



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: October 14, 2020

SUBJECT: Building Permit Application
180 Main Street North, Markham Village Heritage Conservation District
HP 20 128235

Property/Building Description: 2 ½ storey single detached heritage dwelling

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and classified as a Group 'A' building, or buildings that define the heritage character of the district.

Application/Proposal

- The owner has submitted a building permit application proposing to:
 - Install more appropriate traditional style windows in the concrete block 1960's addition;
 - Construct a wrap-around veranda in the rear ell of the building basing the details on fragments of a historic veranda that has been removed;
 - Clad the 1960's addition in a vertical tongue and groove Maibec siding;
 - Re-clad the historic two storey frame tail in the same Maibec tongue and groove vertical siding which is being installed on the 1960's addition

Background

- The property is in the process of being renovated by new owners that want to restore and enhance the heritage character of this property through numerous improvements.

Staff Comment

- Staff has no objection to the proposed new windows and cladding for the 1960's concrete block addition as this would help improve the appearance of the property from a heritage perspective;
- However, staff would like to obtain feedback on two matters:

- The proposed veranda that would wrap around the rear of the building. There is evidence of two smaller verandas, but not of a continuous veranda treatment as proposed. Also, clarity is required on the how the veranda deck would work, especially on the west elevation. The porch post/decorative details should be based on the remaining decorative fragments of a former veranda.
- The removal of the existing historic cladding from the 2 storey heritage frame tail of the building;
Staff notes that this portion of the house is not visible from Bullock Drive or Main Street and that the historic cladding found on this tail portion is in a somewhat deteriorated state, differing from the south façade, which is clad in a historic tongue and groove siding, to the west façade which is clad in a historic clapboard siding.
Installing new tongue and groove siding on the south façade would maintain the current appearance but would change the appearance of the west facing façade.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the proposed cladding of the 1960's concrete block addition to 180 Main St. N. with Maibec tongue and groove siding;

THAT Heritage Markham provides the following comment on the proposed wrap around veranda:

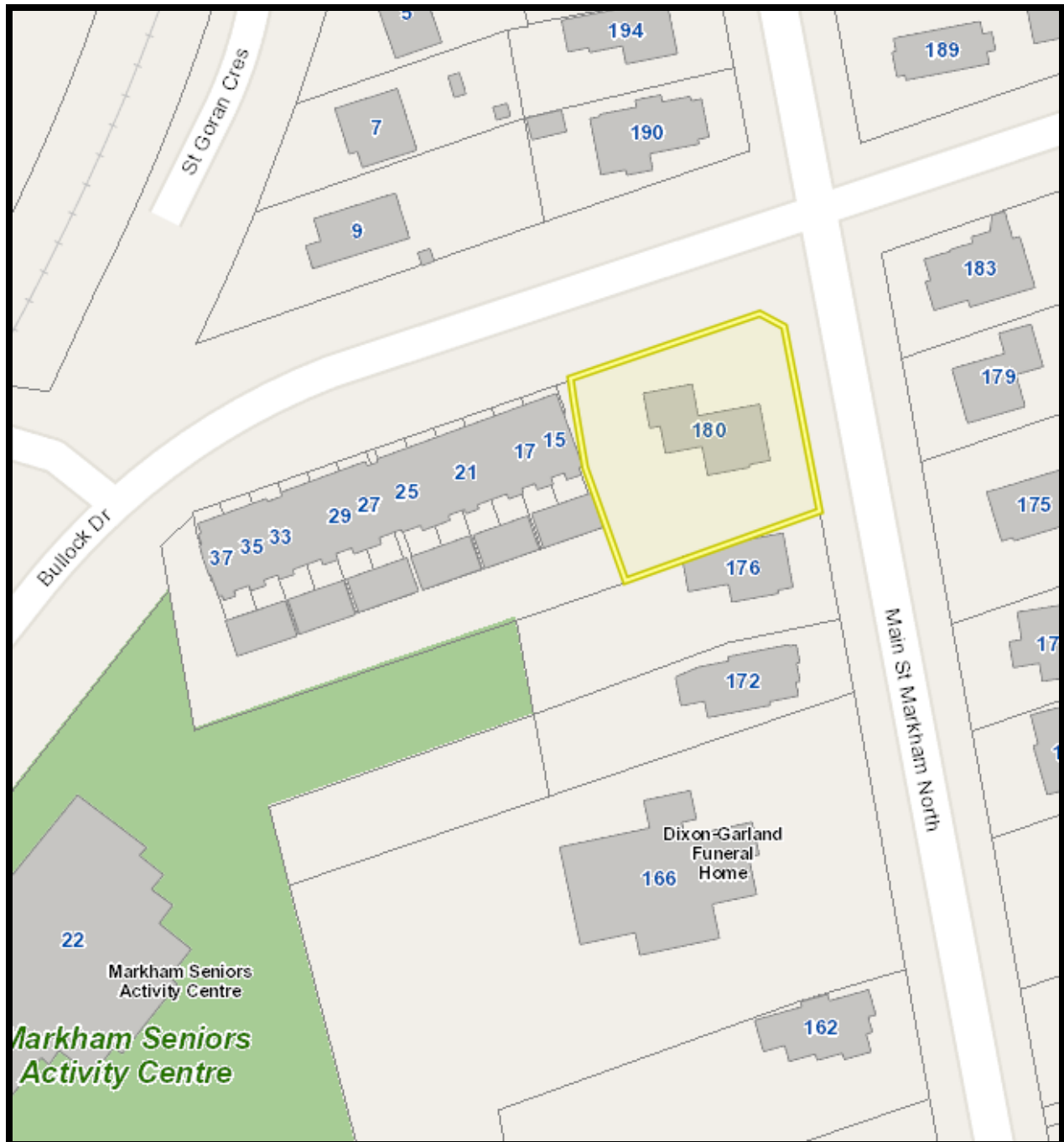
Options

AND THAT given the lack of exposure and condition of the existing historic siding that Heritage Markham has no objection to its replacement with new vertical tongue and groove Maibec siding;

Or

AND THAT Heritage Markham does not support the removal or covering up of the historic wooden clapboard and tongue and groove siding with new siding and prefers that the historic siding is restored and repaired as required.

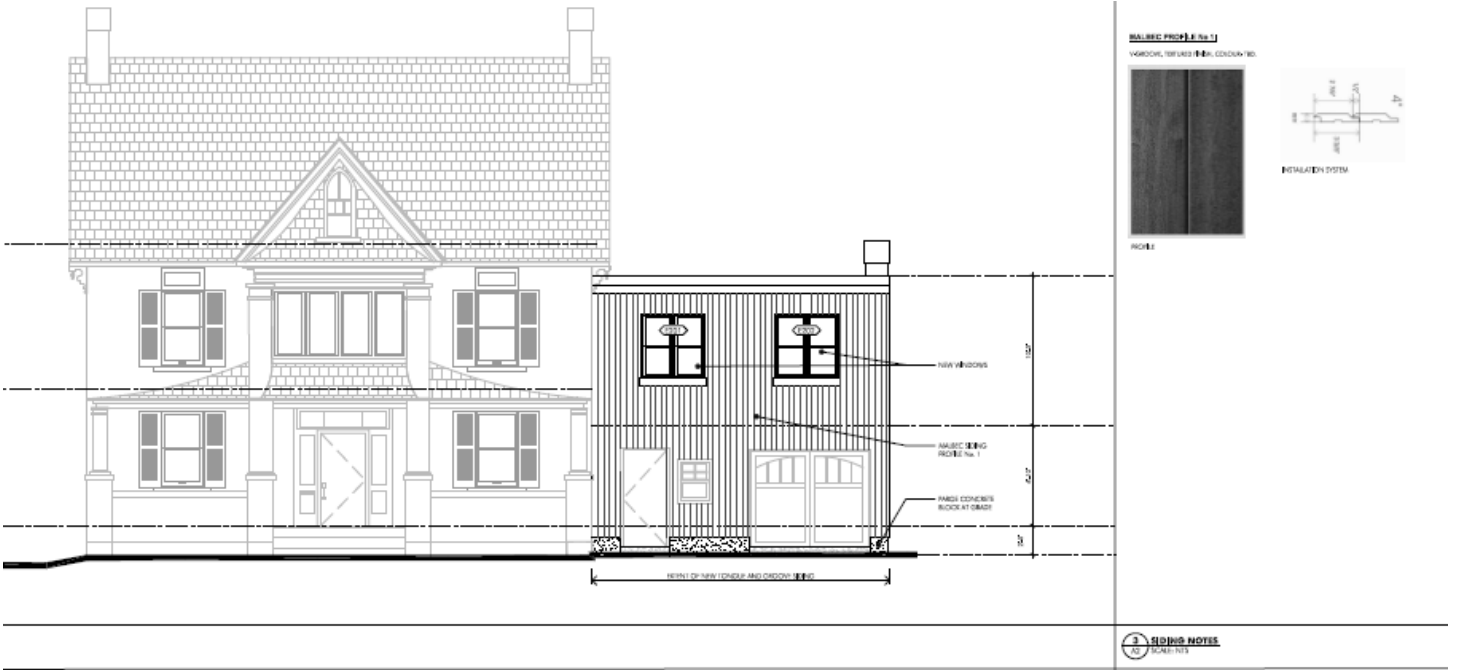
180 Main Street North, Markham Village Heritage Conservation District

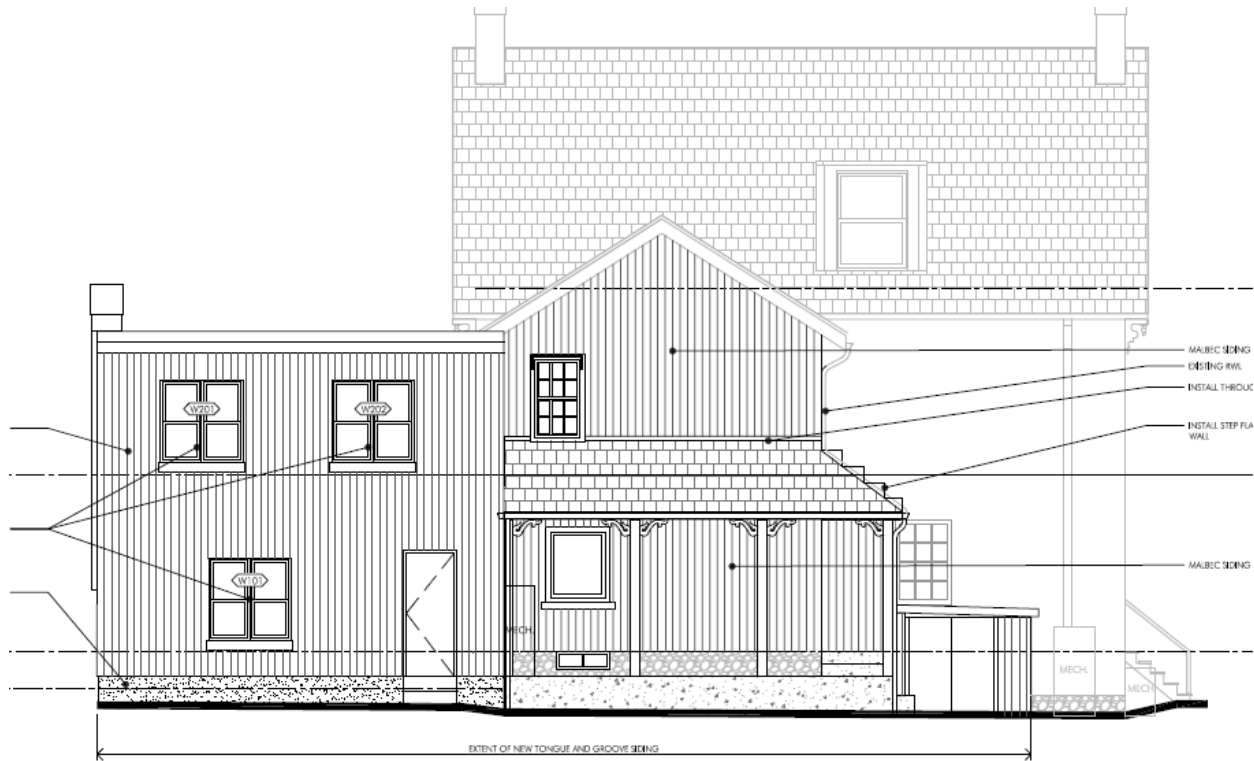


180 Main Street North, Markham Village Heritage Conservation District



Proposed alterations to 180 Main St. North Markham Village





Existing Siding of Two Storey Frame Heritage Portion of 180 Main St. N.
Note veranda post details





West wall of building not readily visible from Bullock or Main St. North



South wall of rear tail, also not readily visible from Bullock Drive or Main St. N.

Proposed Details of New Veranda

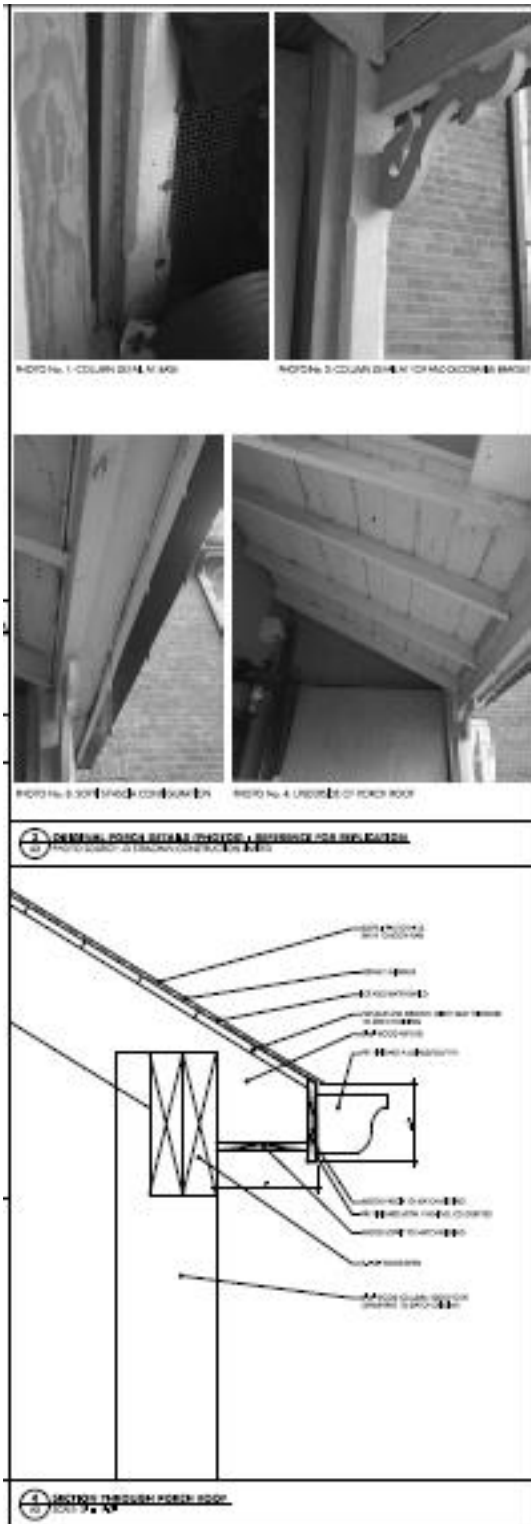




Figure 3- Previous Conceptual Site Plan 2016

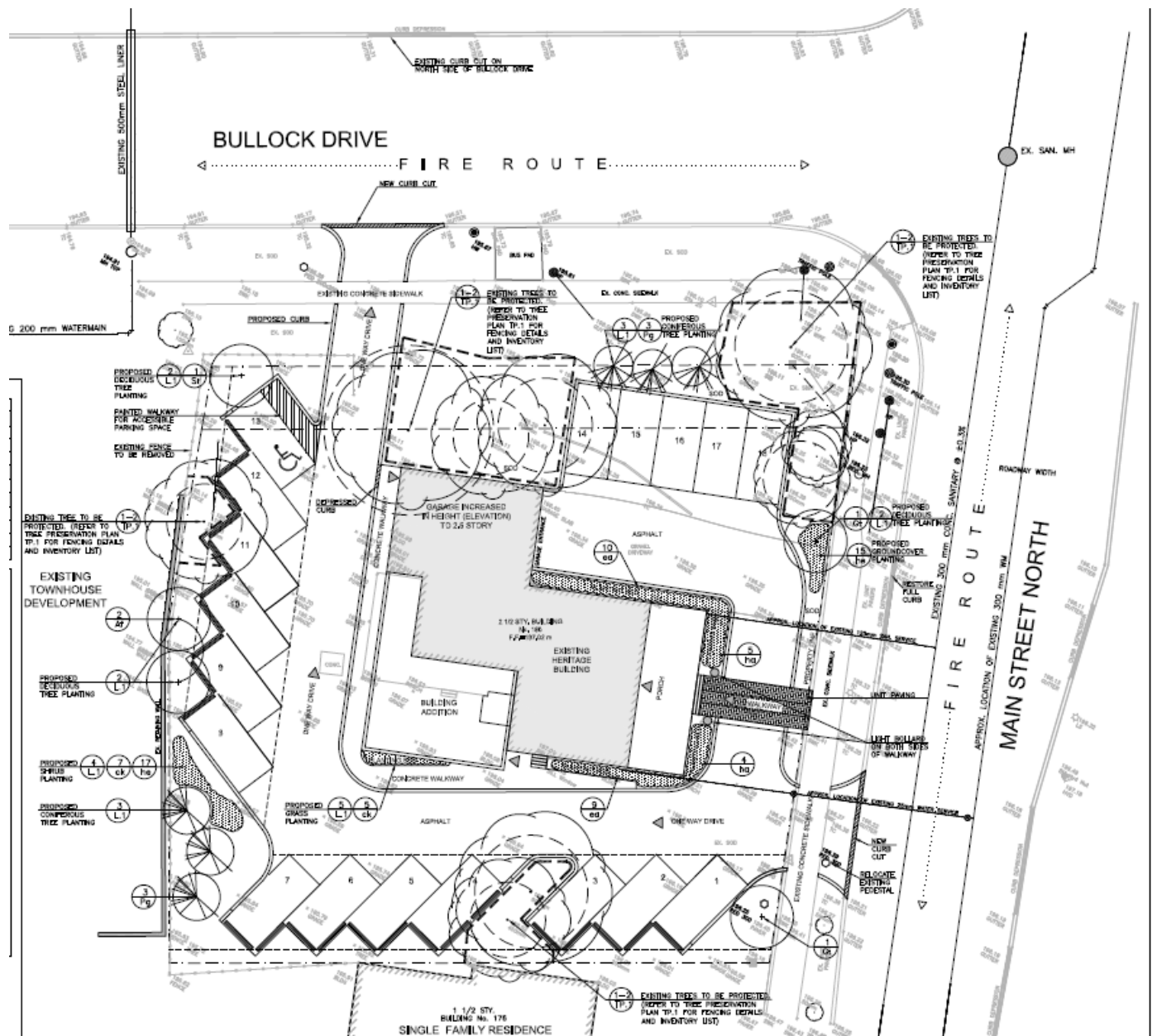


Figure 4- Heritage Markham Extract of October 12, 2016

HERITAGE MARKHAM EXTRACT

DATE: November 2, 2016

TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #14 OF THE TENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON OCTOBER 12, 2016.

14. **Site Plan Control Application,
Zoning By-law Amendment Application,
180 Main Street North, Markham Village,
Proposed Rear Addition to Existing Heritage Swelling and Parking Lot Layout**
File Nos: ZA 15 109007
SC 15 109007 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner explained the zoning amendment and site plan control application to rezone the property to permit professional office, a number of residential uses, restaurant uses, as well, approval for proposed rear addition to the existing heritage dwelling and new parking lot. He further advised the rezoning application will be considered by the Development Services Committee on October 24, 2016. Staff has recommended the removal of certain parking spaces to preserve trees and to retain the existing driveway and to preserve front yard green space.

Committee discussed the various issues with respect to parking, volume of proposed development of the property, parking spaces, new paving, and the impact to the trees on the property. Committee was supportive of staff recommendation.

Heritage Markham Recommends:

That Heritage Markham supports the following recommendations regarding the proposed site plan of 180 Main St. N.:

- Retention of the existing residential driveway leading to the garage in order to eliminate the need for new paving directly in front of the existing heritage house;
- The elimination of two of the proposed parking spaces (numbered 17 and 18) and repositioning of the remaining parking spaces so they are perpendicular to the front of the existing garage and not forward of the front wall of the house;
- The elimination of another two proposed parking spaces (3 and 4) to help protect the root zone of a significant Black Walnut tree, and to allow the parking spaces identified as 1 and 2 to be shifted a half space into the yard and away from Main Street.

Item #14

Page 2

- o Removal of one parking space adjacent to the existing Bur Oak tree along the western property line; and,

That the applicant provide Heritage Markham with further information on the design of the new addition; and further,

That the applicant enter into a site plan agreement with the City containing the standard conditions regarding materials, colours, and windows etc.

CARRIED