

SUBJECT: Heritage Permit Application HE 14 119143
Vinyl Siding and Aluminum Cladding
188 Main Street
Unionville Heritage Conservation District

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning

RECOMMENDATION:

- 1) That as recommended by Heritage Markham, Council refuse the Heritage Permit application for vinyl siding and aluminum cladding on the heritage building at 188 Main Street Unionville, as it is contrary to the policies and guidelines of the Unionville Heritage Conservation District Plan; and
- 2) That the owner be required to remove the vinyl siding and aluminum cladding that was installed without a permit, and restore the exterior siding and trim to its previous condition, with wood clapboard and trim; and
- 3) 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 recommend that Council deny a Heritage Permit application for vinyl siding and aluminum cladding that was applied to a heritage building in the Unionville Heritage Conservation District without approval.

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.

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, 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, even if a Heritage Permit application was submitted. The owner was asked to stop work on the application of the siding and to remove the backing material from the front wall of the building pending consideration of the Heritage Permit by Heritage Markham and Council. However, the application of the vinyl was completed on the front wall of the south section of the building, notwithstanding the staff request (See Figure 4: Building photograph with work completed).

The Heritage Permit application was reviewed by Heritage Markham on June 18, 2014 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 did not comply with the policies and guidelines of the Unionville Heritage Conservation District Plan. The owner was in attendance at the meeting and made a deputation seeking approval for the unauthorized work.

Heritage Markham recommended that the owner be required to remove the vinyl siding and aluminum cladding and restore the underlying wood siding and trim to its previous condition (Heritage Markham Extract, Appendix "A.")

OPTIONS/ DISCUSSION:

The Heritage Permit application has been 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.

The policies and guidelines of the Unionville Heritage Conservation District were approved by Council in 1997

The Heritage Permit application for vinyl siding and aluminum cladding was reviewed by City staff and Heritage Markham within the context of the policies and guidelines of the Unionville Heritage Conservation District Plan. This detailed document was developed according to the accepted principles of heritage conservation practice in Ontario, Canada, and internationally. It was approved by Council in 1997 and adopted by by-law.

A key component of the District Plan is to conserve heritage buildings and ensure alterations are carried out using appropriate methods and materials. Applicable excerpts from the District Plan are attached as Appendix "B."

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 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.

Staff recommends that the Heritage Permit application be refused by Council and that the owner be required to restore the building to wood siding and wood trim

In accordance with Heritage Markham's recommendation, staff recommends that the Heritage Permit application be refused by Council and that the owner be required to restore the building to wood siding and wood trim. The matter of work being undertaken without a permit is being pursued by By-law Enforcement and the City's prosecutor.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

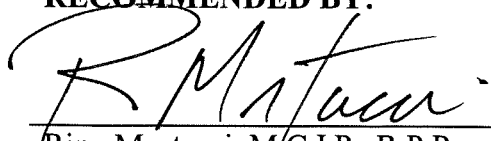
ALIGNMENT WITH STRATEGIC PRIORITIES:

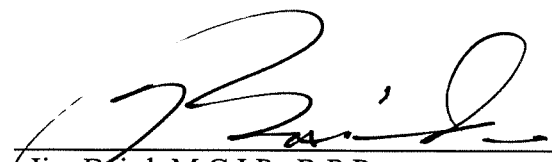
The protection of culture heritage resources and their appropriate treatment aligns with the strategic priorities of Managed Growth and Environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:


Rino Mostacci, M.C.I.P., R.P.P.
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 – Building photograph with work completed

Appendix 'A' – Heritage Markham Extract

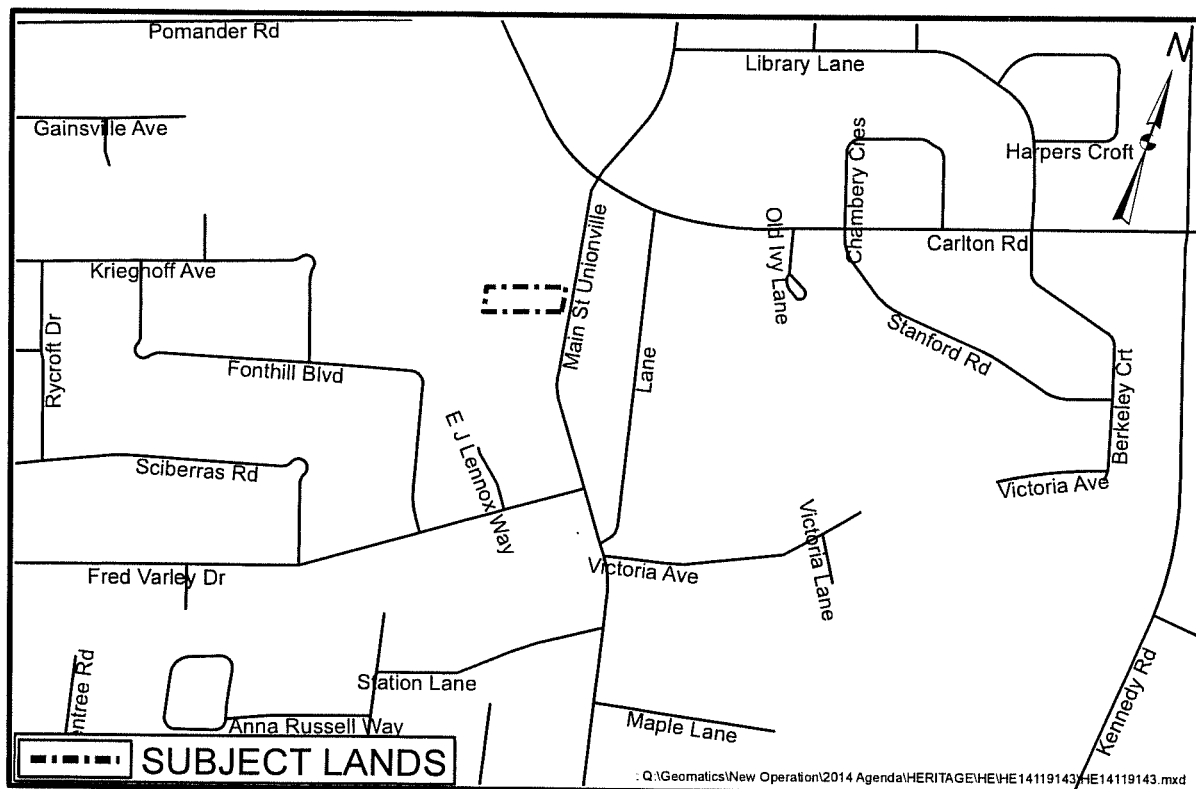
Appendix 'B' – Excerpts from the Unionville Heritage Conservation District Plan

FIGURE 1

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OWNERS: Marianis of Unionville Ltd.
 188 Main Street
 Unionville, ON, L3R 2G9

LOCATION MAP:



HERITAGE MARKHAM
EXTRACT

APPENDIX A

DATE: June 23, 2014
TO: File
R. Hutcheson, Manager of Heritage Planning
B. Wiles, By-law Enforcement

EXTRACT CONTAINING ITEM #3 OF THE SIXTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON JUNE 18, 2014.

3. **Heritage Permit Application - Installation of Vinyl and Aluminum Cladding on a Heritage Building 188-190 Main Street (16.11)**
File Number: HE 14 119143
Extracts: R. Hutcheson, Manager of Heritage Planning
B. Wiles, By-law Enforcement
-

The Senior Heritage Planner described the Class A structure at 188-190 Main Street, and the unauthorized installation of vinyl cladding and aluminum around each window. Staff have met with the owner and discussed options. The owner is requesting permission to retain the cladding on the building. If permission is not granted by the City, the owner will be prosecuted under the Ontario Heritage Act.

Mr. Larry Mariani, owner, was in attendance, and advised the Committee that he has owned property in this area for 27 years and has done other similar projects in the past, and was not aware that a permit was required. The building required maintenance and the cladding solution had been recommended by his contractor. Mr. Mariani stated that if the cladding has to be removed, much of the wood siding would also have to be replaced, due to its condition.

The Committee viewed current and past photographs of the building, and discussed the appropriate materials, installation, available contractors for heritage restoration, and the policies and guidelines of the Unionville Heritage Conservation District Plan.

It was confirmed that when Mr. Mariani purchased the property, the building was clad in aluminum (over the original wood siding). Mr. Mariani then added a horizontal wood siding on top of the aluminum. The newly installed vinyl cladding has been installed on top of the existing wood cladding.

Heritage Markham Recommends:

That Heritage Markham does not support the Heritage Permit submitted for the application of vinyl siding and aluminum trim cladding for the heritage building at 188-190 Main Street as this work does not comply with the policies and guidelines of the Unionville Heritage Conservation District Plan;

That the owner be required to remove the vinyl and aluminum cladding from the building and restore the underlying wood siding and trim to its previous condition.

CARRIED

9.4 Alterations to Heritage Buildings

9.4.2 exterior cladding

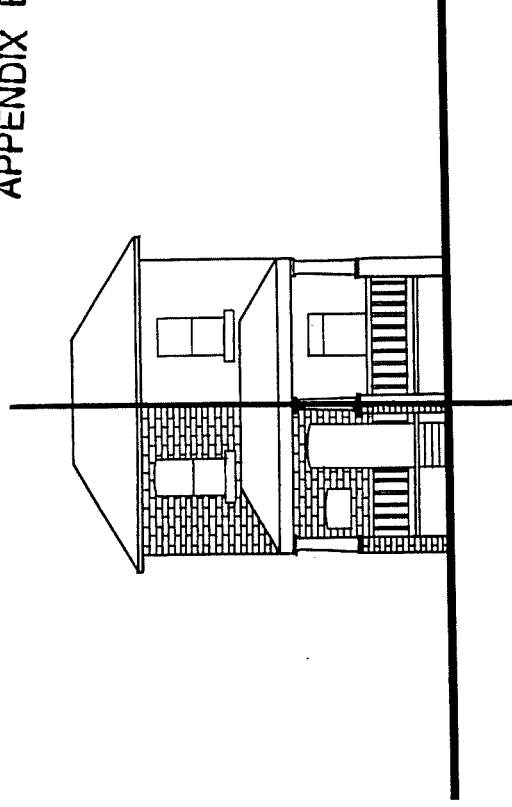
The exterior cladding of heritage buildings in the District feature a mixture of wood and brick. Wood siding is the most prevalent due to the existence of the former Unionville Planing Mill. The most common variety of wood siding is vertical tongue and groove board. Other types include board and batten and horizontal weatherboard. A number of brick buildings are also found in the District. The most prominent type of brick is the soft, "pink-ired" or "salmon" variety, made by the Snowball Brick Company of Markham. In some instances yellow or buff colored brick is used as an accent feature in voussiors above windows or doors or in quoining. A majority of the brick buildings were laid in the stretcher bond pattern, indicating brick veneer construction.

Exterior cladding materials can deteriorate over time resulting in the need for intervention. It is always better to repair the cladding material rather than replace it. However, if replacement is necessary, the new material should match the original material.

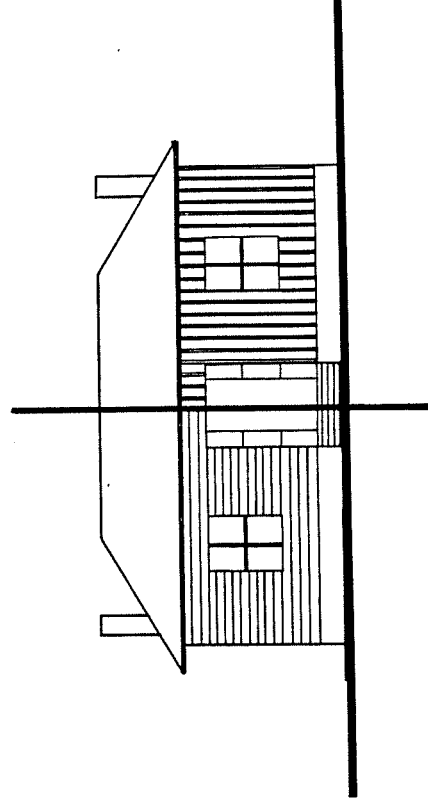
In repairing brick walls, the greatest danger to old masonry is the practice of using the wrong type of mortar when repointing. Modern mortar mixtures are usually harder due to a large portion of cement and a small portion of lime which can be harmful to older masonry materials. Older mortar with a large portion of lime and a small portion of cement is weaker than the surrounding bricks and absorbs stresses.

The cladding of heritage buildings with metal or modern synthetic siding such as vinyl is not supported since this approach can result in significant changes to the appearance of the building. These products can effect the visual texture of the building, impact the building's architectural scale, reduce the profile or result in the removal of cornerboards and window and door trim, and contribute to moisture problems in some cases. Although the initial cost and maintenance appears minimal when compared to restoration, over time, these products can lose their colour, deteriorate in appearance and are prone to denting and splitting.

APPENDIX B



Not Recommended: Original brick building replaced with stucco as siding, greatly alters presence of building



Not Recommended: original horizontal siding replaced with vertical board-and-batten, alters building presence

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 of the heritage building's original cladding should not be utilized. The use of metal and synthetic sidings such as vinyl are not supported.

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 Siding

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 when water penetration is a problem. It is normal for old

mortar to be weathered back a short distance from the wall face due to its compositions of lime, sand and water. Old mortar in good condition should not be disturbed.

8. The repointing of historic mortar can be a complex undertaking and often best left to those skilled and experienced in the proper procedures. A good technical resource is a provincial publication entitled "Annotated Master Specification for the Cleaning and Repointing of Historic Masonry" available at the Town.

9. Masonry and mortar to be replaced should be cut out with handtools to minimize the risk of damage. Power tools can cause damage to the brick edges.

10. New mortar should match the original in terms of colour, composition (soft, lime rich variety for pre-1920) and pointing method.

11. Existing unpainted brick surfaces should not be painted.

12. Before attempting to remove paint from brick surfaces, the building should be examined as not all brick was unpainted. A soft brick was sometimes used instead of face brick with paint providing the weatherproof skin.

13. Brick surfaces should not be sealed with silicones or waterproof coatings as these can trap moisture behind the surface.

Cleaning Exterior Claddings

14. If cleaning is desired, only the gentlest method should be employed.

15. The use of abrasive cleaning methods to clean or strip wood of existing finishes should be avoided. Sandblasting or waterblasting wood surfaces should not be used.

16. The use of abrasive cleaning methods such as sandblasting, high pressure water jets and harsh chemical cleaners are not acceptable for historic masonry.

17. Choose an inconspicuous sample area to test a cleaning method.

Figure 2: Building photograph (2013) prior to alterations

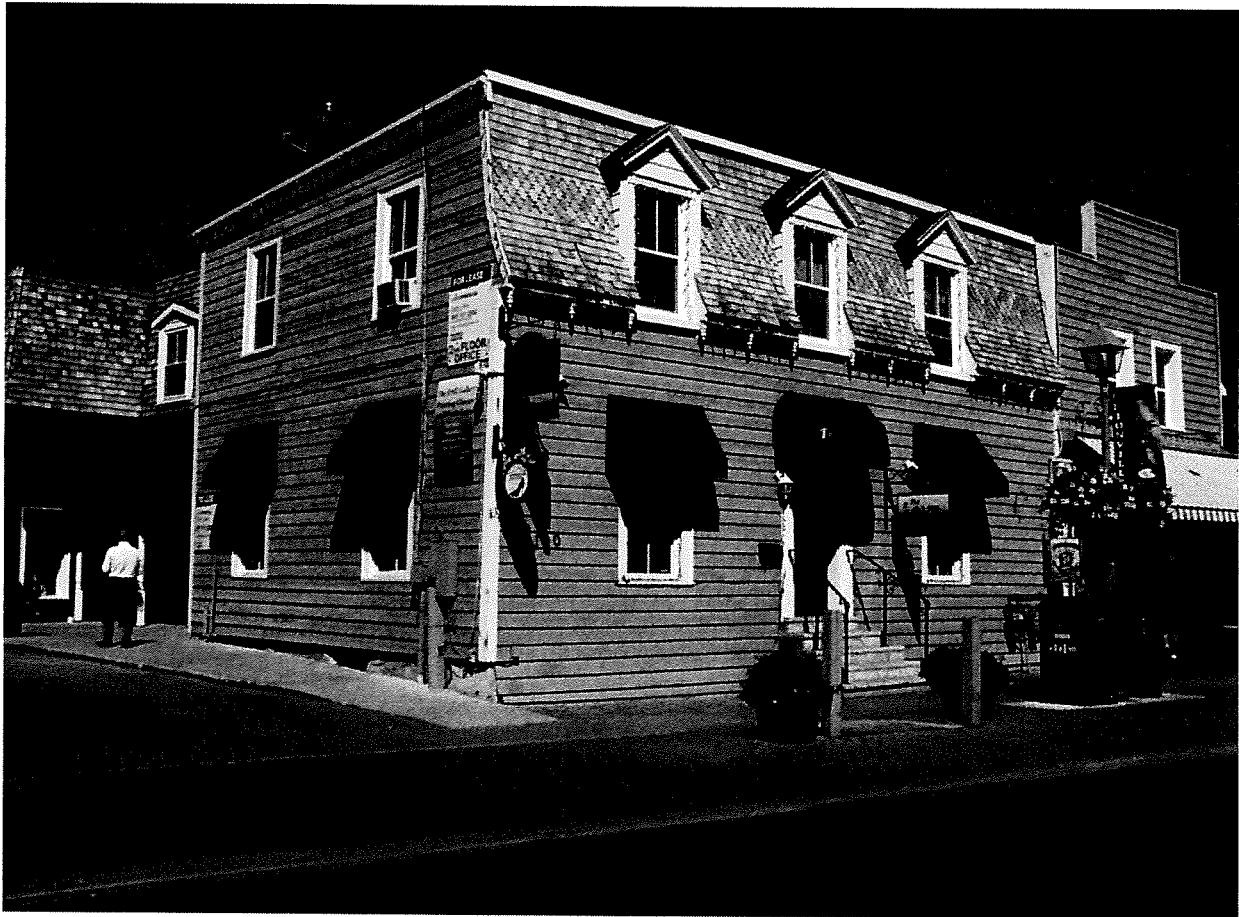


Figure 3: Building photograph May 28, 2014, work in progress



Figure 4: Building photograph May 28, 2014, work completed

