

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE ALTERATION PERMIT
J.D. SHEARER HOUSE
5573 BUCKINGHAM AVENUE**

RECOMMENDATION:

1. THAT Council approve issuance of a Heritage Alteration Permit for the J.D. Shearer House located at 5573 Buckingham Avenue, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2012 September 06, received and adopted the attached report seeking approval for issuance of a Heritage Alteration Permit for the J.D. Shearer House located at 5573 Buckingham Avenue. Based on consultation with heritage planning staff, the owners of the house are proposing to replace the existing split cedar shake roof with a composite roofing material.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor N. Volkow
Vice Chair

Councillor R. Chang
Member

Copied to:	City Manager Director Planning & Building Chief Building Inspector Acting Director Engineering
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2012 August 28

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20

SUBJECT: HERITAGE ALTERATION PERMIT
J.D. SHEARER HOUSE
5573 BUCKINGHAM AVENUE

PURPOSE: To seek approval for issuance of a Heritage Alteration Permit for this Designated Heritage Site.

RECOMMENDATION:

1. **THAT** Council approve issuance of a Heritage Alteration Permit for the J.D. Shearer House located at 5573 Buckingham Avenue, as outlined in this report.

REPORT**1.0 BACKGROUND**

The J.D. Shearer House was built in 1912 as part of the exclusive Buckingham Avenue residential area created in 1911. As a significant heritage building, the J.D. Shearer House was designated as a City heritage site through a subdivision application process and the adoption of Bylaw No. 10423 by Council in 1996. The designation bylaw requires, under legislation, that any future changes to the exterior of the building be subject to issuance of a Heritage Alteration Permit. Such applications are reviewed by the Community Heritage Commission and are considered by Council.

In June 2012, the property owners made an application for a Heritage Alteration Permit to replace the existing roof shingles for the J.D. Shearer House. This report outlines the Heritage Alteration Permit process and proposed alteration, and seeks approval to grant a Heritage Alteration Permit for this designated heritage site.

2.0 HERITAGE ALTERATION PERMIT

Under the Local Government Act, all structures protected by Heritage Designation Bylaws require that a Heritage Alteration Permit be issued by Council to legally allow for any proposed material and design alterations and building relocations.

3.0 HERITAGE VALUE

The J.D. Shearer House was constructed in 1912 by the J.D. Shearer family. This Arts and Craft styled house was one of the larger early houses in the Buckingham/Deer Lake neighbourhood. It is considered a very good example of this style of architecture and is one of the remaining homes of this type. Its residential form, scale and massing as exemplified by its picturesque roofline, and the side gabled roof with gabled shed dormers, are some of the character defining elements of the

To: Community Heritage Commission
From: Director Planning and Building
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Shearer House (see *Attachment 1*). It is noted that the existing split cedar roof shakes of the building are not part of the original design of the Shearer House, which would originally have been sawn cedar shingles.

4.0 PROPOSED ALTERATION

The existing split cedar shake roof, installed in the 1970's, has reached the end of its life and requires replacement. It is noted that cedar shingles are not generally utilized by all owners of heritage buildings due to the cost, quality, maintenance, longevity and insurance issues associated with this traditional roofing material. Best practice for most heritage buildings, owned by private residential property owners, has been to install composite roofing materials.

The owners propose to use a composite roofing material that has been selected based on consultation with heritage planning staff. *EcoRoof*® *Rubber Roof Shakes*, a proprietary brand of roofing product, is proposed to replace the existing cedar shakes on the gabled main roof and side gabled roofs and dormers.

The proposal generally adheres to good conservation practices and the proposed material is considered an appropriate substitute to the original sawn cedar shakes or asphalt shingles for the following reasons:

- (i) it mimics the form and design of sawn cedar shingles as it has been designed to replicate weathered cedar;
- (ii) the proposed roof is black in colour and would integrate harmoniously with the existing approved colour scheme of the house; and
- (iii) the proposed roof material replacement is economically viable to install, repair and maintain by the owners.

5.0 NEXT STEPS

Upon adoption of the recommendations of this report by Council, staff will continue to work with the property owners of the J.D. Shearer House to ensure the successful completion of this heritage conservation project in compliance with the approved Heritage Alteration Permit.



Lou Pelletier, Director
PLANNING AND BUILDING

JW/HL:sa
Attachment

cc: City Manager
Chief Building Inspector
Acting City Clerk

Acting Director Engineering
City Solicitor



John D. & Katherine Shearer House

5573 Buckingham Avenue