

Heritage Application for Window Replacements
at
543 Timothy Street, Newmarket
York Region Standard Condominium Corporation No. 1047



November, 2023

Building Introduction

- Originally constructed around 1912 as a factory
- Converted to low-rise residential condominium in or around 2005
 - Includes 56 units
- The building is of an industrial architectural style with a classical façade.



Existing windows - aluminum framed double-glazed fixed and hung window types with simulated muntins, c. 2005.

Why replace the windows?

Widespread issues with the operability - Many or most residents are unable to open the windows due to their size and weight

Many of the existing insulated glazing units (IGU's) have failures (either coating and/or seal failures) - This condition is most prominent at the upper fixed IGU's of the window systems



Heritage Designated Components

SCHEDULE "B" to Bylaw 1991-24

REASONS FOR DESIGNATION

The property known as 543 Timothy Street is recommended for designation for architectural and historical reasons. The building was constructed in 1912 according to the designs of Newmarket architect Oliver E. Tench for the woodworking division of the Office Specialty Manufacturing Company. The company, once the largest producer of wood and steel office furniture and equipment in Canada, operated in Newmarket from 1896 to 1971. The Toronto architectural firm, Aliward and Gouinlock, updated the principal facade in 1920.

The three -storey factory has a concrete base, solid red brick exterior walls, and a post-and-beam interior structure. The principal (south) facade, composed of the narrow two-storey end wall flanking Timothy Street, is organized into four bays by brick piers. The main entrance, offset in the first floor (second bay from the left), features a concrete doorcase with a Classical entablature and a floating transom, topped by a sculpted nameplate. The remaining bays in both levels contain triple six-over-six sliding sash windows with wooden mullions and lintels, and continuous stone slip sills. The facade is extended by a parapet roof with a moulded wooden cornice. The fenestration is repeated on the side elevations where ten bays are divided by concrete (basement level) and brick (upper floors) piers. The structure is covered by a flat roof terminating in a firebreak wall on the north end.

The Office Specialty Building (1912) is the earliest surviving component of a factory complex which extended along the railway tracks from Water Street past Timothy Street. The building is an important example of local industrial architecture, enhanced by its Classical facade.

Moulded wooden cornice below roof parapet

Main entrance door – concrete doorcase with a classical entablature and a floating transom, topped by a sculpted nameplate

Triple six-over-six sliding sash windows with wooden mullions and lintels, and continuous stone slip sills.

Solid red brick exterior walls



Window Repair Solution Considered

Repairing, with the intent to maintain the existing window frames, has been considered, though has been determined not to be feasible or practical due to:

Operational issues not being able to be improved upon (by maintaining large hung style operable windows)

Significant IGU replacements would be required, and will continue to be required as the windows age, significantly increasing the cost of the repair approach

Proposed Work

Replace existing windows

- Brick to brick replacement with new aluminum framed operable awning types within one of the three window areas along the bottom of the the bottom of the window systems and the remainder of the windows being fixed. This would be intended to increase operability potentials.
- The dimensions and proportions of the new window systems are to closely match the existing window systems, as to not alter the overall alter the overall appearance and proportions of the window systems.
- The proposed window systems in general are intended to appear close to the current existing windows, maintaining the historic inspiration historic inspiration that is present today, through the use of simulated muntins, similar to how the existing windows maintained the visual maintained the visual appeal when they were installed circa 2005.

We would note that brief consideration has been given to replacing the windows with wood framed window systems, however, this consideration however, this consideration has been abandoned due to the combustibility of the material, long-term maintenance requirements, durability, and requirements, durability, and the sheer size of the window rough openings.

Replace 2 non-designated exit/entrance doors

- Aluminum framed swing types with double-glazed inserts.
- Replacements to be completed to match existing.
- The dimensions and proportions of the new window systems are to closely match the existing window systems, as to not alter the overall alter the overall appearance and proportions of the window systems.

Masonry brick repairs

- Locally replace bricks and complete tuck-pointing locally, if deteriorated areas are encountered
- To be completed to match existing, within the limitations of presently available bricks

Impact of Proposed Work on Heritage Designated Components

| Scope Item | Heritage Designated Item | Impact/Change |
|--------------------------------|--|---|
| Window Systems | Triple six-over-six sliding sash windows | Proposed windows to include simulated muntins, similar to existing windows and to provide historic feature of original windows Proposed windows to include operable awning type (to create windows that can be operated more easily) |
| Components Around Windows | Wooden mullions | Existing windows include metal spandrel panels between windows Proposed windows are to match the existing windows |
| Components Around Windows | Lintels above windows | N/A – Not part of proposed work |
| Components Around Windows | Continuous stone slip sills. | N/A – Not part of proposed work |
| Solid Red Brick Exterior Walls | Yes | To be repaired (if needed) to match existing |
| Window Frame Colour | Not heritage designated | N/A – Colours being considered are: white, grey, dark brown or black |
| Entrance/exit Doors (N End) | Not heritage designated | N/A |

Summary

The existing windows are in substandard condition, due to their failed IGU's and operational issues.

The proposed new windows would provide the owner with increased operability potentials, while maintaining the historical attributes that the existing non-original windows do, including simulated muntins and similar sizes and proportions.

Brick masonry repairs (if determined to be required at the time of construction) are intended to be completed to match existing and would be required for cladding durability and reduction of leakage potentials.

The two existing exit/entrance swing doors at the north end of the east elevation, are not heritage designated, though are intended to be replaced to match existing.