

**Architectural Review Sub-Committee  
of Heritage Markham**

**MEETING NOTES**

**September 30, 2024**

**25 Victoria Avenue, Unionville**

**Members Present:**  
**Councillor Karen Rea**  
**Victor Huang**  
**Kugan Subramaniam**

**Staff:**  
Regan Hutcheson, Manager-Heritage  
Planning  
Peter Wokral Senior Heritage Planner

**Applicants:**  
**Christine Lauritsen**  
**Vagn Lauritsen**

**ITEM 1:       Project: 2-Storey Addition to an Existing Heritage Dwelling**  
**Owners: Christine & Vagn Lauritsen**  
**Address: 23 Victoria Ave.**  
**District: Unionville Heritage Conservation District**  
**Application: SPC 22 116892**

The Committee Members met onsite at 4 pm with the authority delegated to them to make a recommendation for the whole committee at the September 11, 2024 meeting.

The committee members were greeted by the owners of the property Christine and Vagn Lauritsen and were shown the interior of dwelling which was in the process of extensive renovations.

The interior had been stripped of all interior wall surfaces and the bare studs and backside of the 1" exterior sheathing boards were clearly visible. The owners pointed to areas of rotted sheathing boards on the east wall and to numerous other areas of past water staining on the backside of the sheathing caused by rain driven by the wind through gaps in the historic vertical tongue and groove wooden siding.

The owners indicated that they were willing to carefully remove the existing historic tongue and groove siding so that it could be stripped, repaired, repainted and reinstalled on horizontal strapping applied to the original 1" thick sheathing boards covered by Tyvek building wrap to create a modern exterior wall assembly.

The owners indicated that they were confident that they could restore most of the original siding, but that the rotted section of siding on the east side was unsalvageable. They also indicated that new wooden siding matching the dimensions and profile of the historic siding would be used to replace any siding not capable of being restored on the historic portion of the house.

The members of the sub-committee then inspected the exterior of the house and the condition of the historic tongue and groove siding which had recently been revealed after being covered by aluminium siding for approximately 60 years. The Committee members found the majority of the siding to be in good condition and capable of restoration but agreed that a small portion of siding on the east wall was too deteriorated to be restored.

The Committee expressed some concern regarding the amount of historic siding that could possibly be damaged in the process of removal, and how it would be removed from under the historic porch roof. The Committee asked staff to explore if an additional financial security was required to protect the siding to be restored or whether the existing financial security could be used.

The Committee members agreed that the approach proposed by the owners was supportable and recommended the following.

#### **Heritage Markham Recommendation**

**THAT Heritage Markham supports the careful removal of the historic vertical tongue and groove wooden siding so that it can be restored, painted and reinstalled on the exterior walls of the historic portion of the dwelling on horizontal strapping applied to the historic sheathing covered by Tyvek building wrap;**

**THAT once removed and prior to restoration, the historic siding be stored in a safe location which is protected from rain/snow and other forms of damage or injury and that the financial security submitted as part of the Site Plan Agreement be used to ensure the material is protected from harm;**

**THAT Heritage Section staff be contacted if the applicant encounters any difficulty in removing the historic siding;**

**THAT the new windows and historic casings and sills be positioned to maintain the original historic relationship of windows exterior casings, siding, and sills;**

**AND THAT the objective is to re-use all of the historic wooden siding to the greatest extent possible on all three remaining walls with the front (north) and west walls of the historic portion of the house being prioritized for the reinstallation of the historic**

**tongue and groove siding and that new wooden siding matching the dimensions and profile of the original siding be used to replace any missing areas of original siding on the historic exterior walls of the dwelling.**

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