



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: September 11, 2024

SUBJECT: Site Plan Control Application
25 Victoria Ave., Unionville Heritage Conservation District
SPC 22 116892
Condition Assessment of Historic Exterior Cladding

Property/Building Description: 1-1/2 storey frame dwelling constructed circa 1896

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'A' building, or buildings that define the heritage character of the district.

Application/Proposal

- The owner proposes to remove the historic tongue and groove wooden siding from the historic portion of the house and replace it with new vertical tongue and groove siding of the same dimensions and profile.

Background

- In 2023, the owners of the property entered into a site plan agreement with the City containing a condition requiring the removal of later claddings on the historic portion of dwelling and restoration of the underlying original 19th century cladding. A further condition required the owner to obtain the approval of staff for the replacement of the original cladding with new cladding based on an inspection and assessment of the condition of the original cladding. This requirement was also reflected in the approved Site Plan and Building Permit drawings.
- On August 29, 2024, a member of heritage staff visited the property to meet with the owner and inspect the condition of the original cladding which had recently been uncovered.
- The owner indicated that they wished to replace the historic cladding with new wooden cladding of the same dimensions and profile as the original due to its deteriorated condition.
- After inspecting the historic cladding, Heritage Staff was of the opinion that the majority of the historic cladding was capable of being restored with selective replacement of some deteriorated sections with new cladding of the same dimensions and profile.

- Staff's position is based on the policies contained in the Unionville Heritage Conservation District Plan which state that
 - "The original building fabric and architectural features on heritage buildings should be retained and repaired wherever feasible" and that,
 - "Alterations to a heritage building should be consistent with the guidelines found in Section 9.4"
- The guidelines of section 9.4 related to exterior cladding state that:
 - "The original, external finish of a heritage building should be conserved and maintained. Repair of the original material is always preferred over replacement. If replacement is necessary, the material should match the original in form, style, profile texture and method of installation".
 - "If replacement is necessary, only the specific deteriorated material should be replaced rather than the entire wall or building", and that
 - "Wood siding should only be replaced only when it has lost its material integrity and its ability to hold a surface coating".
 (see Attachment B);
- The owner has indicated that they do not agree with Staff's opinion regarding the feasibility of restoring the historic cladding and still wish to replace it with new wooden cladding of the same dimensions and profile;

Staff Comment

- Staff's opinion on the feasibility of restoring the historic cladding is based on the District Plan, the August 29th inspection of the cladding, and experience with numerous other restoration projects where historic siding found to be in similar condition has been successfully restored.
- However, in the interest of providing a second opinion and to expedite an official recommendation that will not hold up further progress on the project, Staff is recommending that the historic cladding be reviewed by the Architectural Review Sub-Committee and that the Sub-Committee be given the authority to make a recommendation for the Committee as a whole.

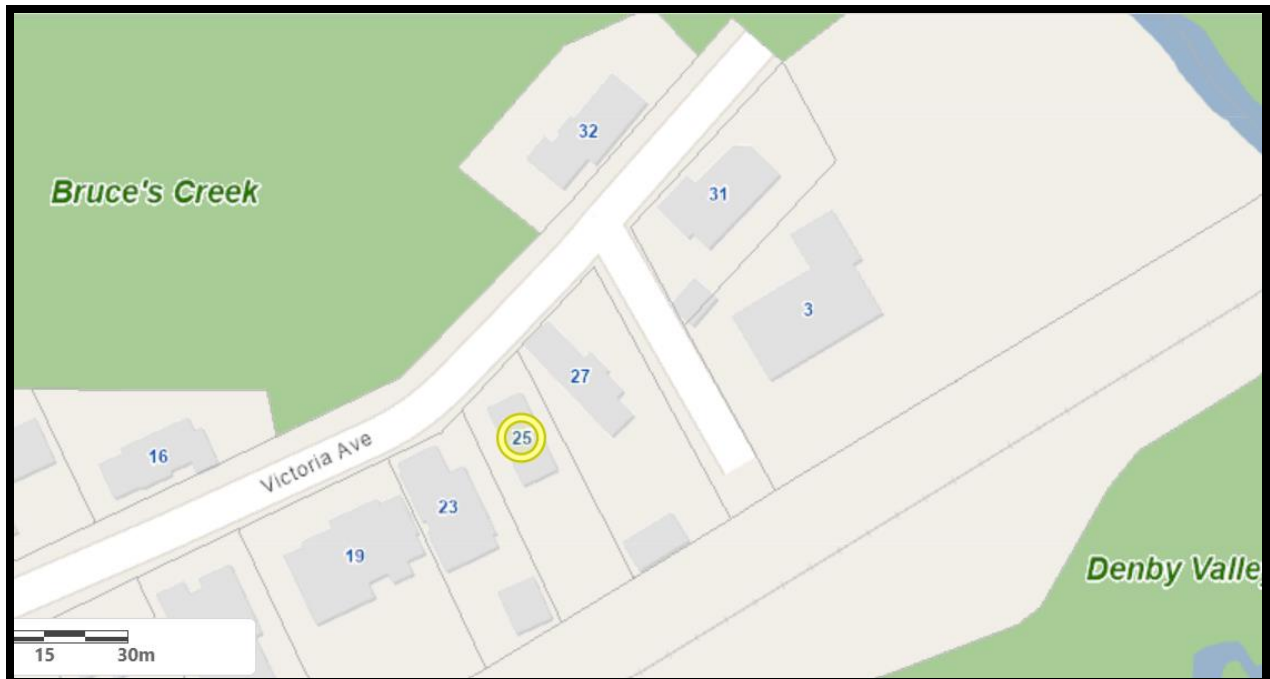
Suggested Recommendation for Heritage Markham

THAT Heritage Markham recommends the scheduling of a site visit by the Architectural Review Sub-Committee with the authority to make a recommendation for the Committee as a whole, regarding the feasibility of retaining and restoring the original 19th century vertical tongue and groove wooden siding.

Attachments:

- A- Location Map and Google Street View
- B- Policies and Guidelines from Unionville Heritage Conservation District Plan

Attachment A- Location Map and Google Street View



Attachment B-Relevant Policies and Guidelines of the Unionville Heritage Conservation District Plan

4.0 Building Policies


4.2 Heritage Buildings

Unionville is well known for its attractive collection of nineteenth and early twentieth century village buildings of varied types and styles. The District consists of a predominantly residential building stock, but many other types of buildings also exist. These include churches, barns, commercial structures, hotels, industrial buildings and a railway station. Although many of these buildings are not in their original uses, the distinctiveness of their form and compatibility of their adaptations serve to perpetuate the historical village environment.

Heritage buildings, identified as Class A in this District Plan, are the most important and visible resources found in the District. The retention of the historical significance and architectural characteristics of these buildings is integral to the success of the District. Therefore, the intent is to conserve and restore these resources, prevent their demolition and if necessary, ensure their relocation or salvage.


The following policies will apply to heritage buildings.

4.2.1 Conservation and Restoration of Heritage Buildings

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- a) Heritage buildings should be protected from adverse effects of development.
 - b) The original building fabric and architectural features on heritage buildings should be retained and repaired wherever feasible.
 - c) The correction of unsympathetic alterations will be encouraged.

- d) The proper maintenance of heritage buildings will be encouraged.
- e) The accurate restoration of heritage buildings will be encouraged. Guidelines found in Section 9.4 should be consulted. All restoration plans should be based on a thorough examination of available physical and archival evidence. If the original design is unknown, elements appropriate to the style of the building and commonly used in the District should be introduced.

4.2.2 Alterations and Additions to Heritage Buildings

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- a) Alterations to a heritage building should be consistent with the guidelines found in Section 9.4.
 - b) Additions to heritage buildings should be consistent with the guidelines found in Section 9.3.

4.2.3 Demolition of Heritage Buildings

- a) The Town will endeavour to prevent the demolition of all buildings of architectural and /or historical significance identified within the District
- b) The Town, under the Town of Markham Act(1991), may withhold a demolition permit for either an individually designated building or a building located within the District for 180 days and/or until a building permit for the redevelopment site has been issued by the Town.

9.4 Alterations to Heritage Buildings

9.4.2 exterior cladding cont'd

In addition, the application of the product can be detrimental to the original cladding material underneath, potentially jeopardizing the restoration of the building in the future.

Guidelines

1. The original, external finish of a heritage building should be conserved and maintained. Repair of the original material is always preferred over replacement. If replacement is necessary, the material should match the original in form, style, dimensions, profile, texture and method of installation.

2. If replacement of material is necessary, only the specific deteriorated material should be replaced rather than the entire wall or building.

3. The application of new surfaces or coatings that alter the appearance and character

4. The removal of siding material considered to be unsympathetic to the District is encouraged (i.e. aluminium and vinyl siding, asbestos tile, angelstone, etc.). Once removed, the heritage building should be restored to its original state using available physical and archival evidence. If the original cladding material is unknown, a siding material appropriate to the style of the building and commonly used in the District should be introduced.

Existing Wood Sidings

5. Wood siding should only be replaced when it has lost its material integrity and its ability to hold a surface coating.

6. Wood siding should remain painted and not stripped bare.

Existing Brick Masonry

7. Repointing of masonry should only be undertaken when it is badly deteriorated or

mortar to be short distance face due to lime, sand and mortar in good condition should not be

8. The repointing of mortar can be undertaken by those skilled in the trades. A good resource is a publication entitled Master Spec Cleaning and Historic Masonry the Town.

9. Masonry should be replaced should handtools to cause damage.

10. New mortar should match the original in composition