



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 12, 2025

SUBJECT: Major Heritage Permit Application
Proposed Restoration, New Addition, and Detached Garage/Accessory Building
2 Alexander Hunter Place, Markham Heritage Estates
HE 25 110695

Property/Building Description: James Brander House, c.1874, a 2-storey red brick farmhouse in the Italianate style.

Use: Residential

Heritage Status: Designated under Part IV of the Ontario Heritage Act

Application/Proposal

- The owner of the property wishes to proceed with restoration of the James Brander House, as well as the construction of a new 2-storey rear addition and a detached garage/accessory building.

Background

- In 2019, the City approved a site plan application for the restoration of the house, new rear addition and accessory building, but as work commenced, the owner decided that they wanted to revise the approved plans by relocating the driveway to Heritage Corners Lane instead of Alexander Hunter Place.
- A new site plan application seeking approval for the new driveway location was submitted in 2021 but was later abandoned when the owner/applicant passed away.
- The spouse of the original applicant has decided to proceed with the project and has hired a new designer to submit plans reflecting the desired change in location of the driveway as approved in 2019 as well as to the garage accessory building to address the proposed change in driveway location.

Staff Comment

- The proposed new location of the driveway and location, form, massing and scale of the proposed rear addition and detached garage/accessory building are supportable from a heritage perspective, but staff recommends that the following details be revised prior to approving the heritage permit application

For the Restoration of the Brander House

- That the front veranda be designed to replicate the details of the veranda at 141 Main St. Unionville (a Unionville historic house similar in architectural style from the same local)
- That the veranda have a traditional vented skirt;
- That the shutters be illustrated as traditional louvred shutters;
- That the existing wooden windows be restored;
- That the existing front door and glazed transom be replaced with a historically appropriate front door and transom;
- That the chimney have traditional brick detailing at the top;
- That the basement windows have traditional 3 pane design;
- That all references to modern materials such as aluminium soffits be deleted and replaced with traditional materials.
That the paint be removed from the brick using the gentlest method of removal in consultation with Heritage Section staff.

For the proposed Rear Addition

- That the board and batten siding have moulded battens;
- That the windows be revised to 2 over 2 windows;
- That the doors on the west and south elevations be revised to a more historically authentic configurations;
- That the eaves of the proposed dormers be extended;
- That the wrap around veranda be designed to reflect the details of the side veranda of 141 Main St. Unionville so that it is subordinate in detail to the front veranda;
- That the window sills be made of wood reflecting the authentic dimensions of historic window sills;
- That references to modern materials such as aluminium soffits be deleted and replace with traditional materials;
- That shutters be detailed as louvred shutters;

For the proposed Detached Accessory Building

- That the board and batten have flat battens
- That the garage doors be made of wood to resemble traditional barn or carriage house doors;
- That the windows be revised to 6 over 6 windows;
- That the windows of the ground floor be made larger;
- That the roofing material be either cedar shingles or a traditional galvanized metal roof;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the proposed location of the driveway or the location, massing, form and scale of the proposed rear addition and detached garage/accessory building;

That Heritage Markham supports the proposed design revisions to the restoration plan of the main house and new construction plans for the rear addition and garage as identified by Heritage Section staff;

AND THAT Heritage Markham delegates final review of the Major Heritage Permit application to Heritage Section staff provided the recommendations of staff are implemented.

Attachments:

A - Location Map

B - Photographs of the James Brander House

C - Site Plan and Elevations Approved in 2019

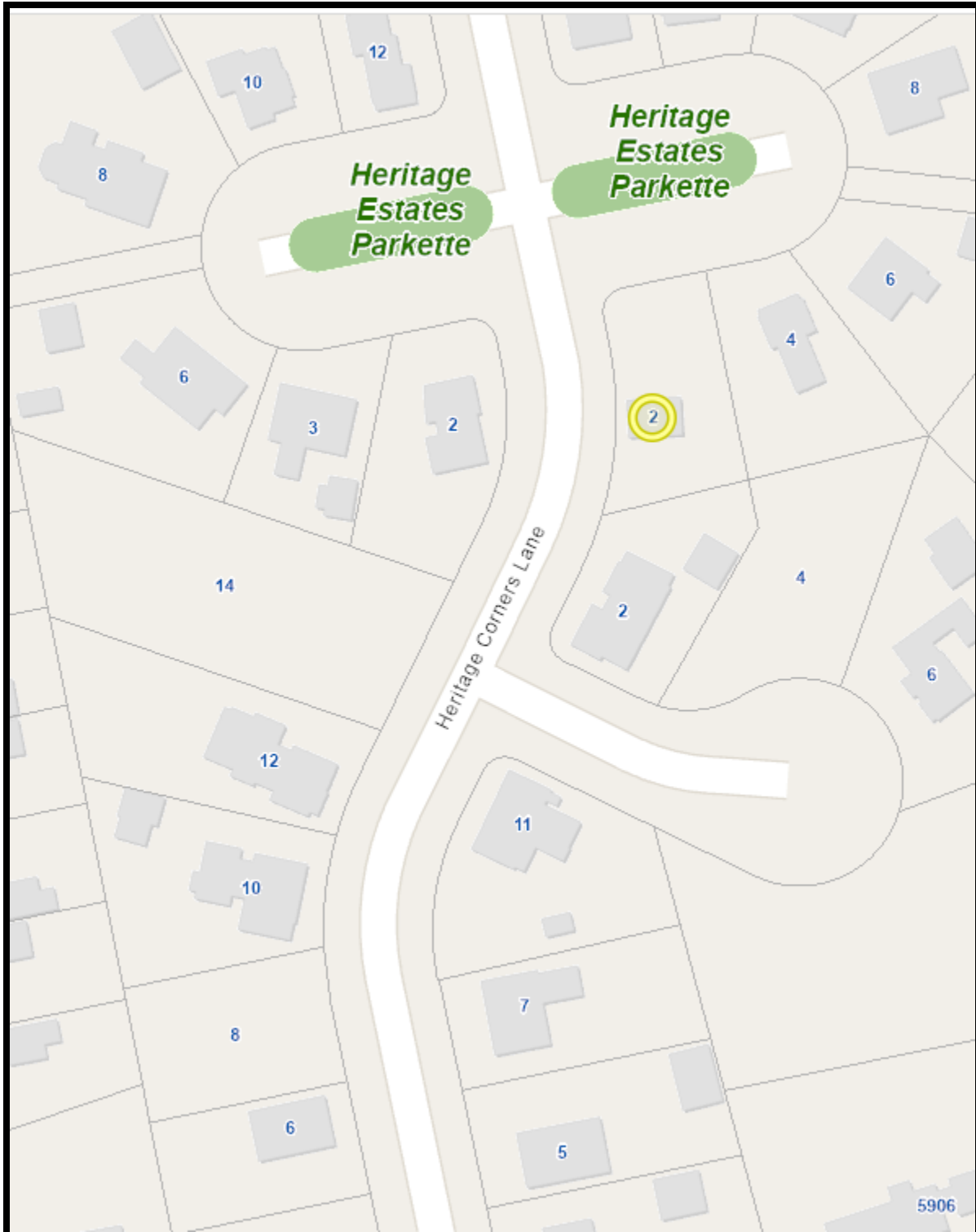
D - Proposed Site Plan and Building Elevations

F - Historic Photo of 141 Main Street Unionville

File: 2 Alexander Hunter Place

Q:\Development\Heritage\PROPERTY\ALEXHNTR\02\Major Heritage Permit 2025\Heritage Markham\HM Memo March 2025.doc

Attachment A - Location Map



Attachment B - Photographs of the James Brander House



[illegible]



FRONT ELEVATION - NORTH

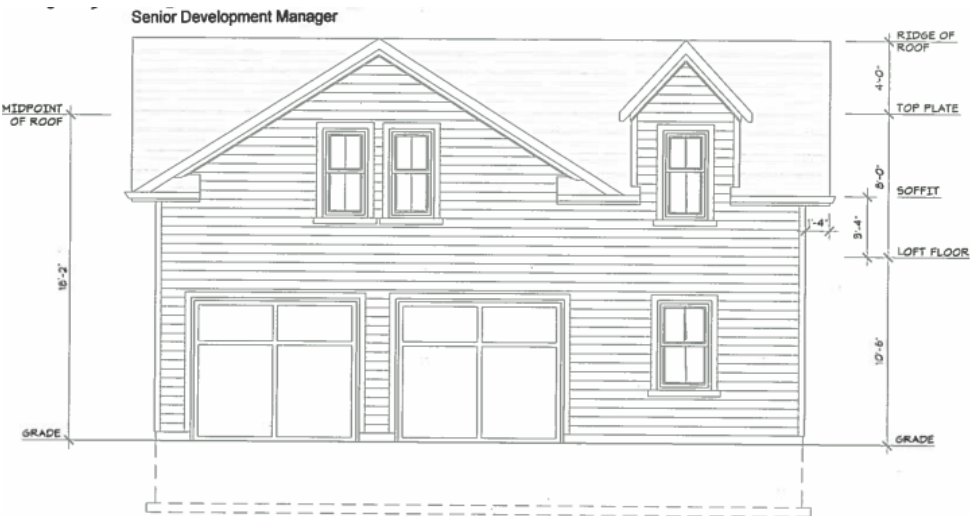


WEST SIDE

POLICY

NOTE:
ALL DIMENSIONS ARE
GIVEN IN FEET & INCHES

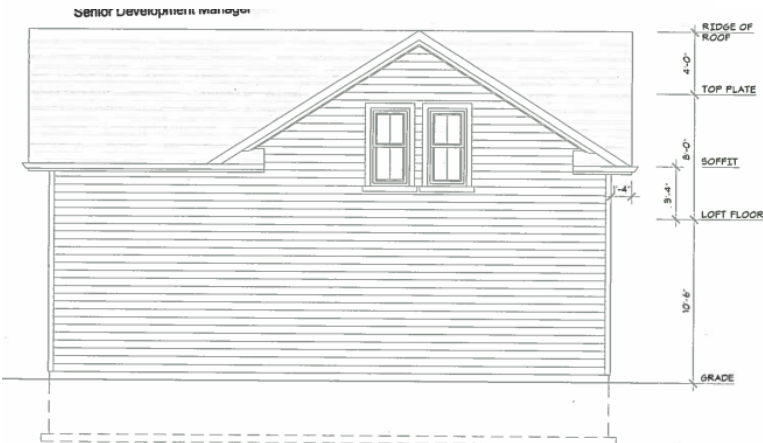
Accessory Building



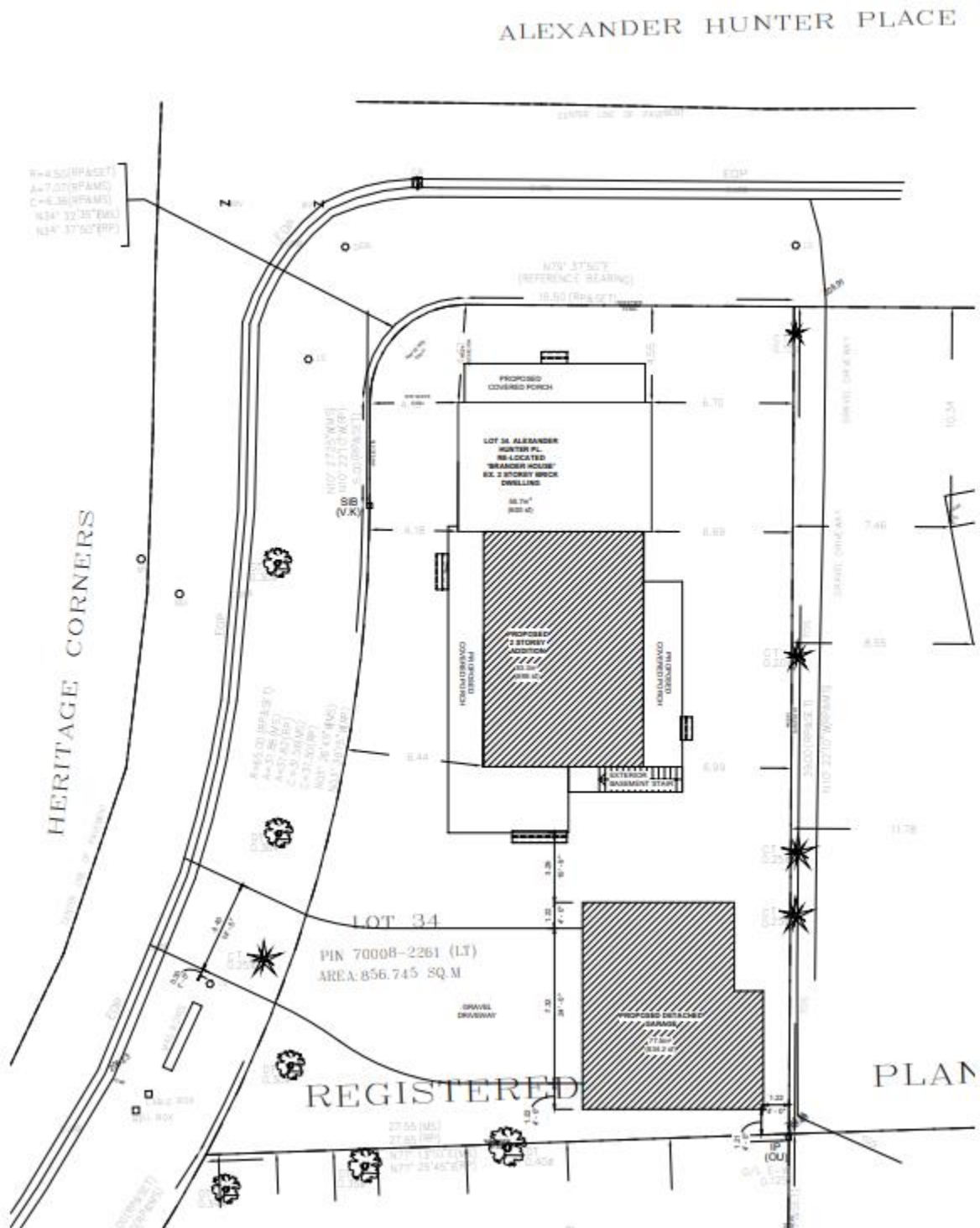
FRONT ELEVATION

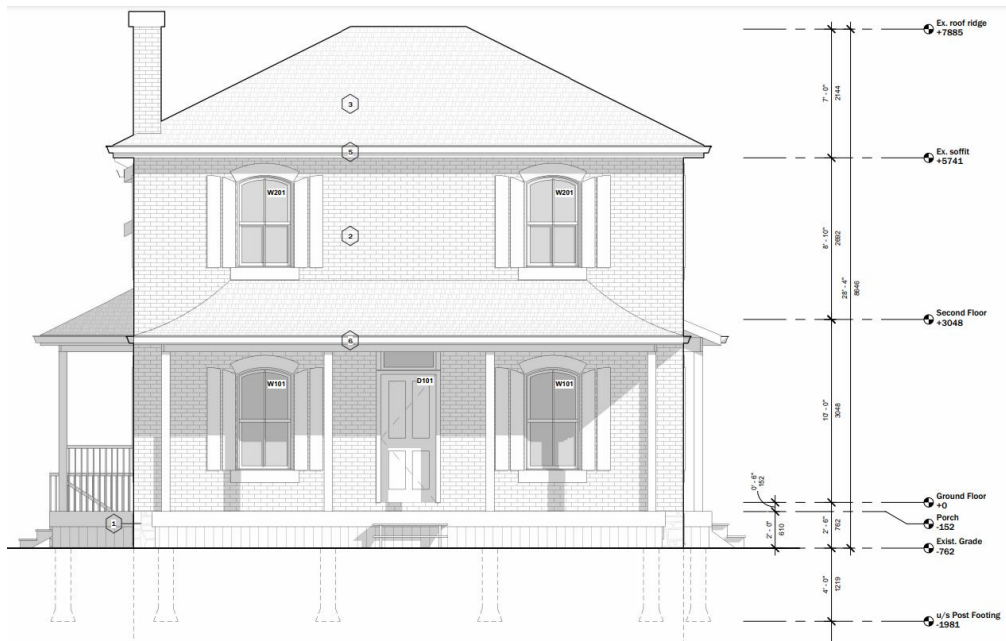


RIGHT SIDE ELEVATION



REAR ELEVATION





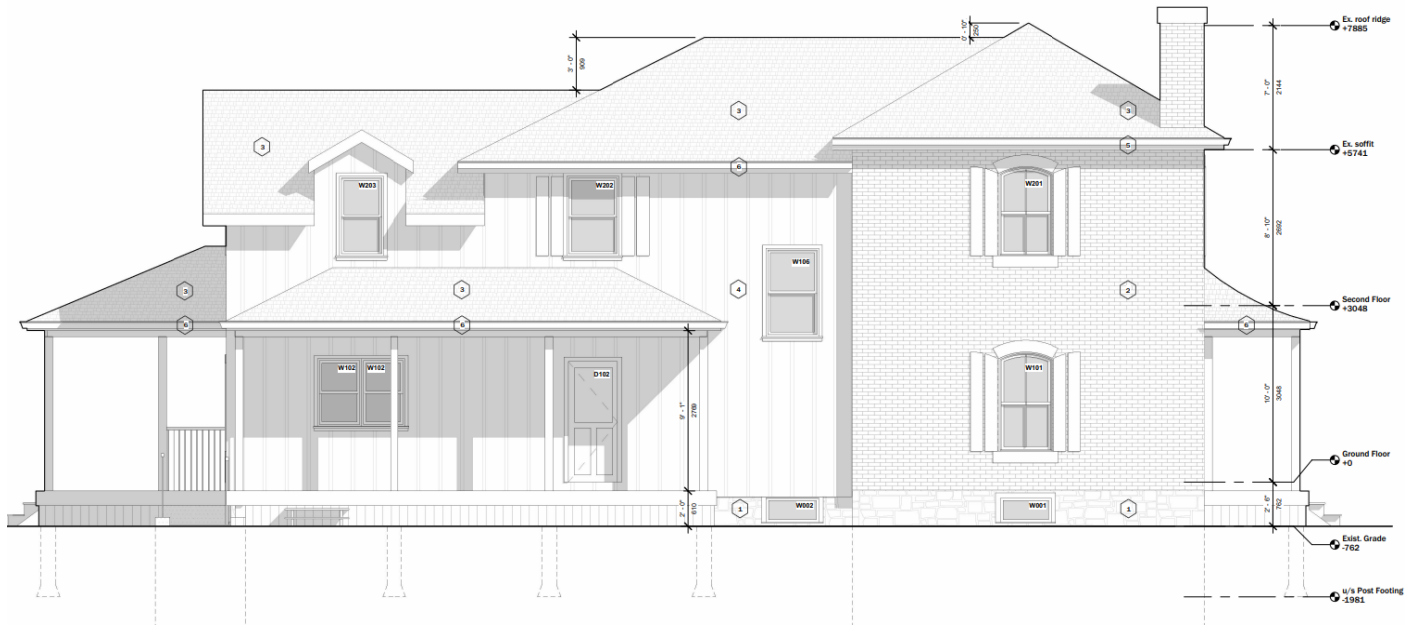
Proposed North (front) elevation



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation

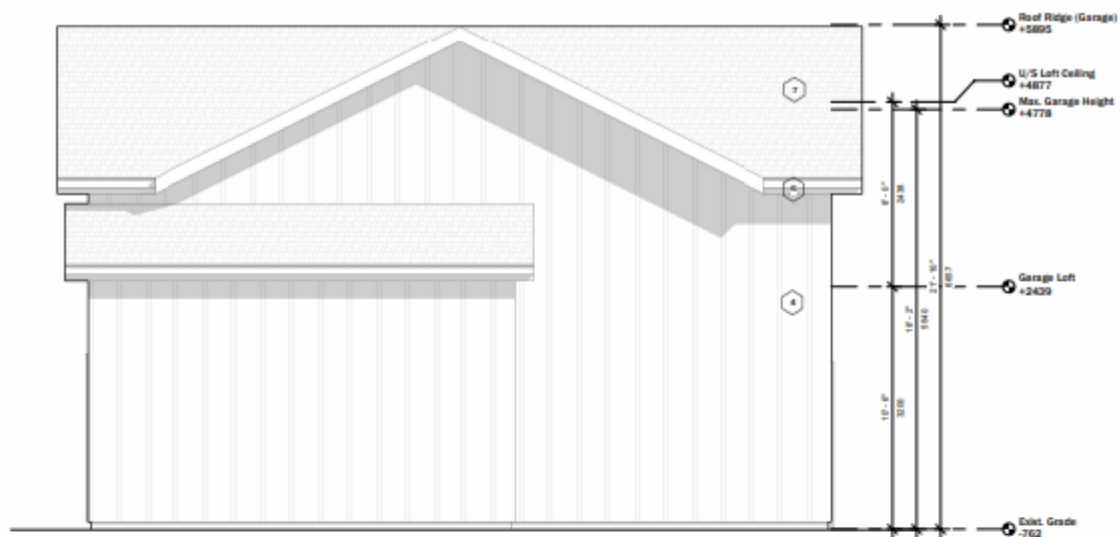
Architectural drawing of the West Elevation - Garage. The drawing shows a two-story structure with a gabled roof and two large garage doors on the ground floor. Key dimensions and elevations are provided:

- Second Floor +3048
- First Floor +0
- Roof Ridge (Garage) +5895
- U/S Loft Ceiling +4877
- Max. Garage Height +4778
- Garage Loft +2439
- Exist. Grade -762

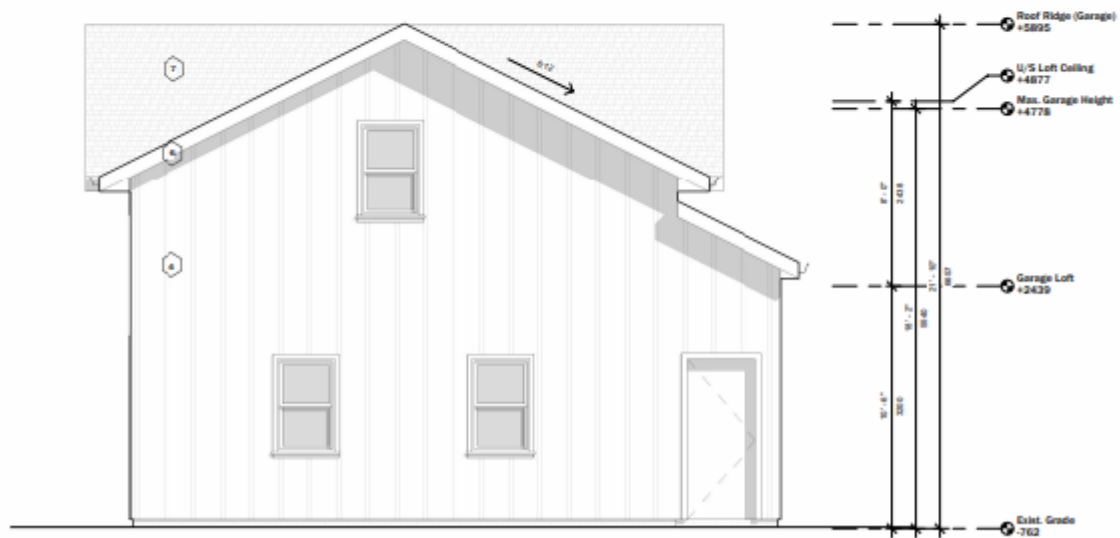
The drawing includes a north arrow and a scale of 1:50.

North Elevation - Garage

1 : 50



① East Elevation - Garage
1:50



② South Elevation - Garage
1:50

Historic Photo of 141 Main Street Unionville

