



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: June 12, 2024

SUBJECT: Minor Heritage Permit Application
22 David Gohn Circle, Markham Heritage Estates
Proposed Installation of Composite Cedar Shingles
File: 24 169160 HE

Property/Building Description: One-and-a-half storey dwelling with detached garage constructed in 1870 and 1996, respectively, as per MPAC records

Use: Residential

Heritage Status: 22 David Gohn Circle (“The Milton Fierheller House”) is designated under Part IV of the *Ontario Heritage Act*.

Application/Proposal

- The City has received a Minor Heritage Permit application for the property municipally known as 22 David Gohn Circle (the “Subject Property” or the “Property”). The applicant is seeking permissions to remove and replace the existing cedar shingles with a composite material that approximates the appearance of cedar shingles.

Context

- The Subject Property is located at the eastern end of David Gohn Circle and is bordered by low-rise residential properties to the north, west and south. A series of open spaces and historic buildings are located to the east of the Subject Property on the grounds of the Markham Museum (refer to Appendix ‘A’ and ‘B’);
- The Subject Property was designated under Part IV of the *Ontario Heritage Act* in 1991 following its relocation from its original site on Part Lot 17, Concession 3 on the west side of Woodbine Avenue (refer to By-law No. 44-91 in Appendix ‘D’). Note that the existing garage is relatively contemporary in construction and has no historical association with the Milton Fierheller House;
- As with all projects in Markham Heritage Estates (“Heritage Estates” or “MHE”), relocation of the Milton Fierheller House was subject to Site Plan Control and a conservation scope to restore the dwelling to a more historically accurate condition.

Heritage Policy

- The Subject Property is designated under Part IV of the *Ontario Heritage Act* and is located *adjacent* (within 60m of a *cultural heritage resource*), as defined within the 2014 Official Plan (OP), to multiple Part IV-designated properties;
- While the properties contained within Markham Heritage Estates do not constitute a Heritage Conservation District (HCD) with an associated HCD Plan to guide development and alterations, the 2014 OP provides high-level policy direction relevant to the proposal;
- Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”. This review includes Minor Heritage Permit applications;
- Section 4.5.3.11 of the OP indicates that the municipality will review applications for *development approval* and *site alteration on adjacent lands* to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected”.
- Section 4.5.3.22 of the OP states that the municipality will *utilize policies and procedures developed specifically for Markham Heritage Estates to address such matters as the eligibility of buildings for relocation, the overall administration of the subdivision, the design of additions and new construction, the conservation and restoration of the built heritage resources, and appropriate landscape/streetscape treatments.*

Markham Heritage Estates Guidelines

- The MHE Administrative Guidelines indicate that “the original exterior should be restored to as close to the documented original as possible, although exceptions may be made in extreme circumstance”. Additional guidance from this document is provided in Appendix ‘D’.

Building Design Guidelines (1988)

- This document was adopted to assist those moving a building into MHE.
- The Exterior Restoration section indicates: “Restoration of the exterior of the building must adhere to accepted restoration practices”. Section 3 on roofs: “The traditional historic roofing material in Markham was sawn cedar shingles and the owner will be strongly encouraged, if re-roofing is required, to re-shingle in this material. Re-shingling in asphalt shingles will require Council approval as to the use of this material and the proposed colour”.

Designated Heritage Property Grant Program

- Council increased the amount of grant assistance available for properties in MHE subdivision from \$5,000 to \$7,500 to respond to the increase in cost of wood shingle roofs.

Staff Comment

- To date, Heritage Section staff (“Staff”) and the Heritage Markham Committee have required the use of cedar shingles either when restoration work is first undertaken for a relocated heritage resource or when replacement shingles are required for a resource already located in Heritage Estates. Cedar shingle roofs have been specified for homes relocated to Heritage Estates based on the guidelines found in the “Markham Heritage Estates Administrative Guidelines” which is a document provided by the City to people interested in relocating homes to Heritage Estates, or to people considering purchasing a house which has already been relocated and restored;
- Staff have recently been notified by a number of property owners in Heritage Estates of the sharp increase in the cost for cedar shingles (in some instances a 50% increase from several years ago). The dramatic cost increase can be prohibitively expensive for some owners which may lead to the request for installation of more cost-effective materials (e.g. asphalt shingles) that diminish the design integrity of the community;
- The use of a composite material, such as the product referenced in Appendix ‘C’ of this report, provides a convincing facsimile of cedar that is both more durable than wood (50 + year lifespan) and more cost-effective;
- The applicant has provided several sample products for Staff review. It is the opinion of Staff that the appended option is the most convincing facsimile of a cedar shingle in both colour and texture and would be an appropriate choice for use on the Subject Property;
- Staff also note that roofing material is not described in the appended designation by-law (44-91) for the Subject Property. As such, replacement of the existing cedar shingles with a composite material will not have an adverse impact on the Property’s municipally-described cultural heritage value;
- Overall, the preferred restoration treatment in MHE is still to have owners use natural materials given that buildings are to be accurately restored but given the costs associated with cedar shingles and the decreasing lifespan of new wood shingles, the use of a composite shingle that represents the look of a weathered wood shingle would appear to be a supportable compromise. Other elements of the heritage building should continue to utilize natural materials.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the installation of composite cedar shingles at 22 David Gohn Circle due to the costs associated with wooden shingle roofs;

AND THAT Heritage Section staff be delegated final review of the Minor Heritage Permit application to install composite cedar shingles at 22 David Gohn Circle;

AND THAT although a wooden cedar shingle is still the preferred restoration approach for roof treatment in Markham Heritage Estates, the Brava Composite Cedar Shingle is supported for use on other properties subject to staff review of the specific building roofscape to ensure compatibility.

ATTACHMENTS:

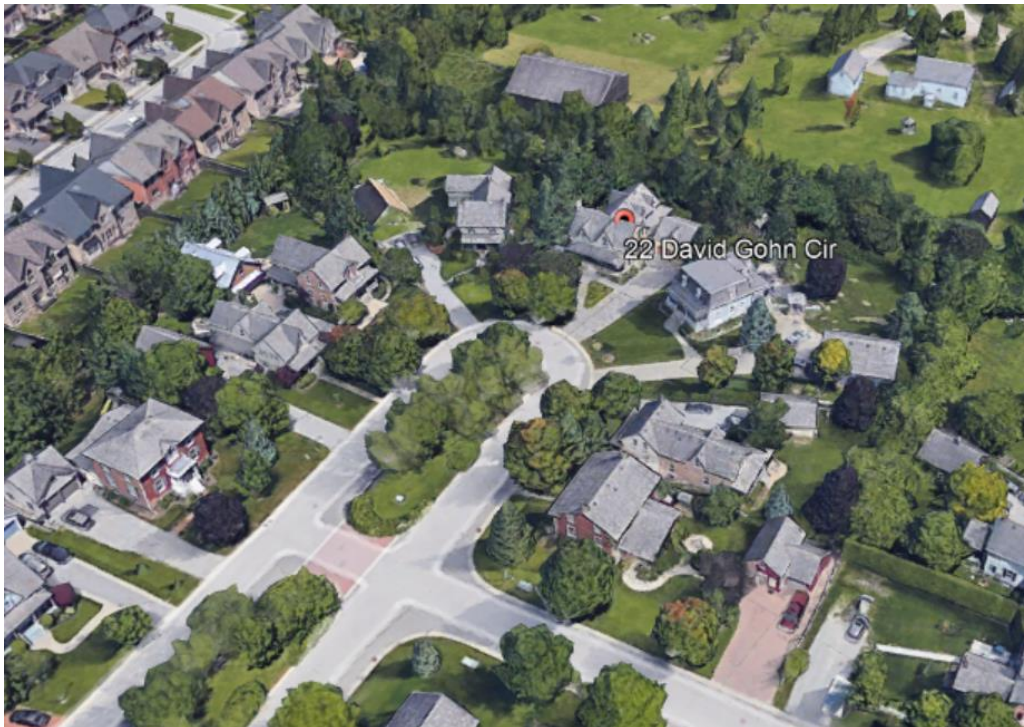
Appendix 'A'	Location Maps
Appendix 'B'	Images of the Subject Property
Appendix 'C'	Sample Composite Shingle
Appendix 'D'	By-law No. 44-91
Appendix 'E'	Additional Info from MHE Administrative Guidelines

Appendix 'A'

Location Map



The Subject Property outlined in blue (Source: City of Markham)



Aerial Image of the Subject Property (Source: Google)

Appendix 'B'

Images of the Subject Property



The primary (west) elevation of the Subject Property as seen from David Grohn Circle (Source: Google)

Appendix 'C'

Sample of a BRAVA Composite Cedar Shingle



A cedar shingle laid on top of the proposed shingle to show the similarity in texture (Source: BRAVA and the City of Markham)

Appendix ‘D’
By-Law No. 44-91

THE CORPORATION OF THE TOWN OF MARKHAM

BY-LAW NUMBER 44-91

A by-law to designate a certain property as
being of Historic and/or Architectural
value or interest

WHEREAS Section 29, Subsection 6 of the Ontario Heritage Act, Chapter 337, R.S.O. 1980 authorizes the Council of a municipality to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

Barry and Elizabeth Sambrook
24 David Gohn Circle
Markham, Ontario
L6E 1A7

and upon the Ontario Heritage Foundation, notice of intention to designate the Milton Fierheller House, 22 David Gohn Circle, Markham, being Lot 24, R. P. 65M-2761, and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks;


AND WHEREAS the reasons for designation are set out in Schedule 'A', attached hereto and forming part of this by-law;

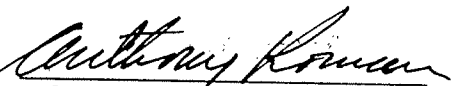
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, being The David Gohn House, municipally known as 22 David Gohn Circle, further described as Lot 24, Plan 65M-2761 is hereby designated as being of historic and/or architectural value or interest;
2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described herein in the Land Registry Office.

READ A FIRST AND SECOND TIME THIS 12TH DAY OF FEBRUARY, 1991.

READ A THIRD AND FINAL TIME THIS 12TH DAY OF FEBRUARY, 1991.


GARY E. ROSEBLADE, TOWN CLERK


ANTHONY ROMAN, MAYOR

2171m

THE MILTON FIERHELLER HOUSE

The Fierheller house is a 1-1/2 storey, three by two bay home built in the Gothic Revival style of architecture. Sheathed in painted stretcher bond brick with radiating voussoirs, the structure has been relocated onto a concrete block foundation faced with fieldstone veneer. It is rectangular in plan, covered by a medium pitch gable roof. The asymmetric double gable on the front facade is probably attributable to a subsequent addition to the north elevation. Two lancet windows with plain wood trim inside the structural opening are located in the front gables. Other windows are double hung with two over two pane division and plain wood trim inside the structural opening.

SCHEDULE 'A' TO BY-LAW NUMBER 44 -91

THE MILTON FIERHELLER HOUSE

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Appendix ‘E’

Markham Heritage Estates Administrative Guidelines

The following guidelines and wording is found in the “Markham Heritage Estates Administrative Guidelines” and has guided Heritage Staff’s support for cedar shingle roofs on relocated heritage dwellings.

Page	Guideline or language found in the H.E. Administrative Guidelines
4	“The buildings relocated to Markham Heritage Estates are restored to <u>their original condition</u> and any new additions are usually located to the rear and are compatible with the character of the heritage dwelling.”
5	“Markham Heritage Estates has had a positive effect on the greater community. <u>The neighbourhood functions like a laboratory to demonstrate proper restoration</u> and historic landscape approaches. <u>Unlike heritage districts where restoration projects can be guided, at Markham Heritage Estates accurate restoration and sympathetic new construction is fundamental and a strict requirement</u> ”.
28	<p>7.2 Restoration</p> <p><u>The Heritage Section of the City of Markham must approve all restoration plans.</u> Scale drawings must be provided that indicate the materials and specifications to be used in all restoration work. The plans must be prepared by a qualified professional, and must comply with the Ontario Building Code. (See Appendix ‘A’ – Restoration Plan).</p> <p><u>All exterior work must also comply with the Markham Heritage Estates Restoration Guidelines and the approved site plan. The original exterior should be restored to as close to the documented original as possible, although exceptions may be made in extreme circumstance.</u></p>
Appendix ‘A’	<p><u>All buildings to be relocated to Markham Heritage Estates are subject to the City’s Site Plan Approval process. As part of this process, a detailed restoration plan based on a thorough examination of historical, physical, pictorial, oral and documentary evidence will guide the repair and preservation of the heritage building.</u></p> <p>The Restoration Plan will take the form of detailed building elevation drawings and explanatory notes. <u>This information will be used to evaluate the application and will become a component of the Site Plan Agreement with the City.</u></p>
Appendix ‘C’ Vision Statement	<p>4. The Buildings</p> <p>The buildings assembled at Markham Heritage Estates will comprise a rich, built legacy of once threatened, predominantly rural heritage residences indigenous to the City of Markham.</p> <p>The relocated buildings are of heritage significance recognized for their</p>

	<p>historical and architectural value and interest.</p> <p><u>Relocated heritage buildings are expected to be restored, conserved and maintained according to established City of Markham guidelines.</u></p>
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