritage Markham Committee as to whether the metal roof should be replaced as part of the proposed restoration or remain in place until a new roof is required.

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

THAT Heritage Markham has no objection to the existing metal roof remaining in place until it needs replacing with an appropriate new roof.

Or

THAT Heritage Markham recommends that the existing metal roof at 5474 be replaced with a more historically appropriate roof.

#### Attachments

Attachment A- Location and Aerial Map

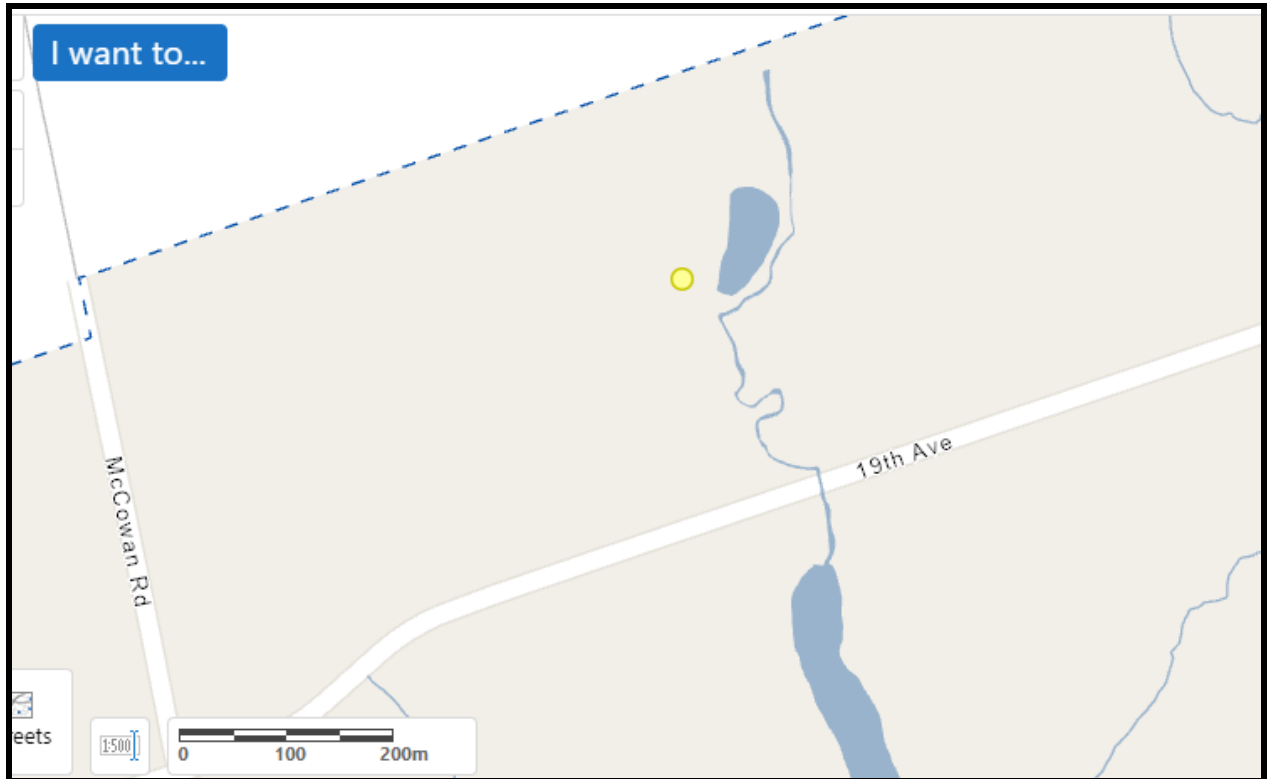
Attachment B- Photograph of the Graham-Hallman House

Attachment C- Restoration Plan Elevations

File: 5474 19<sup>th</sup> Avenue

Attachment A

Location and Aerial Map- 5474 19<sup>th</sup> Avenue, Markham



Attachment B- Photograph of Graham-Hallman House Prior to installation of metal roof 2004

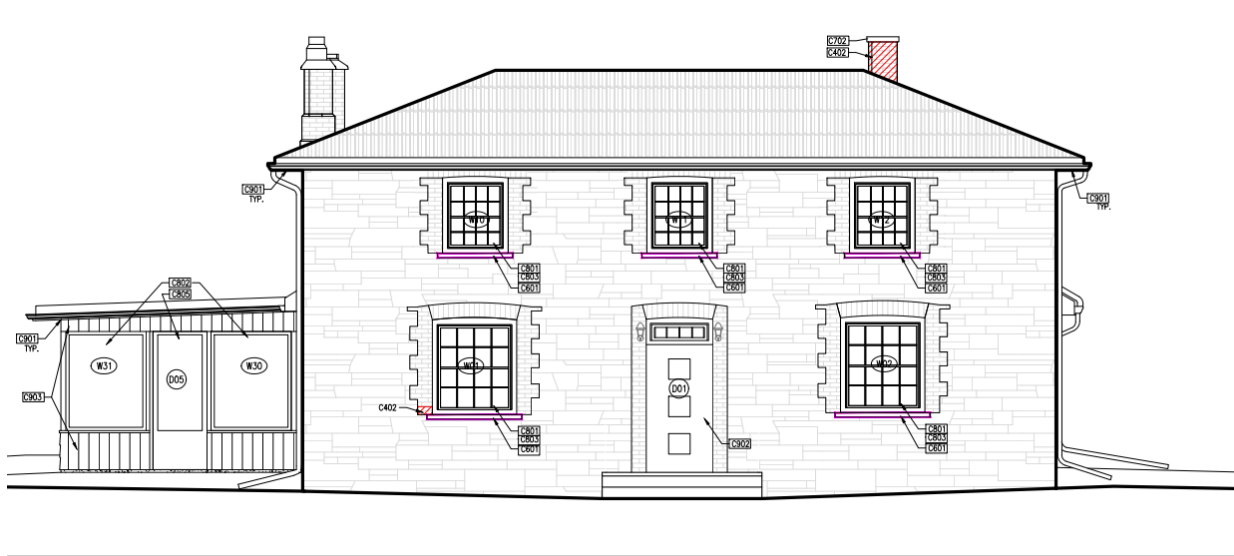


Photograph of Graham-Hallman House from summer of 2023



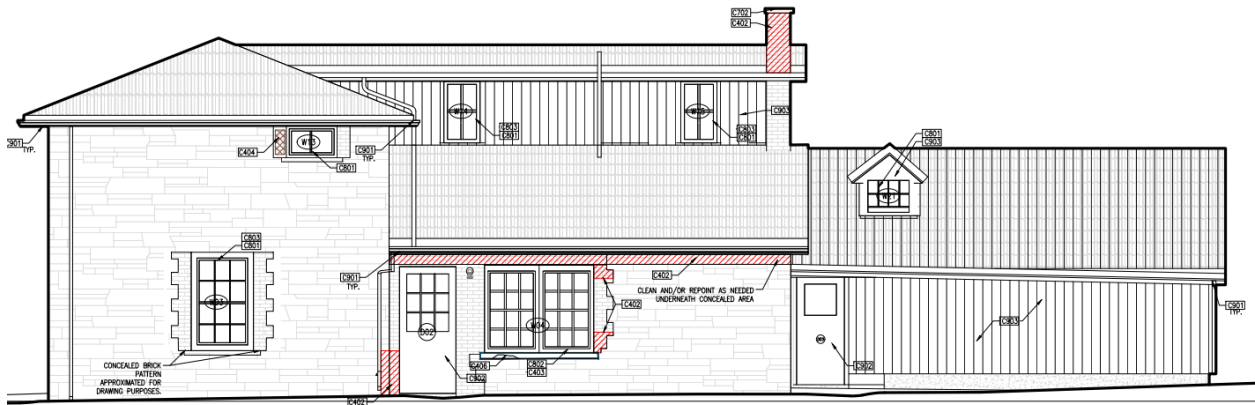
Photograph of East side of Graham Hallman House November 2023

# Attachment C Restoration Plan Elevations



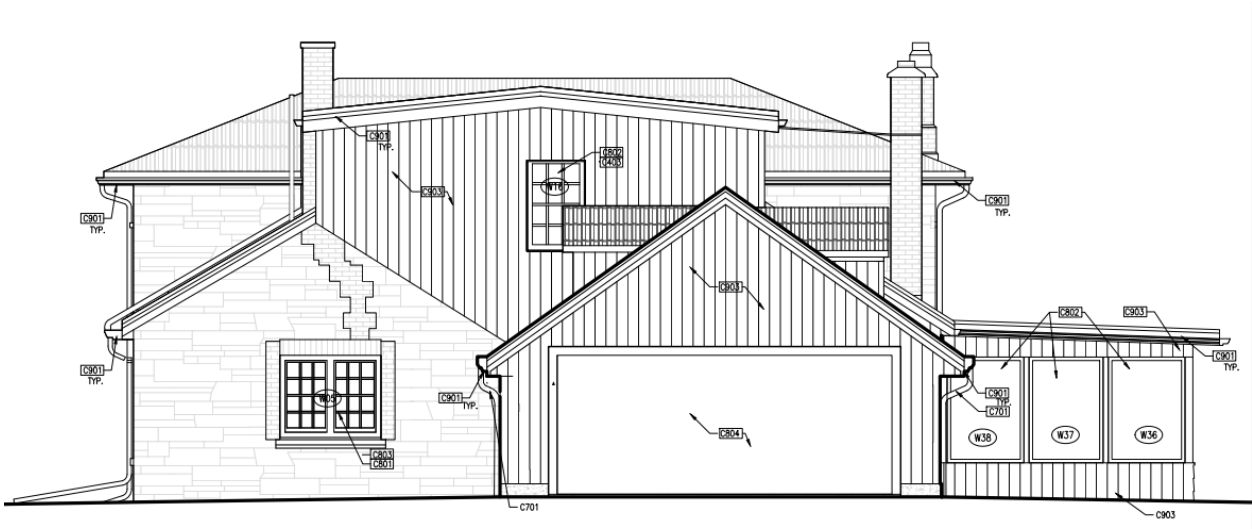
South Elevation 1 AH404

## South Elevation



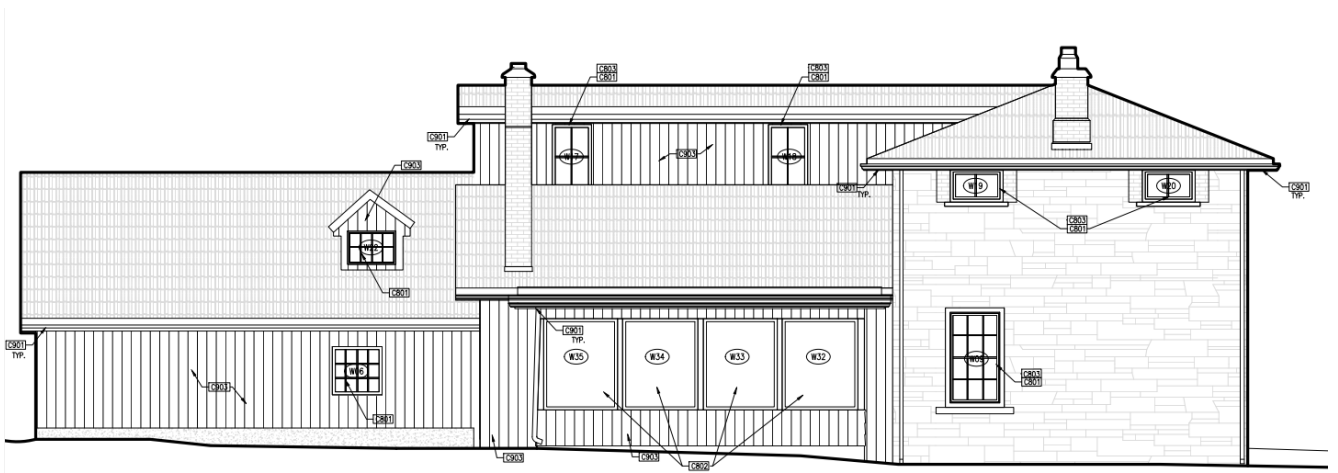
East Elevation 1 AH44

## East Elevation



North Elevation 1

North Elevation



West Elev

West Elevation