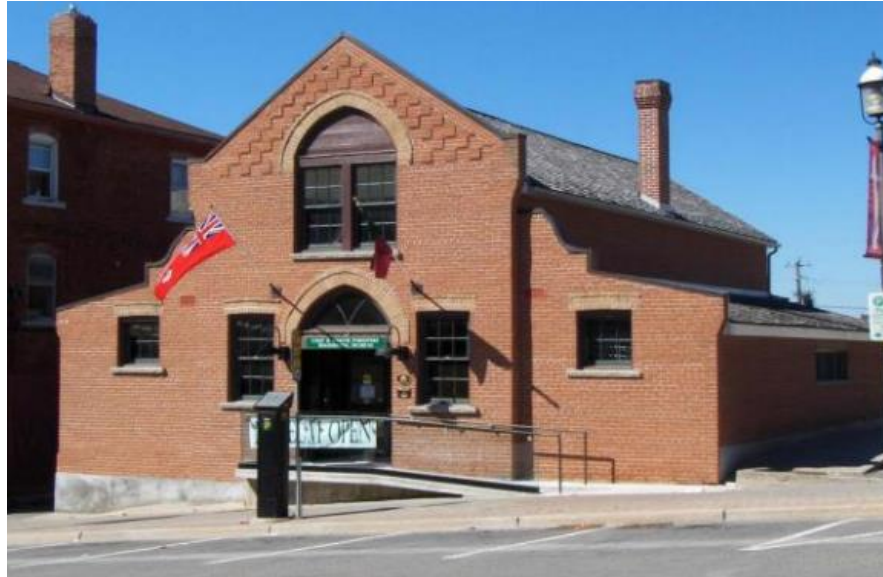


# MULCASTER STREET ARMOURY BUILDING ROOF REPLACEMENT PROJECT PROPOSED ALTERNATE MATERIAL



**HERITAGE COMMITTEE MEETING**

**THE GREY & SIMCOE FORESTERS REGIMENTAL MUSEUM – 36 MULCASTER ST.**

Presented By: Garret Walsh

Date: April 13, 2022



# Building History

- 36 Mulcaster was built in 1888-89 for the 35<sup>th</sup> Battalion (Simcoe Foresters) volunteer militia
- After the first World War it became occupied by the Barrie Board of Works
- 1948 the Board relocated, and the facility became home to a Farmers' Market
- Currently home to the Grey and Simcoe Foresters Regimental Museum, named under the Organization of Military Museums of Canada



# Current Conditions

We are here before the Heritage Committee to outline the scope of work for this project and present our recommendations of an alternate roofing material for your consideration. Use of this product will maintain the aesthetic Heritage elements of this facility's roof finishes and provide extended protection of the City's asset at a reduced cost.

- The existing cedar shake roof is at the end of its lifecycle and needs to be replaced in order to prevent damages to the building structure and the interior elements through potential water infiltration.
- The current roof finishes are comprised of; natural cedar shake roofing installed over what appears to be a felt underlayment, on top of wood planking which is secured to the wood roof rafters, completed with prefinished metal flashings and eavestrough.

# Current Conditions

- Based on a condition assessment performed by CCI Group (2016/17) it is believed that the existing cedar shake roof was installed in 1996 as part of the renovations which took place at this facility.
- Observations from a recent onsite review:
  - The cedar shake roof shows signs of aging – nearly at the average lifespan of a typical 30-year expectancy for this type of installation
  - Some existing repairs are visible on the cedar shake roof
  - Signs of moisture infiltration/staining were observed on the wood plank substrate from the attic hatches, although it is unclear as to how or when these stains were caused
  - Visual inspection from the attic access hatch noted a few locations where wood planking substrate is cracked/damaged
  - Areas of the low roof can see daylight visible from attic access hatches along the abutment where the low roof meets the brick wall

# Observations From Site Visit



**Repairs and signs of wear**



**Damaged substrate**



**Daylight observed on South Low-roof**



**Daylight observed on North Low-roof**

# Proposed Alternate Material

ENVIROSHAKE®

A COMPOSITE ROOFING PRODUCT WHICH REPLICATES THE NATURAL APPEARANCE OF CEDAR SHAKE WITH MULTIPLE ADDED BENEFITS



# Justification For Proposed Alternate

- Extended lifespan – reduced cost for the city
- Lifetime (50 year) Warranty – cedar shake roofing would only come with a one-year contractor’s warranty. Extended manufacturer’s warranties can be purchased; however, the cost is substantial and only provides limited protection/coverage
- Authentic look of natural Number 1 Grade tapered-split cedar shakes
  - 2 profiles designed using 3D imaging of real cedar shakes and shingles
  - Colour options emulate natural cedar roofing in various stages of life
  - Real wood fibres used along with cellulosic fibres to capture authentic aesthetic and thickness of natural cedar shakes
- Maintenance and durability – mold/mildew/insect resistant, will not crack or peel, fire-retardant, highest impact certification level available, freeze-thaw resistant and a high wind resistance rating
- Environmentally-friendly – 95% of the content is derived from repurposed post-industrial polymers elastomers and fibres

# Proposed Alternate Material

## ENVIROSHAKE®

- Wind Protection**
  - Meets and exceeds Miami Dade requirements
  - Can withstand winds in excess of 180 mph (290 km/h)
- Eco-Friendly**
  - Products made from 95% repurposed materials
  - Water runoff is potable
  - 100% recyclable
- Maintenance Free**
  - Will not rot, crack, split, or warp
  - Mold-, mildew-, and insect-resistant
- Lifetime Warranty**
  - Fully transferable
  - Lifetime Protection
- Hail Protection**
  - Highest Hail Impact Rating
  - Class IV Impact Resistance
- Cost Savings**
  - Substantial lifetime savings compared to natural cedar
  - Avoid costly repairs
- Aesthetics**
  - Unmatched authentic look of cedar and slate
  - Enhance overall home appearance

### Color Palette

#### ENVIROSHAKE



Silvered Cedar



Aged Cedar



Multi-Tone\* (Combination of Silvered Cedar & Aged Cedar)





# List of Historical Projects

- Enviroshake has been used on numerous historical buildings throughout Canada, U.S.A.:
- Southshore Community Centre, Barrie ON
- St James Anglican Church; Stratford ON
- St Georges Anglican Church; Sutton West ON
- The Crawford House; Hamilton ON
- All Saints Anglican Church; Collingwood ON
- Eildon Hall (Sibbald Memorial) Museum; Sutton West ON
- Lowville School House; Burlington ON
- Historic Farmhouse; Montreal QB
- Merriwold Castle; Highland Park NJ
- Winterthur Museum Visitors Centre; Wilmington DE
- Stephenville Museum; Stephenville TX
- George Eastman House: International Museum of Photography and Film; Rochester NY
- Many others... also including locations in the Caribbean



# Request for Committee Endorsement

We are seeking the Heritage Committee's endorsement of the following:

- A) Altering the proposed building (Armoury Building – 36 Mulcaster St) for the purpose of replacing the existing roof, and
- B) Endorsement for the use of Enviroshake as the preferred material for the new roof replacement.

# Questions or comments?

Thank You!

