

Heritage Permit Application

93 Lancaster St. E. Kitchener, ON N2H 1M5

November 2, 2022

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Application Form

Part 5 – Written Description

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc.

The roof on the house needs to be replaced. Shingles are worn and often come loose or blow off during major wind events. Instead of re-covering with asphalt shingles, we would like to install a metal roof overtop of the existing shingles.

We have chosen Canadian Metal Roof Manufacturing (CMRM) as the manufacturer and installer. The material to be used is steel with a colour of Slate Gray RAL 7024. The design pattern of the panels is the company's newest offering called Royal. The design simulates the appearance of cedar shake. We chose Slate Gray because of its similarity to weather-worn cedar shake.

CMRM claims their roof system provides an energy savings of up to 40%. They offer a 50 year warranty on steel roofs, and claim they are maintenance free. According to the salesperson (but not mentioned in their brochure), their steel roofs can withstand winds up to 120 mph (193 km/h).

The accompanying pictures show the chosen design and colour. There are also pictures of CMRM's work within the Civic Centre Neighbourhood, presumably the result of approved Heritage Permit Applications.

Part 6 – Review of City of Kitchener Heritage Permit Application Submission Guidelines

Describe why it is necessary to undertake the proposed work:

The asphalt shingles are aging. The south side of the roof was last re-shingled in 2008. The rest was done prior to August 2006. During many wind events over the past decade, shingles have come loose or completely blown off. The result is patchwork replacements or less than perfect re-hanging of the original shingles.

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

Cedar shake was a common roofing material during the time period when this property was built.

Describe how the proposal is consistent with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada:

One of the historically significant features of the house at 93 Lancaster St. E. is the intricate brickwork that is not present in neighbouring houses.

Examples of the brickwork are shown in the following two images.





Given the age of the wood soffit and fascia, it is important to protect it from the elements as best as possible. Aging asphalt shingles can allow water to seep onto and into the wood. Strong winds have the potential of lifting the edges of the shingles, and if accompanied by rain, allow that moisture to get under the shingles. Any retained moisture will work its way down, and eventually into the bricks.

Approximately 60 bricks were replaced in 2020 due to moisture getting inside the bricks and having frozen and blown out the exterior of the bricks. Adding a waterproof steel roof will help protect the fascia, soffit and bricks better than shingles.

Images in support of Part 5

With the proposed style Royal

90 Ellis Ave.

Style: Royal

Material: Steel

Colour: RAL9005 Black



With the proposed colour Slate Grey
111 South Dr.
Style: Indigo
Material: Steel
Colour: RAL7024 Slate Grey



Weather-worn cedar shake
209 Frederick St.
Style: Cedar Shake
Material: Cedar
Colour: Weather-worn grey-brown
in shadow



In sunlight



Other work done by Canadian Metal Roof Manufacturing

Within the Civic Centre Neighbourhood

29 Lancaster St. E.

Style: Victorian

Material: Steel

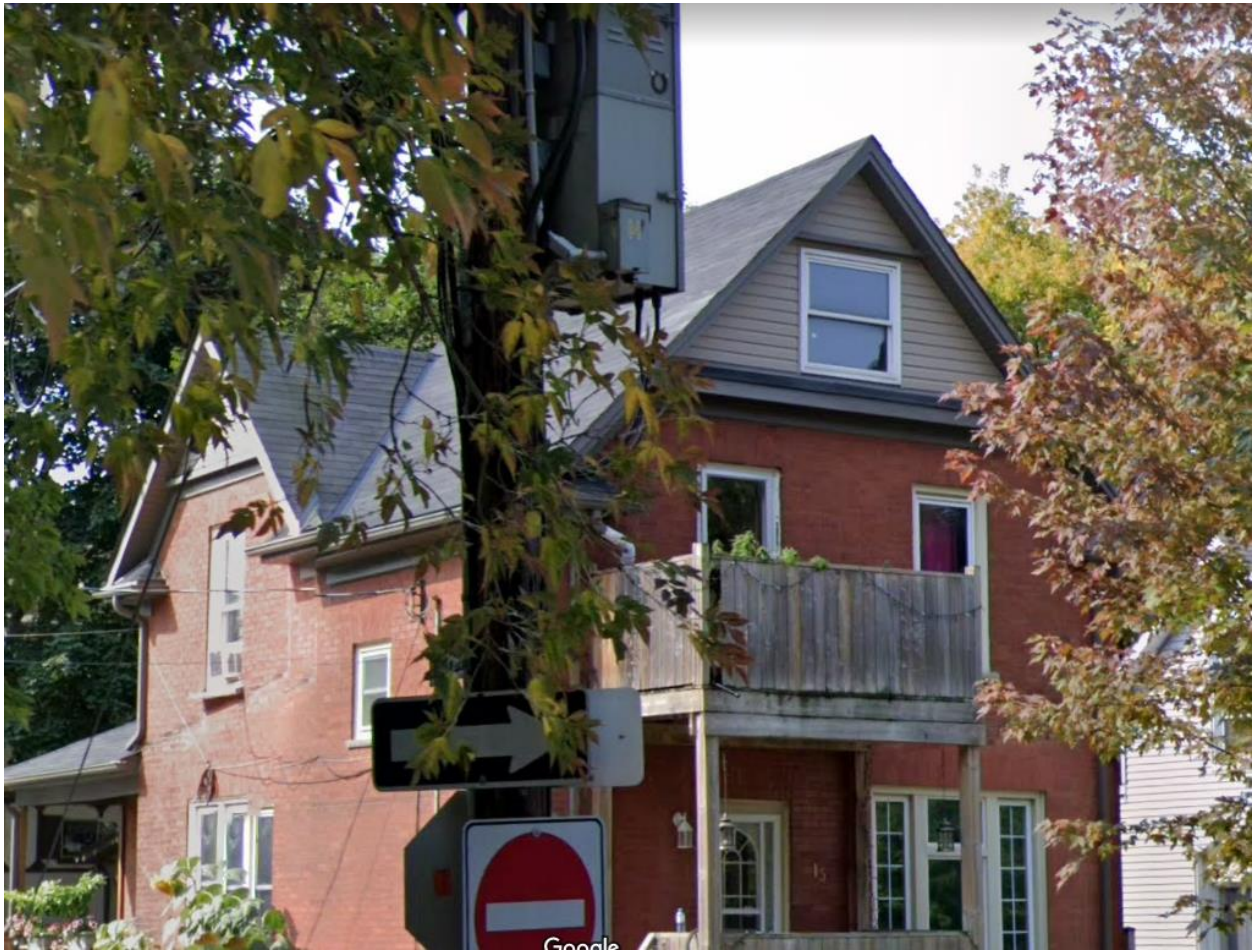
Colour: RAL8017 Chocolate Brown



15 St. Leger St.
Style: Indigo
Material: Steel
Colour: RAL9005 Black



15 St. Leger St. from September 2020 on Google Maps



Other metal roofs done by unknown installers within the Civic Centre Neighbourhood

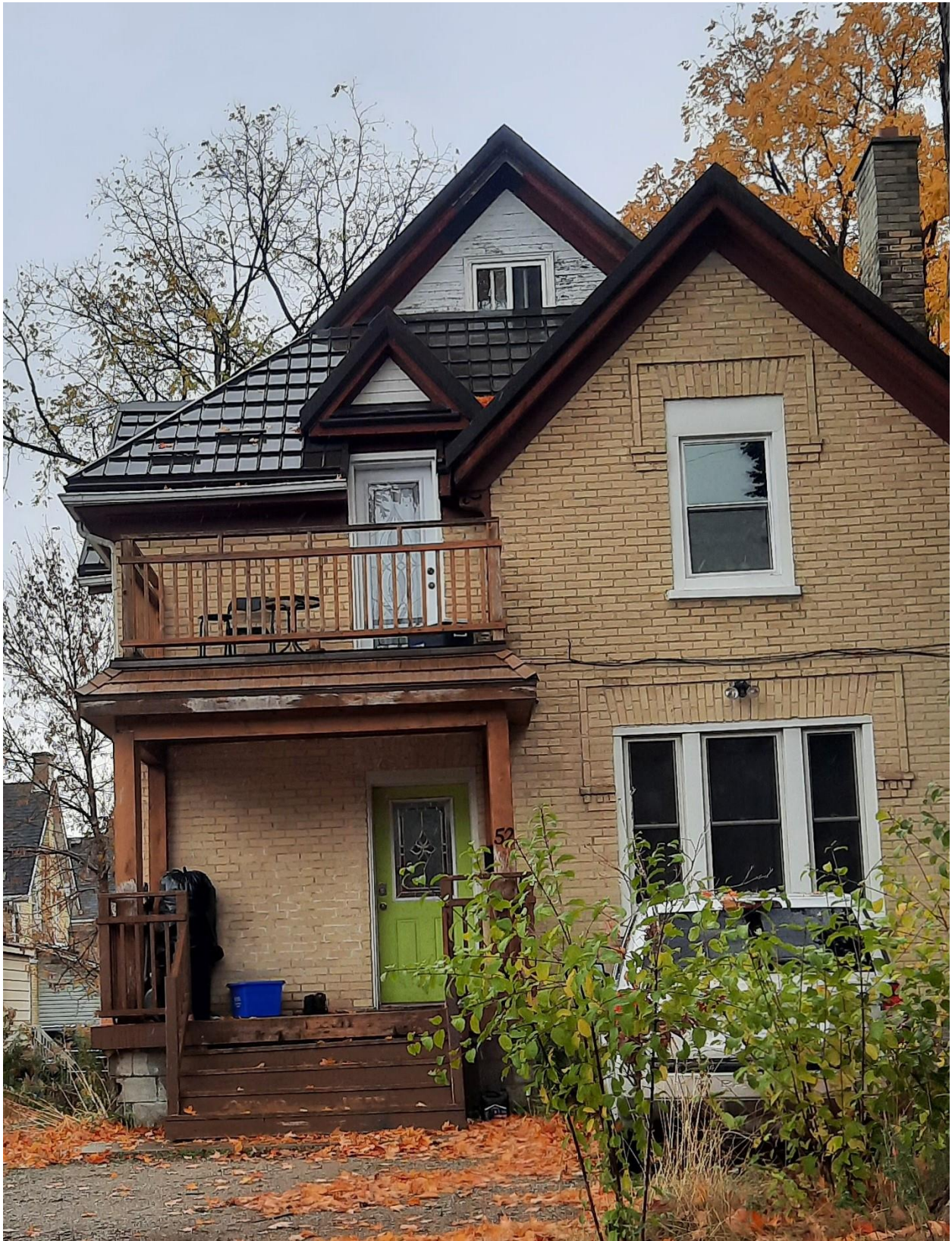
178 Queen St. N.



144 Queen St. N.



52 Ellen St. W.



86 Lancaster St. E.



70 Lancaster St. E.



More Steel Roofs in the Civic Centre Neighbourhood

A drive around the Civic Centre Neighbourhood will provide a better understanding of how many homeowners are having steel roofs installed instead of asphalt shingles. Houses with steel roofs include, but are not limited to:

41 & 86 Lancaster St. E.

144 & 178 Queen St. N.

8 St. Leger St.

10, 11, 17, 25, 35, 37, 43, 52, 57 & 59 Ellen St. W.

32, **37**, 76 & 80 Ahrens St. W.

95, 104 & 124 College St.

109 Young St.

16 & 28 Maynard St.

Architectural Ranking

Our house at 93 Lancaster St. E. has an A ranking according to the Civic Centre Neighbourhood Heritage Conservation District Plan. The following addresses are also ranked as A properties, and have also been outfitted with metal roofs:

37 Ahrens St. W.

95 College St.

16 Maynard St.

The condition of our roof

93 Lancaster St. E.

View from the rear:



View from the front:

