



**184/186, 188/190 & 194 Main Street South
Newmarket**

(GBCA Project No. 18038)

Conservation Plan

November 26, 2018
March 20, 2019 Rev. 1
March 25, 2019 Rev. 2

Prepared by GBCA



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1.0 INTRODUCTION

1.1 Location Description

This Conservation Plan details the properties at 184 through 194 Main Street South (exclusive of 192 Main St. South), Town of Newmarket. The owner of these properties, which are located within the boundaries of the Heritage Conservation District Study Area (HCD) for Lower Main Street South, Newmarket, is proposing to renovate and adaptively reuse the site and existing 2-storey building, with ground-level commercial units on Main Street South.

The development property is located in the same block as the Newmarket Public Library (Park Avenue), and a large portion of the block, known as Market Square North, is devoted to surface parking, all of which will be retained following renovation of the existing 2-storey building. The development site is adjacent to the Newmarket Town Hall and Market Building (1883) at 460 Botsford Street—a building that is designated under Part IV of the *Ontario Heritage Act*. It is also adjacent to the former Wesleyan Methodist Church (now Trinity United Church) (1879) at 461 Park Avenue/168 Main Street South—a building that is classified within the HCD as a Historic Landmark Building, a classification also applied to both the Town Hall and the Post Office buildings.

1.2 Owner & Contact

Owner:
Main Street Clock Inc.
590 Alden Road, Suite 211
Markham, ON L3R 8N2

Contact:
Bob Forrest
(905) 752-6776
BobFor@bobfor.com

1.3 Location Plan



2.0 CONSERVATION STRATEGY

The overarching term for protecting historic places in Canada is *Conservation*, which is described as all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. There are three primary treatment types for conservation projects: preservation, rehabilitation, or restoration.

This project at Main Street South., involves **rehabilitation**. Rehabilitation is the sensitive adaptation of an historic place for a continuing or compatible contemporary use, while protecting its heritage value. This often brings an under-utilized building into a new use. Rehabilitation can revitalize historical relationships and settings and is therefore more appropriate when heritage values related to the context of the historic place dominate. This is the case for the buildings at 184/186, 188/190 & 194 Main Street South., which are located in an established residential and commercial neighbourhood - 192 Main St. South was formerly an alley way with no building.

The project allows for the retention of the key heritage-character defining features, these being the original storefront configuration, windows and brick facades. Generally, the essential forms of the historic buildings in their contextual setting on Main Street will be maintained—the new building addition being placed in such a way to appear as a complimentary structure.

The majority of the proposed alterations occur on the east elevations of 184/186, 188/190 and 194 Main Street South. 192 Main Street South, a former alley way, is modern infill and will compliment the adjacent heritage conservation work. The impact of the alterations proposed for the building's primary elevations have been minimized and consist mainly of necessary repairs and restoration to original fabric and new glazing which spans the ground floor storefronts.



3.0 SUMMARY OF CONSERVATION WORK

This Conservation Plan is submitted in conjunction with the Building Permit Application. The conservation work proposed for the adaptive reuse is summarized below with further description found herein and in GBCA Conservation drawings and Specifications for the conservation work.

EXTERIOR

Masonry:

- Structural analysis of the street facade walls
- Stabilization and restoration of masonry
- Selective masonry cleaning

Windows:

- Restoration and re-glazing of windows
- Documentation of all windows
- Replicate existing muntin profiles and fenestration pattern
- Clean sills and lintels where soiled, stained or painted

Roof:

- Roof replacement and roofing accessories to the roofing and as detailed.

New Intervention:

- Connection of new facade infill between the heritage buildings, #190 and #194 Main St. South.
- New ground floor glazing addition to the heritage buildings.
- Provision of new replica cornices to the masonry walls.

Specifications related to conservation, and supplied by GBCA include:

- 01005 General Restoration Instructions
- 04050 General Restoration Procedures
- 04500 Masonry Restoration
- 06100 Restoration Carpentry
- 07610 Heritage Metal Flashing and Trim
- 08621 Restoration Wood Windows and Trim

General Conservation Notes

- All conservation work to be executed as noted in the specifications prepared by GBCA
- Verify all conditions in the field and notify consultant immediately of any discrepancy between drawings and existing conditions
- Fixing scaffolding, temporary barriers and/or hoarding into heritage materials (brick, stone, etc) is not be permitted. Anchor only into joint mortars
- Protect existing heritage features from damage during construction, and repair any damage to as found or better condition
- Masonry cleaning (poulticing, biological growth, stains and efflorescence) includes all window and door returns
- Make test patches (mock-up) and consult with GBCA to select the most suitable cleaning method in each case
- The level of cleanliness to be determined by consultant on site
- Refer to Restoration Notes on GBCAs drawings attached as Appendix II of this report.

4.0 CONDITION REVIEW AND ACTION

4.1 WALLS

CONDITION

Building 184/186:

The wall siding is in fair condition and consists of multiple layers of various materials which were applied at different time periods. The original siding material will be determined upon selective removals of the facade.

- Deteriorated asphalt shingles and deteriorated roof deck boards (unobserved, but typical condition). Refer to architectural drawings for new built-up assembly.
- Loose and/or damaged metal gutters and flashing.
- Original cornice missing.
- Original window sashes removed. Original frames are intact and in fair condition



Building 184/186



Building 188/190:

The exterior wall assembly consists of a single wythe buff coloured brick on wood stud framing. The interior of the wall is plaster on wooden lath. The exterior elevation has been painted green and was found in fair condition outside the lines of screw-hole damage from the removed wooden battens. The original parapet is missing and the current parapet is severely deteriorated.

- Wall displacement and cracking at three locations; on the north and south ends above supporting beam and along full length of existing parapet
- Spalling/screw-hole fastening damage throughout entire wall. Due to prior metal siding installation.
- Green paint applied to entire brick wall.
- Missing original parapet from top to wall. The peaked roof behind is exposed.
- Original window sashes removed. Original frames are intact and in fair condition.
- Original cornice and pilasters missing. Original wood outriggers supporting original cornice remain - although truncated to facilitate installation of metal siding (now removed).
- Minor mortar joint deterioration throughout brick area.
- Dislodged and/or missing bricks along with diagonal cracking at window corners.

Repointing will match the profile, width and colour of the original mortar joints. Appropriate mortar (compatible in strength, porosity, absorption and vapour permeability with existing masonry units) to be used as per heritage Specifications and Restoration drawings. Areas of that have cracked and/or deteriorated we recommend repair, replace and re-point areas as noted on attached restoration drawings. A mock-up of selected cleaning technique for the Heritage consultant to review. The approved mock-up will serve as the standard of cleaning for the remainder of the work.



Building 188/190



Screw-hole from wood battens

Building 194:

The exterior wall assembly consists of double wythe red brick with some limited stone details, such as the window sills and lintels. Minimal ornamentation on the buildings are achieved through variations in brick patterns. Bricks are keyed into stone detailing, where present, sloped ledges and corbeling occur at chimneys and stepped brick parapets are coped with clay tile caps..

- Several ferrous anchors are distributed throughout the wall. Small anchors appear to be redundant, larger plate anchors appear to be retaining the brick in place.
- Oxidation has migrated from resulting penetrations.
- Severe removals damage at the top of wall on the facade elevation. Due to prior metal siding installation.
- Original window sashes removed. Original frames are intact and in fair condition.
- Original cornice and pilasters missing.
- Minor mortar joint deterioration throughout brick area.



Building 194



Ferrous Anchor

ACTION

Buildings 184-194

- Remove and replace deteriorated asphalt roofing and roofing accessories
- Remove redundant wall siding and establish original siding material.
- Remove metal flashing to facilitate wood deck repairs and install new metal flashing.
- Replace existing flashings, gutter and rain water leaders with new - appropriate for the period of the building.
- Design and provide new replica wood cornices and pilasters that match as closely as possible the original configuration.
- Fill large holes with restoration repair mortar that matches the brick or mortar being repaired/filled.
- Repair and re-point areas of mortar deterioration. Percentage of re-pointing is annotated on drawings. Repointing will match the profile, width and colour of the original mortar joints. Appropriate mortar (compatible in strength, porosity, absorption and vapour permeability with existing masonry units) or to be used, as per heritage specifications and restoration drawings.
- Remove misc. items from masonry (electrical, wiring, metal anchors, etc) and repair damaged bricks as detailed in the drawings and specifications.
- Dismantle and replace damaged bricks or wall assemblies with bricks that match the original in size and colour.
- Review masonry walls for stability by Structural Engineer retained by the Contractor undertaking the work.

- Provide mock-up of selected cleaning technique to determine the most appropriate method. The approved mock-up will serve as the standard of cleaning for the remainder of the work.

4.2 WINDOWS

CONDITION

The majority of the original window frames remain in place with exceptions of the ground floor, where all window store fronts have been removed and their openings replaced with modern materials and glazing. All or the original window sashes have been replaced with newer metal/vinyl windows which have been installed within the openings of the original window frames which remain.

The condition of the majority of window frames throughout the 3 buildings is fair. The frames in building 184/186, however, need further review upon removal of existing siding - at this time it should be assumed that they are in less than fair condition since mostly concealed behind siding material. The wood sills in building 188/190 are severely worn in some areas and full replacement is the most feasible direction. The bottoms of the brick moulds are in good condition with exception to the bottom 150mm which should be cut and replaced with a replacement section ("dutchman"). The condition of the concrete window sills in Building 194 is poor. All of the windows sills have been chipped flush with the brick face to accommodate previous metal siding installation. They would have projected about 50mm beyond the wall. Originally, they may not have had a drip edge. This is likely the cause for the water staining and mortar deterioration immediately below the sills.

ACTION

- Preserve windows in situ as these are important in defining the overall heritage character of the building
- Investigate for lead paint at frame.

- Remove all modern window frames and provide new replica sashes to match existing frame opening, double glazed w/ weather stripping. Repair existing wood frame and provide replacement components as indicated.
- Replace all lug sills with new to match existing.



Typical condition of wood and stone window sills

4.3 ROOF

CONDITION

The internal assembly and condition of the sloped roof at Building 184/186 was not assessed due to limited access during our site visit. The building was re-roofed within the last several years. It can be assured that any deteriorated wood, along with most original materials, were replaced during the re-roofing; although further wood deterioration has likely occurred since. The rainwater gutters and drainage system consists of contemporary aluminum gutters at the roofline and rainwater leaders. The existing drainage system is not original to the building. Non original metal flashing has been installed along the fascias and is in fair condition. The roof structures of buildings 188/190 and 194 are not part of the conservation work.

ACTION

- Investigate if wood decay is present on the wood roof deck and repair accordingly.
- Repair (in-fill) areas with missing wood deck with material to match existing.
- Replace asphalt shingles and any deteriorated deck boards.

5.0 CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of the GBCA and the client.

APPENDIX I

Conservation Principles

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

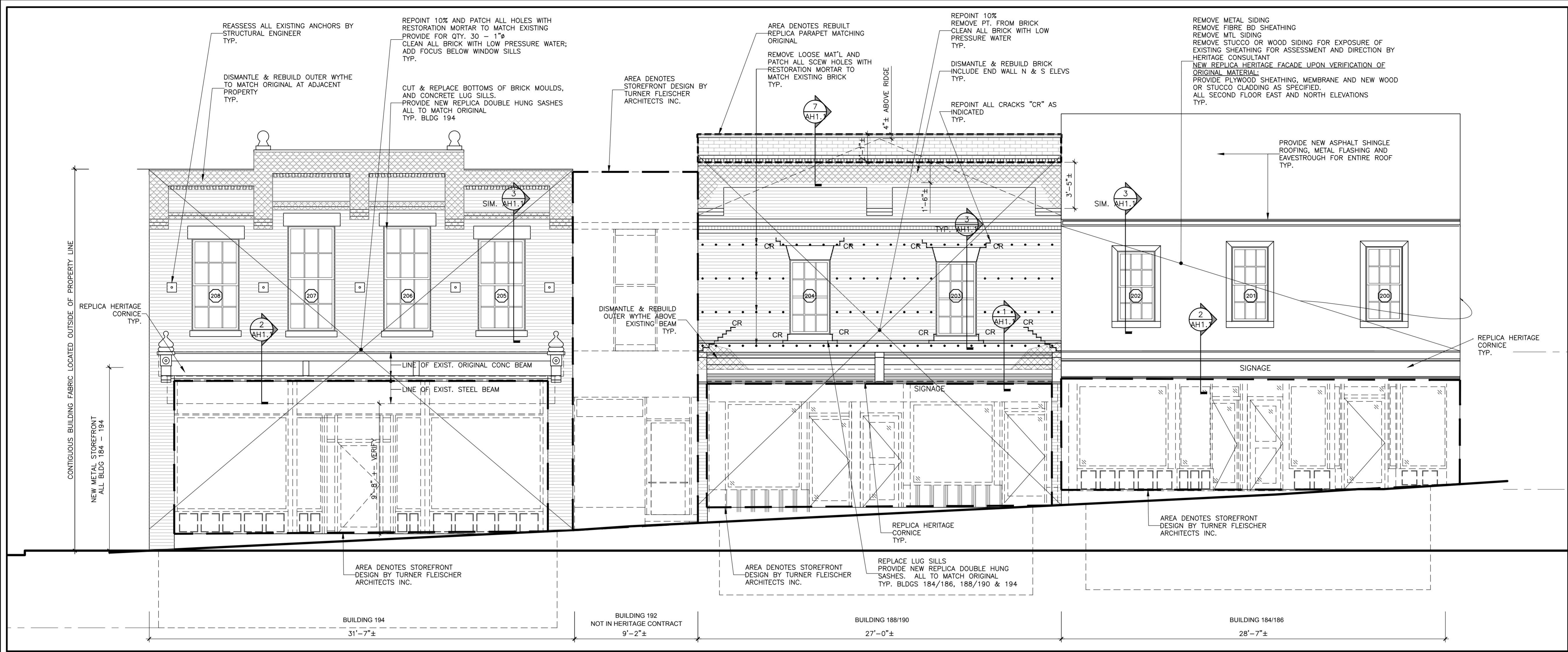
Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration period*. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration period* with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX II
Conservation Drawings
by GBCA



1 EAST ELEVATION
1/4"=1'-0" Bldgs 184/186, 188/190, 194

Restoration Window Schedule																
Bldg	ID#	Type	Material	Finish	Window Frame		Head	Left Jamb	Right Jamb	Left mould	Right mould	Sash (top & bottom)		Lug Sill	Exterior Casing	Remarks
					Size wxh (+/-)	Sill						Type	Glazing			
184/186	201	DH	WD	PT	2'-8" x 5'-7"	W3	W1	W2	W2	W4	W4	DH	DGL	W5	W5	1
	202	DH	WD	PT	2'-8" x 5'-7"	W3	W1	W2	W2	W4	W4	DH	DGL	W5	W5	1
	203	DH	WD	PT	2'-8" x 5'-7"	W3	W1	W2	W2	W4	W4	DH	DGL	W5	W5	1
188/190	204	DH	WD	PT	3' x 5'-6"	W3	W1	W2	W2	W4	W4	DH	DGL	W5	N/A	
	205	DH	WD	PT	3' x 5'-6"	W3	W1	W2	W2	W4	W4	DH	DGL	W5	N/A	
194	206	DH	WD	PT	3'-6" x 6'-10"	W3	W1	W2	W2	W4	W4	DH	DGL	S1	N/A	
	207	DH	WD	PT	3'-6" x 7'-10"	W3	W1	W2	W2	W4	W4	DH	DGL	S1	N/A	
	208	DH	WD	PT	3'-6" x 7'-10"	W3	W1	W2	W2	W4	W4	DH	DGL	S1	N/A	
	209	DH	WD	PT	3'-6" x 6'-10"	W3	W1	W2	W2	W4	W4	DH	DGL	S1	N/A	

LEGEND			
Wood	W1	SCRAPE AND REPAINT (MINOR PAINT FLAKING/PAINT CRACKING)	
	W2	PARTIALLY APPLY WOOD EPOXY FILLER TO SURFACES AS REQ'D. APPLY, LET CURE, SCRAPE AND SAND TO SMOOTH SURFACE DOWN TO EXISTING WOOD GRAIN (MINOR WEATHERING)	
	W3	FULLY APPLY WOOD EPOXY FILLER TO ALL SURFACES. DIG OUT LOOSE MATERIAL, APPLY, LET CURE, SCRAPE AND SAND TO SMOOTH SURFACE DOWN TO EXISTING WOOD GRAIN (NORMAL WEATHERING/LOSS OF MATERIAL)	
	W4	PARTIALLY REPLACE WITH NEW DUTCHMAN TO MATCH ORIGINAL (PARTIALLY DAMAGED/ROTTEN, BOWING OR TWISTING)	
	W5	FULLY REPLACE ENTIRE UNIT WITH NEW TO MATCH ORIGINAL (FULLY DAMAGED/ROTTEN)	
Stone	S1	REPLACE WITH NEW TO MATCH ORIGINAL	
Glass	DGL	DOUBLE GLAZED	
Window Types	DH	DOUBLE HUNG	

GENERAL NOTES

G1 ALL WOOD IS PAINT FINISHED

G2 ALL DIMENSIONS ARE +/- AND ARE THE CONTRACTORS RESPONSIBILITY TO CONFIRM

G3 ALL SASHES ARE OPERABLE. RE-FURBISH ALL HARDWARE AND RE-USE PULLEY WEIGHTS

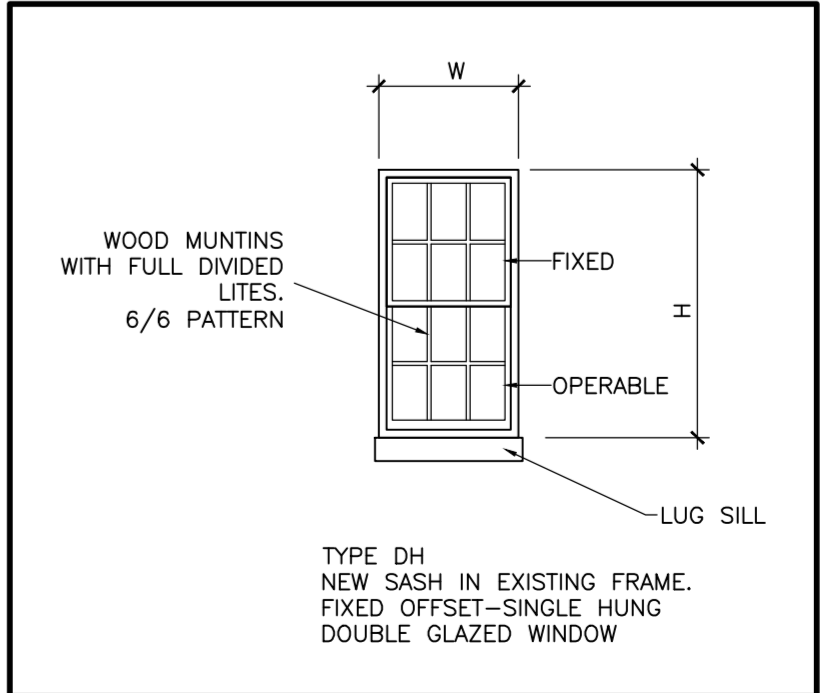
G4 REPLACE ALL EXTERIOR FRAME SEALANT AND BACKER ROD WITH NEW

G5 REMOVE ALL EXISTING METAL/VINYL WINDOWS. RETAIN ALL ORIGINAL WOOD FRAMES BENEATH.

G6 REMOVE ALL EXTRANEOUS NAILS, CLIPS, STAPLES, FASTENERS ETC. FROM EXISTING FRAMES AND APPLY WOOD FILLER.

REMARKS

1 REMOVE EXISTING METAL CLADDING AND RE-ASSESS LUG SILL AND CASING CONDITION



2 TYP. WINDOW
1/4"=1'-0"

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.

Do not scale drawings.

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by:

date:



DATE	NO.	DESCRIPTION
2018.08.09	1	Issued for Conservation Plan
2018.11.26	2	Issued for Conservation Plan
2019.03.20	3	Issued for Conservation Plan
2019.03.25	4	Issued for Conservation Plan, Heritage Permit & Building Permit

GBCA

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362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
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PROJECT:

MAIN STREET CLOCK
Newmarket, Ontario

FOR:

Main Street Clock Inc.
590 Alden Road, Suite 211
Markham ON L3R 8N2

PROJECT NO.:
18035

SCALE:
as noted

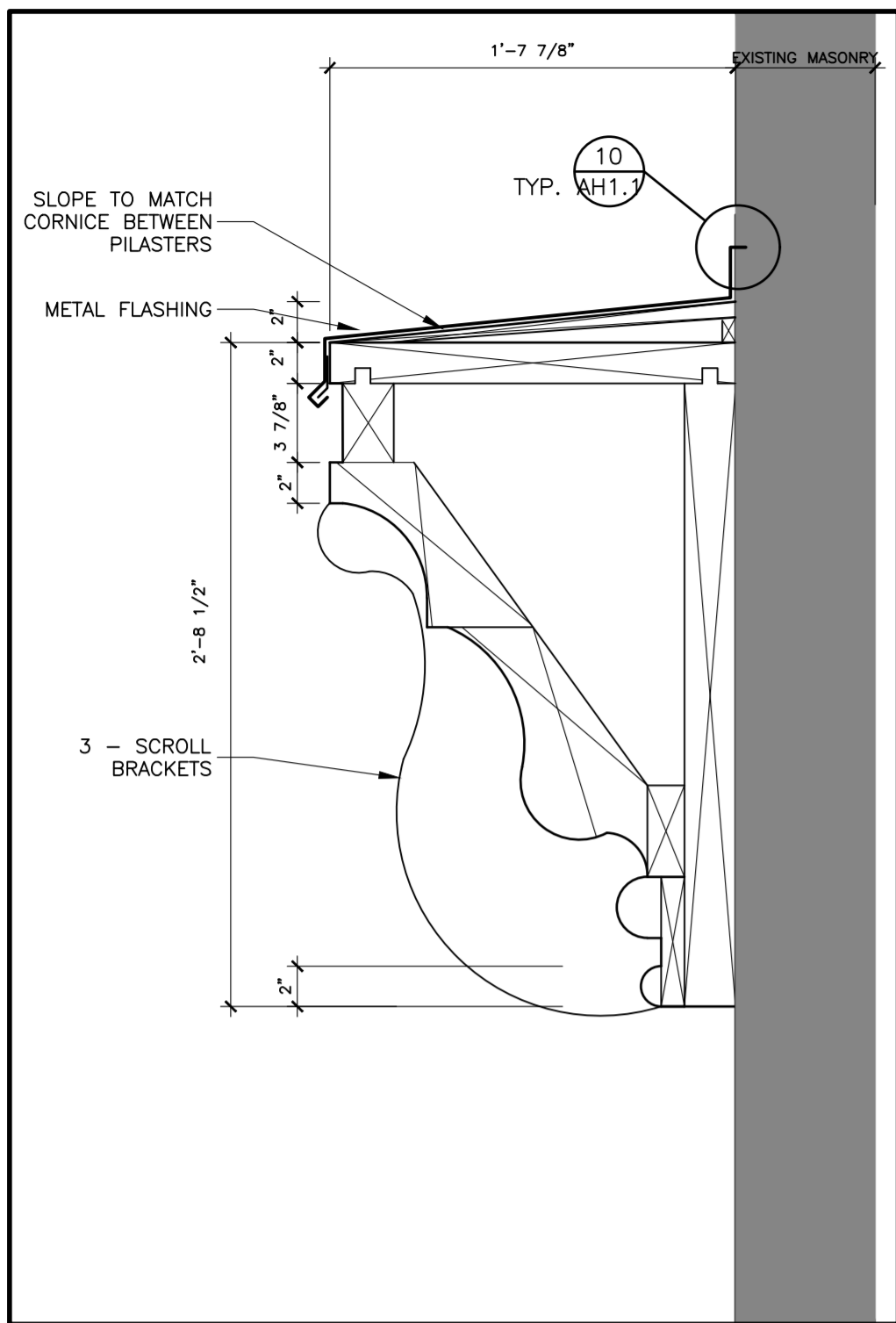
DRAWN BY:
NB, DF

REVIEWED BY:
DF

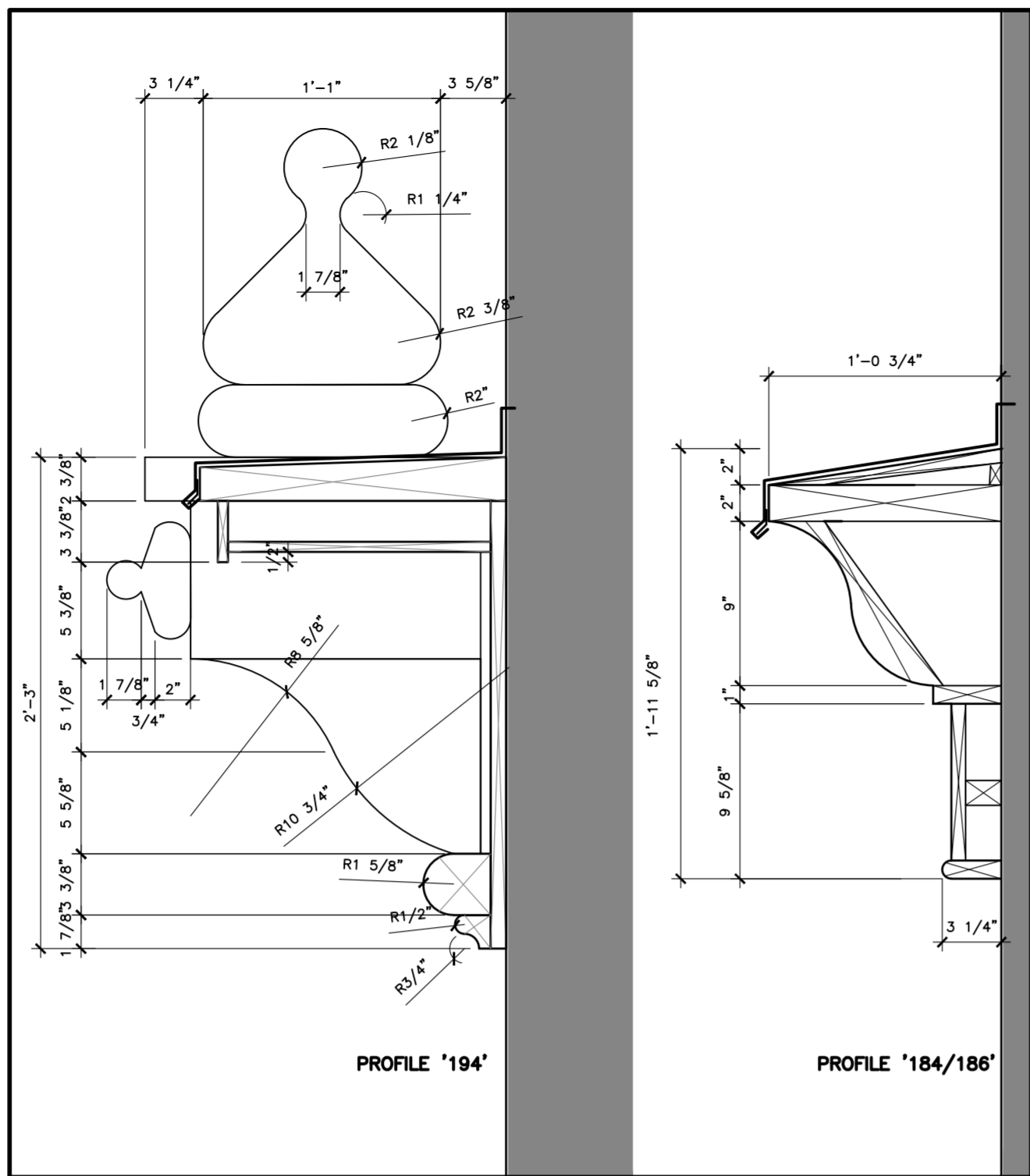
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**PROPOSED
HERITAGE
ELEVATION**

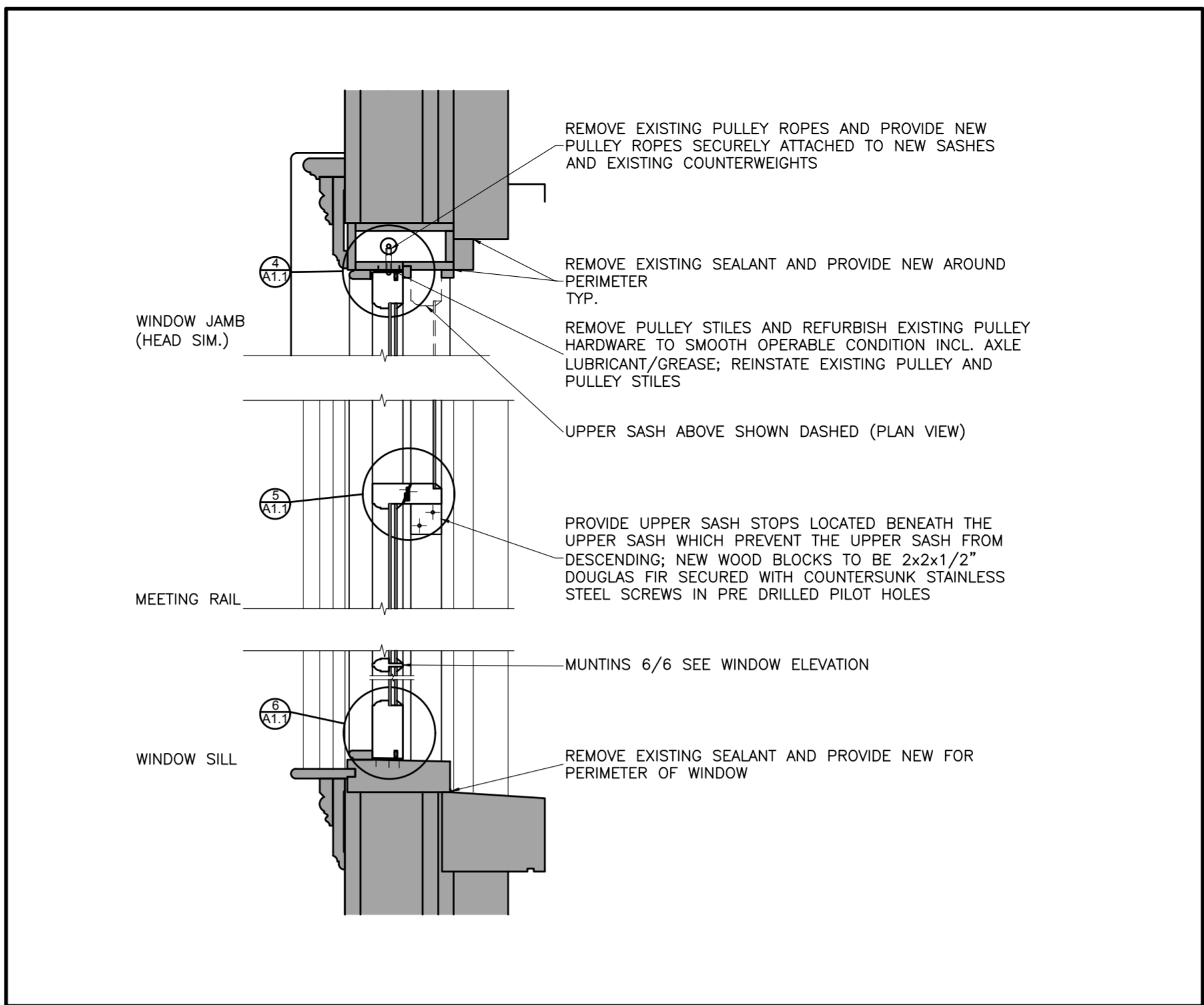
AH1.0



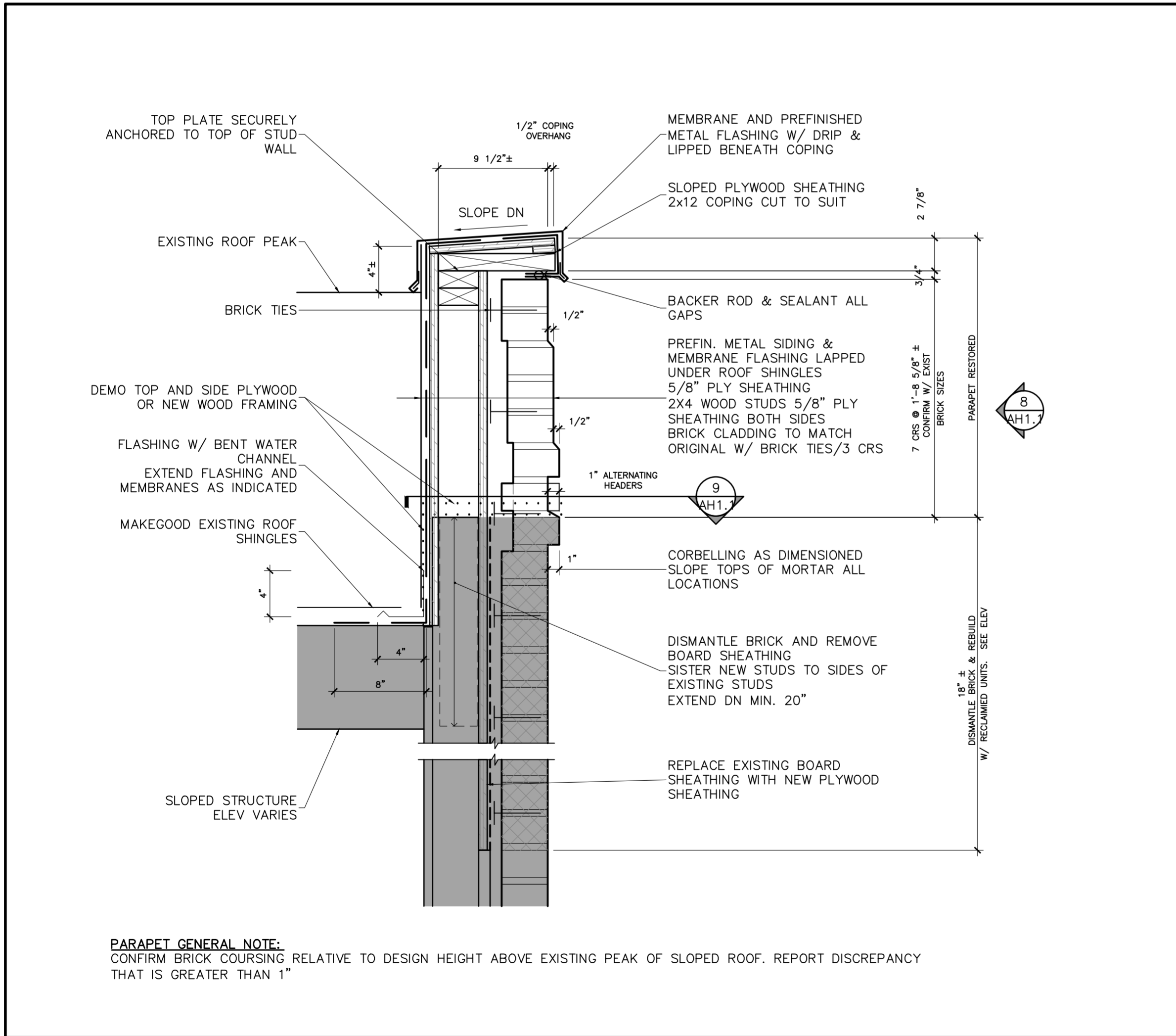
1 CORNICE SECTION
AH1.0 1-1/2"=1'-0" PROFILE '188/190' & TYPICAL NOTES



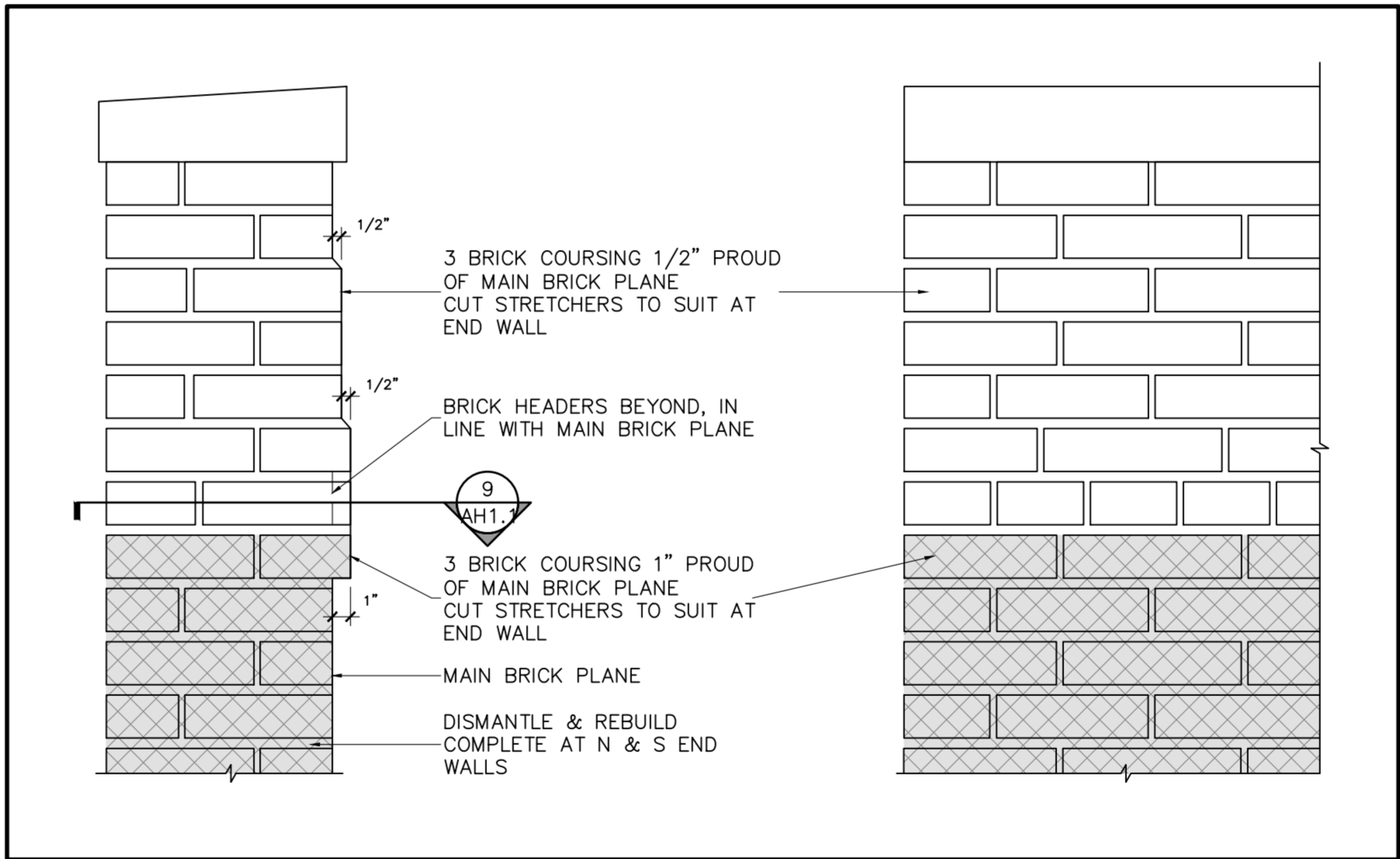
2 CORNICE SECTIONS
AH1.0 1-1/2"=1'-0" PROFILE '184/186' & '194'



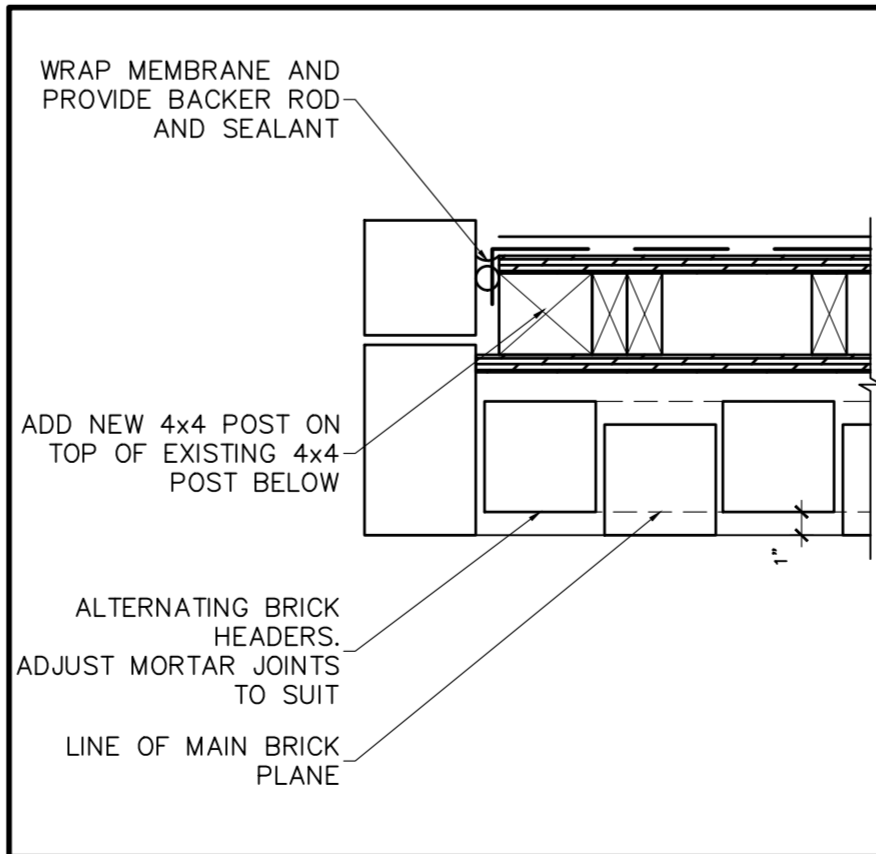
3 TYP. WINDOW SECTION
AH1.0 1-1/2"=1'-0" NEW REPLICA SASHES IN EXISTING FRAME



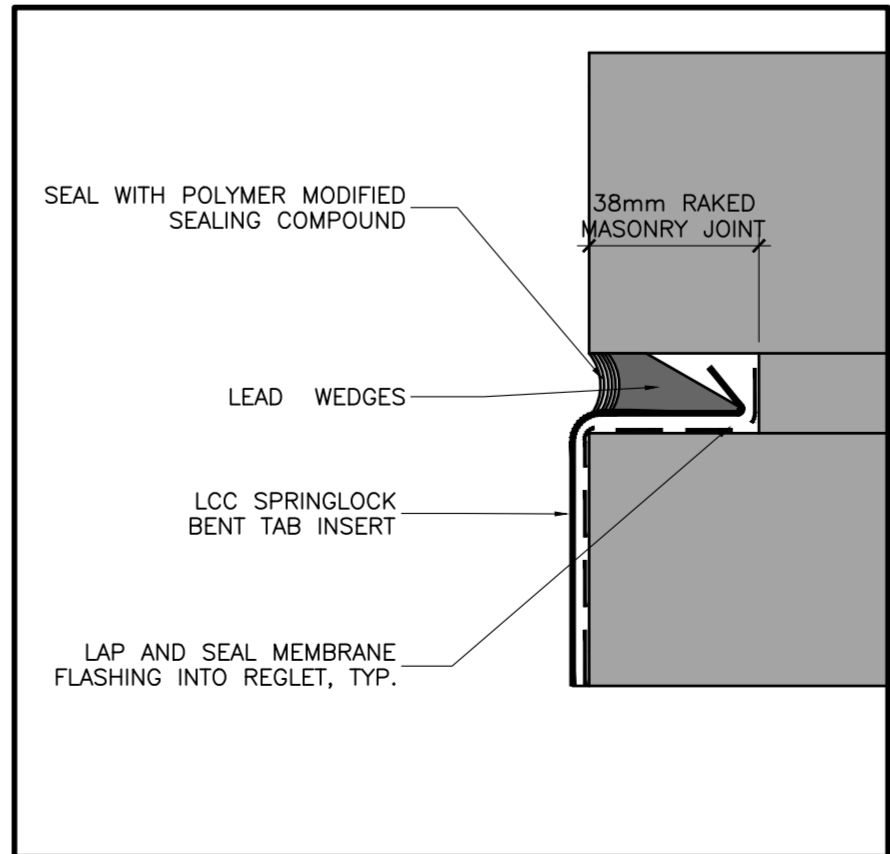
7 TYP. PARAPET SECTION DETAIL
AH1.0 1-1/2"=1'-0"



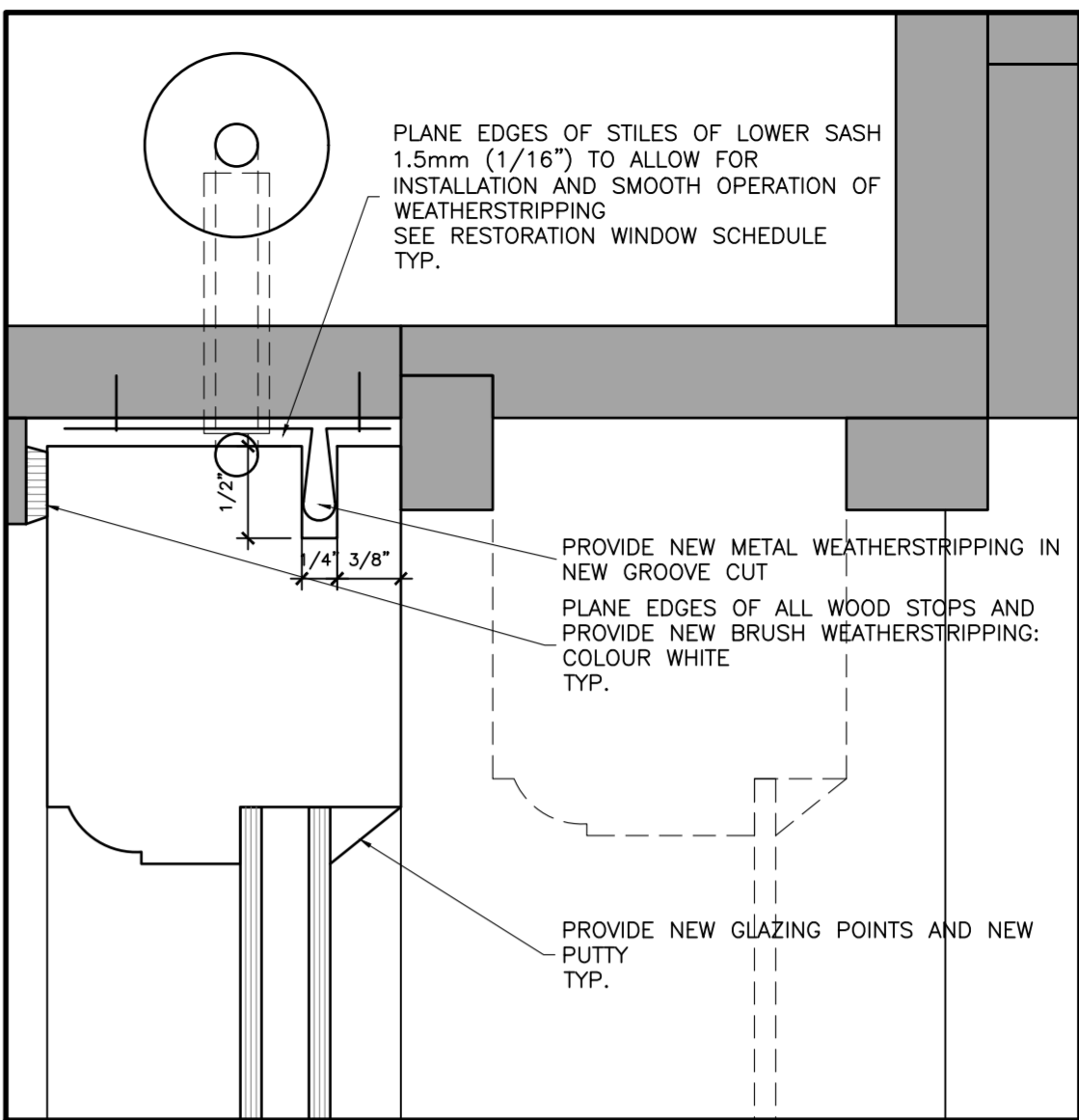
8 PARAPET DETAIL ELEVATIONS
AH1.0 1-1/2"=1'-0"



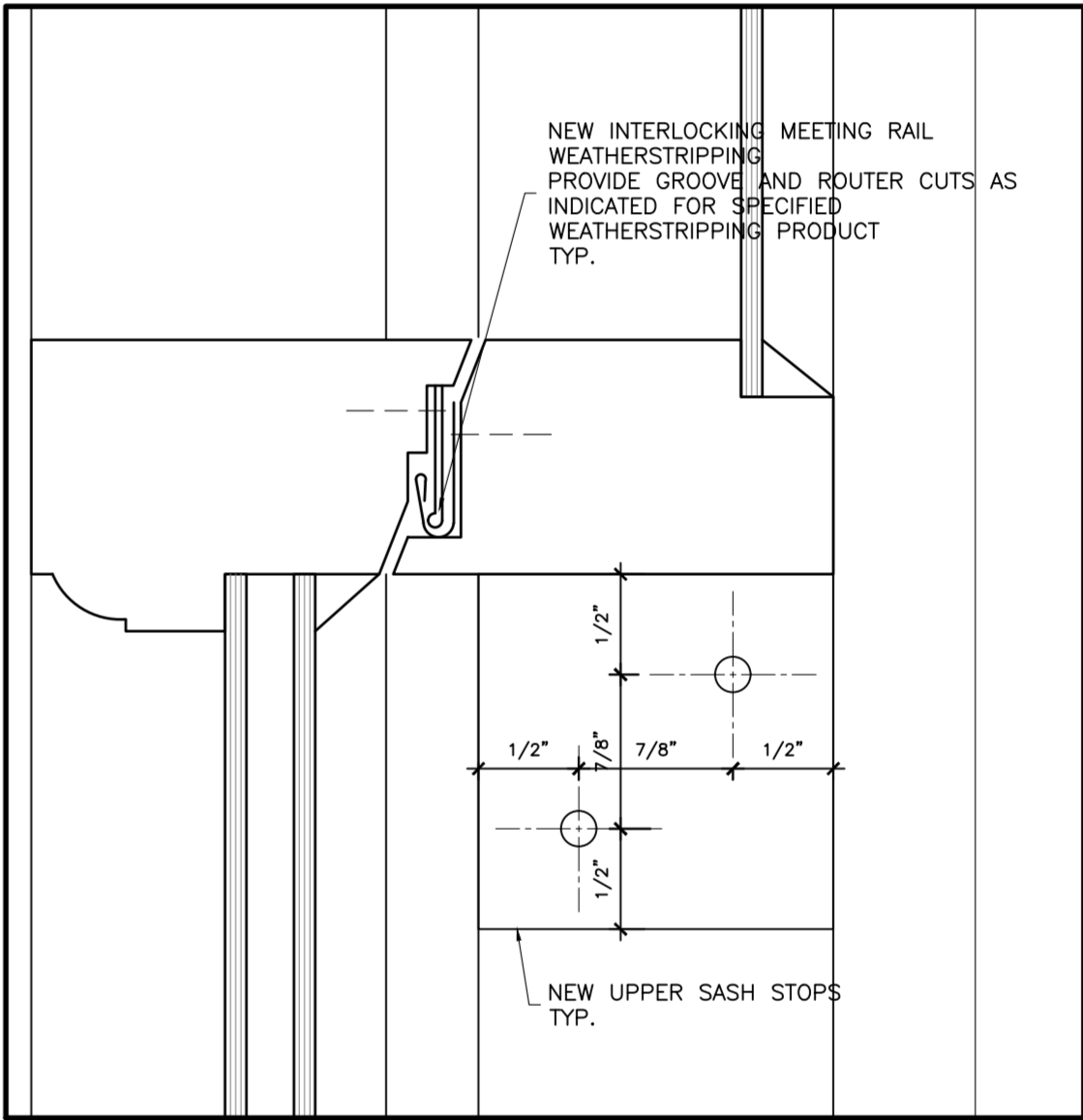
9 PARAPET PLAN
AH1.0 1-1/2"=1'-0"



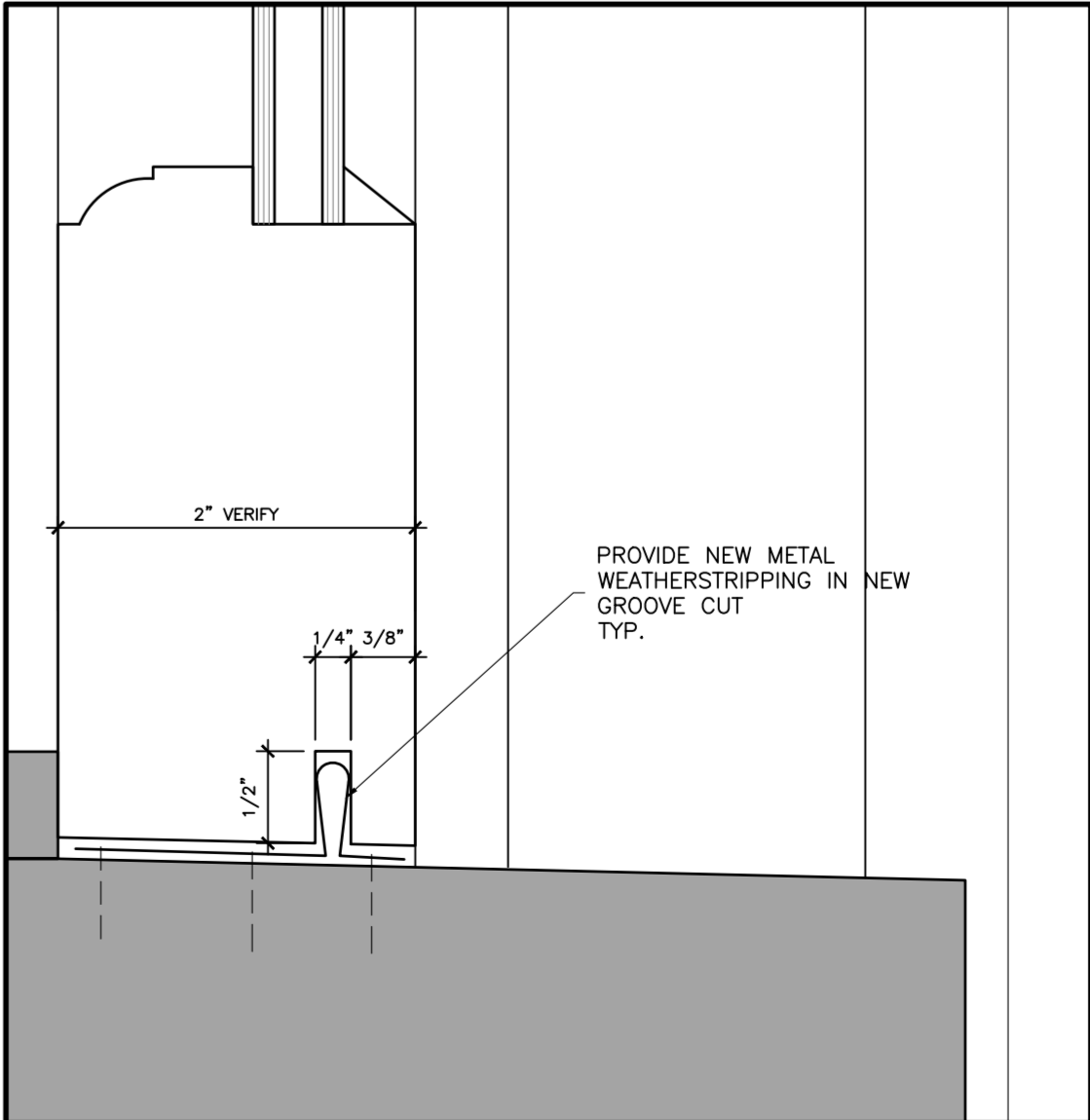
10 TYP. REGELET
AH1.0 6"=1'-0"



4 WEATHER STRIPPING DETAIL
AH1.0 1"=1"



5 WEATHER STRIPPING DETAIL
AH1.0 1"=1"



6 WEATHER STRIPPING DETAIL
AH1.0 1"=1"

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by:

date:



DATE	NO.	DESCRIPTION
2018.11.26	1	Issued for Conservation Plan
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2019.03.25	3	Issued for Conservation Plan, Heritage Permit & Building Permit

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PROJECT:

MAIN STREET CLOCK
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FOR:

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590 Alden Road, Suite 211
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PROJECT NO.: 18035
SCALE: as noted

DRAWN BY: NB, DF
REVIEWED BY: DF

TITLE: DRAWING NO.

DETAILS

AH1.1