



Report to: Development Services Committee

Report Date: April 21, 2015

SUBJECT: Heritage Permit Application by
Mariani's of Unionville Ltd. to Permit
Vinyl Siding and Aluminum Cladding
188 Main Street
Unionville Heritage Conservation District

File No. HE 14 119143

PREPARED BY: George Duncan, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning

RECOMMENDATION:

- 1) That the report titled "Heritage Permit Application by Mariani's of Unionville Ltd. to Permit Vinyl and Aluminum Cladding, 188 Main Street, Unionville Heritage Conservation District, File No. HE 14 119143, be received;
- 2) That within a five (5) year time span beginning May 28, 2014, the owner be required to remove all modern cladding materials and restore the original wood siding and trim on the heritage building at 188 Main Street if the original wood siding remains in place and is in restorable condition;
- 3) That in the event the original wood siding does not remain under existing modern cladding or is in poor condition, subject to the agreement of Heritage Section staff, the owner be required to install replica wood siding based on historic photographic evidence;
- 4) That the owner be required to submit a letter of undertaking to the satisfaction of the City Solicitor and the Commissioner of Development Services to confirm his agreement to carry out this work within the specified time frame;
- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this staff report is to follow up on Council's direction to refer the Heritage Permit application for vinyl siding and aluminum cladding at 188 Main Street in the Unionville Heritage Conservation District back to staff for further consideration.

BACKGROUND:**The subject property is a Class A heritage building in the Unionville Heritage Conservation District**

The subject property, the Eckardt-Davison House and Store, c.1850 and c.1870, is a two storey frame building in the Second Empire style, with a boomtown front on the store at the north end. Historically, this was the location of Unionville's first general store and post office. It is a Class A heritage building in the Unionville Heritage Conservation District Plan (See Figure 2: Building photograph prior to recent work).

In May the owner installed vinyl siding and aluminum cladding without a permit

On May 28, 2014 the owner installed vinyl siding over the existing wood clapboard, and aluminum cladding over the window frames and window sills (See Figure 3: Building photograph with work in progress). There was no Heritage Permit application or contact with City staff prior to the work being undertaken. By-law Enforcement was notified and an officer attended the site. The owner contacted Heritage Section staff to discuss the process for having the work approved, and the same day a Heritage Permit application was submitted. The permit application sought the City's approval for the changes the owner had already made to the building.

City staff met with the owner and advised him that the work did not meet the policies and guidelines of the Unionville Heritage Conservation District Plan

While the work was still in progress on May 28, 2014, City staff met with the owner on site and explained that a permit is required to alter a building in the heritage district, and that the work did not meet the policies and guidelines of the Unionville Heritage Conservation District Plan. The vinyl and aluminum installation work on the south wall of the building had been completed when staff arrived. The owner was asked to stop work on the installation of the modern materials on the front wall (Main Street), however, the application of the vinyl and aluminum was completed following the site visit by staff.

The Heritage Permit application was reviewed by Heritage Markham and was not recommended for approval

The Heritage Permit application was reviewed by Heritage Markham on June 18, 2014, and was not recommended for approval because the work does not comply with the policies and guidelines of the Unionville Heritage Conservation District Plan. Heritage Markham recommended that the owner be required to remove the vinyl siding and aluminum cladding around the windows, and restore the underlying wood siding and trim to its previous condition.

The Heritage Permit application was referred to Council for a decision

In the consideration of alterations to property in a Heritage Conservation District, as provided for in the Ontario Heritage Act the municipal heritage committee (Heritage Markham) is appointed to provide advice to Council. In instances where the applicant and the municipal heritage committee do not agree, applications are referred to Council for its consideration. Staff had recommended that the Heritage Permit requesting approval of the vinyl siding and aluminum window treatment not be approved and that the building be restored to its previous condition with wood siding. At its meeting of September 10,

2014, Council passed a resolution to refer the Heritage Permit Application back to staff for further consideration.

Staff met with the property owner in October to discuss options for addressing the siding issue

Heritage Section staff met with the property owner on October 15, 2014 to discuss potential options for addressing the siding issue. Several options were discussed with the owner, and he was asked to give the options his consideration and advise staff of his preferred option to present to Council when the matter is next before Development Services Committee.

OPTIONS/ DISCUSSION:

The application of vinyl siding and aluminum cladding on a Class A heritage building is not consistent with the policies and guidelines of the District Plan

The application of vinyl siding and aluminum cladding on a Class A heritage building is not consistent with the policies and guidelines of the District Plan and if approved, will likely lead to further requests to cover wood exteriors with modern siding. This would gradually erode the authentic heritage character of Unionville and in staff's opinion, the cultural heritage resource value of individual buildings and the district itself would be compromised. This would be regrettable given the City's long-standing commitment to Unionville's preservation, and the City's well-known national and provincial reputation as a leader in cultural heritage protection.

It should be noted that any vinyl or aluminum siding materials seen on other heritage buildings in the heritage district were applied prior to the designation of the Unionville Heritage Conservation District. The District Plan encourages the removal of these inappropriate siding material and restoration to wood siding.

The building apparently has four cladding materials on its walls

The heritage building was originally built with a horizontal wood cladding. At some point, likely in the 1960/70s, the original wood was covered by aluminum siding. In April 1989, Heritage Markham Committee had no objection to the current property owner's request to replace/cover the aluminum siding with modern horizontal wood siding to be more complementary to the heritage area. It is unclear if the white aluminum siding was removed or just covered. In May 2014, the existing wall claddings were covered with vinyl siding. Until May 2014, the area around the windows was wood.

Four options for addressing the siding issue were discussed with the owner:

Option 1: Remove the new vinyl siding and aluminum trim cladding from the windows, and restore the underlying modern wood siding where required. Council could request this to be done immediately, or agree to a time span to allow the vinyl to remain in place and then be removed at a later date. The owner has expressed concern that the modern wood siding that was applied on top of the white aluminum siding several years ago was not in good condition.

Option 2: Remove all modern siding materials and restore the original wood siding, if it remains in place and is in restorable condition. If the original siding does not remain or is in poor condition, then replica wood siding could be installed based on historic photographic evidence. Council could request this be done immediately, or agree to a time span (staff suggest up to 5 years) to allow the vinyl and aluminum to remain in place and then be removed. This work could qualify for the City's Commercial Façade Improvement grant program (up to \$15,000 could be granted toward the siding restoration as a matching grant with Council's approval).

Option 3: Remove the new vinyl siding and aluminum trim cladding, and the underlying modern wood siding, and install new wood siding on top of the old white aluminum siding. Council could request this to be done immediately, or agree to a time span to allow the vinyl to remain in place and then be removed.

Option 4: Leave the new vinyl siding and aluminum trim cladding in place. This option is not supported by Heritage Markham or Heritage Section staff as it is contrary to the policies and guidelines of the Unionville Heritage Conservation District Plan.

Option 2 is recommended by staff as a compromise that will result in the restoration of the original character of the heritage building within a 5 year time frame.

Option 2 is recommended by staff. This option will result in the restoration of the original character of the heritage building at 188 Main Street within a 5 year time span from its installation date, while allowing the owner's investment in the new cladding materials to remain during this time period. The restoration of either the original siding that is believed to exist under modern claddings, or its replication based on historic photographic evidence if it does not remain or is not in restorable condition, is work that would meet the qualifications for a matching grant funding through the City's Commercial Façade Improvement program. The funding would depend upon Council's continued support for funding this program during the 5 year time period.

This option also would demonstrate to other property owners that the City supports its current heritage policies in the Unionville Heritage Conservation District Plan (the use of traditional materials on heritage buildings), and would discourage other owners from undertaking similar changes to their wooden heritage buildings.

Staff is seeking direction from Council to pursue Option 2 with the property owner.

At the time of writing of this staff report, the property owner has not yet communicated his preference for addressing the cladding issue to staff. He is aware of the four options from his meeting with staff on October 15, 2014, and has been advised a number of times of staff's recommendation that will be before the Development Services Committee on April 21, 2015. It is anticipated that the property owner will attend the Development Services Committee meeting as a deputation, at which time he is expected to state his position with respect to the options. Staff is hopeful that Option 2, as recommended in this report, will be supported by the owner.

The owner has been charged under the *Ontario Heritage Act* with undertaking alterations without municipal approval. The matter was adjourned to May 21, 2015 to allow Council the necessary time determine its position on the Heritage Permit application.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

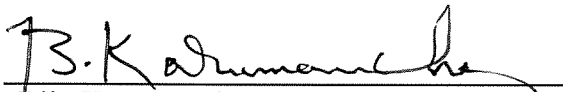
ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection of culture heritage resources and their appropriate treatment aligns with the strategic priorities of Managed Growth and Environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Legal Department has reviewed this staff report and its recommendations.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Acting Director of Planning & Urban
Design


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1 – Owner/Agent and Location Map

Figure 2 – Building photograph prior to alterations

Figure 3 – Building photograph with work in progress

Figure 4 – Cross Section of Wall Claddings on the Building

FIGURE 1

File Path:

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OWNER:

Mariani's of Unionville Ltd.
188 Main Street
Unionville, ON, L3R 2G9

Email: larrymariani@gmail.com

LOCATION MAP:

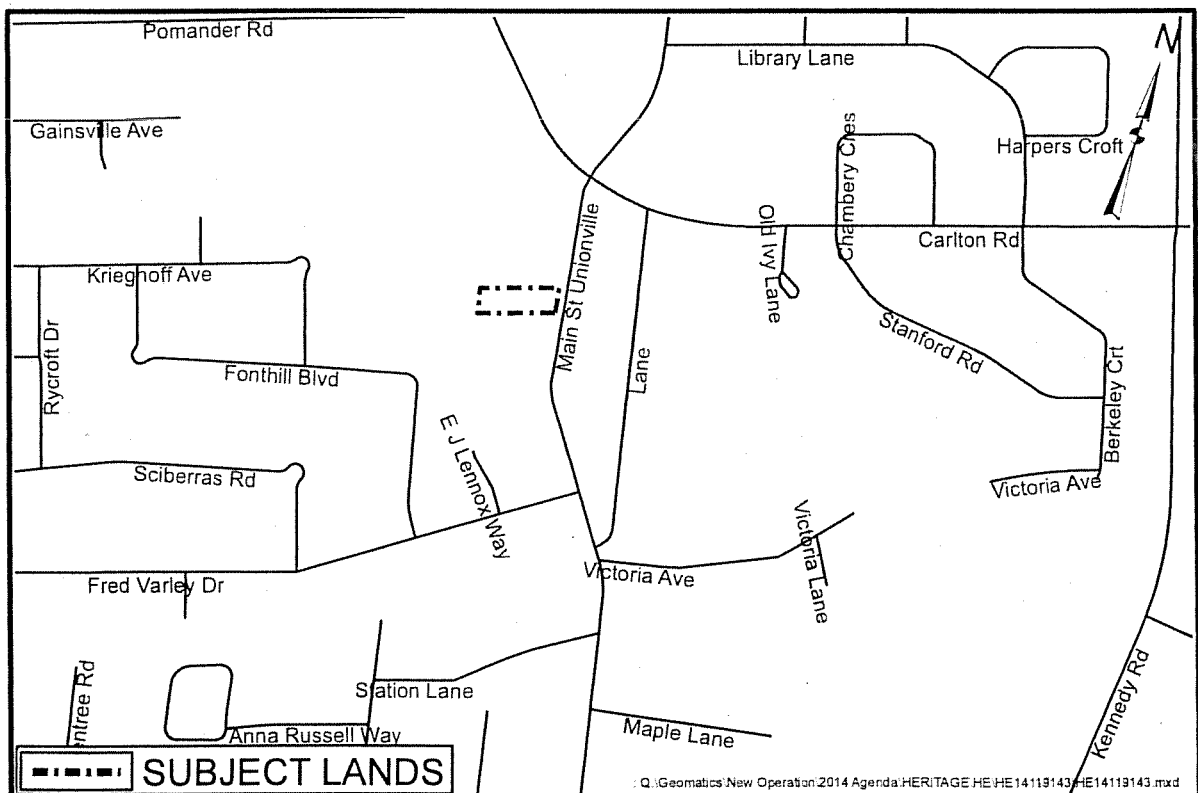


FIGURE 2 - Building (2013) Prior to Alterations



FIGURE 3 – Building – May 28, 2014 – Alteration Work in Progress



FIGURE 4
Cross Section of Wall Claddings
on the Building

