



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: February 9, 2022

SUBJECT: Heritage Permit Application
293 Main Street North, Markham Village
New Front Yard Fence and Front Porch Railing

FILE: HE 22 109737

Property/Building Description: Two-storey, detached dwelling, c. 2015

Use: Residential

Heritage Status: 293 Main Street North is designated under Part V of the *Ontario Heritage Act* as part of the Markham Village Heritage Conservation District (the “MVHCD” or the “District”).

Application/Proposal

- The City has received a Heritage Permit application for the installation of a front yard fence and front porch railing at the property municipally-known as 293 Main Street North (the “subject property”). Note that the homeowner was unaware of the requirement for a heritage permit prior to commencing work, and the aforementioned installations occurred without prior consultation or approval from Heritage Section staff;
- The front yard features a picket fence typical of the District, although currently unpainted. The front porch railing consists of a mixture of tinted glass panels and metal pickets (see Appendix B).

Background

- 293 Main Street North is located on east side of Main Street North approximately midway between Pilkeys Lane to the north and Gleason Avenue to the south. Low-rise residential properties are located adjacent to the subject property. Based on a review of MPAC records, the existing dwelling and detached garage were constructed in 2015. For a property map and a photograph of the fence and porch railing, please see Appendix A of this memo.

- The existing dwelling was constructed after the MVHCD Building Inventory was completed. Based on its recent date of construction, 293 Main Street North would appear to qualify as a Type ‘B’ property. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type ‘B’ properties possess the following characteristics within the District:
 - *Important in terms of contextual value*
 - *They may not be of great historical or architectural value, however they contribute substantially to the visual character of the townscape*
 - *They support and help define the character of the historic district.*

Heritage Policy

- Section 4.5.3 of the MVHCD Plan acknowledges that “*wooden picket fences ... have been a tradition in the Markham district.* The following guideline, while intended to address existing fences, is nevertheless relevant:
 1. *The preservation, retention and maintenance of exiting picket fences and wrought iron railings and other historical fences, designed and constructed in the traditional way, will be encouraged.*

Further guidance is provided in Section 4.5.3 of the MVHCD Plan relevant to the design of the front porch railing:

4. *Railings and fences constructed of other non-traditional building materials will be discouraged in the front of a house.*

Staff Comments

- Heritage Section staff have been in communication with the homeowner who has submitted a Heritage Permit application for the aforementioned alterations;
- Heritage Section staff are in support of the picket fence given the compatibility in form with other front yard fences in the District, and have encouraged the applicant to paint the fence to be consistent with the majority of wood fences within the MVHCD;
- Heritage Section staff are not in support of the front porch railing as the tinted glass panels are a non-traditional building material;
- The approved site plan elevation for this infill dwelling did not include a front veranda railing (see Appendix “C”)
- The homeowner has agreed to paint the picket fence in a colour compatible with the heritage character of the District, and remove and replace the glass panels with pickets to achieve a more historically-sensitive composition. Given this cooperation, Heritage Section staff have approved the Heritage Permit application conditional on the homeowner completing the work described above.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on the heritage permit approved by Heritage Section staff under the delegated approval process.

ATTACHMENTS:

Appendix 'A'	Property Map
Appendix 'B'	Photographs of the Subject Property
Appendix 'C'	Site Plan Approval – Front Elevation

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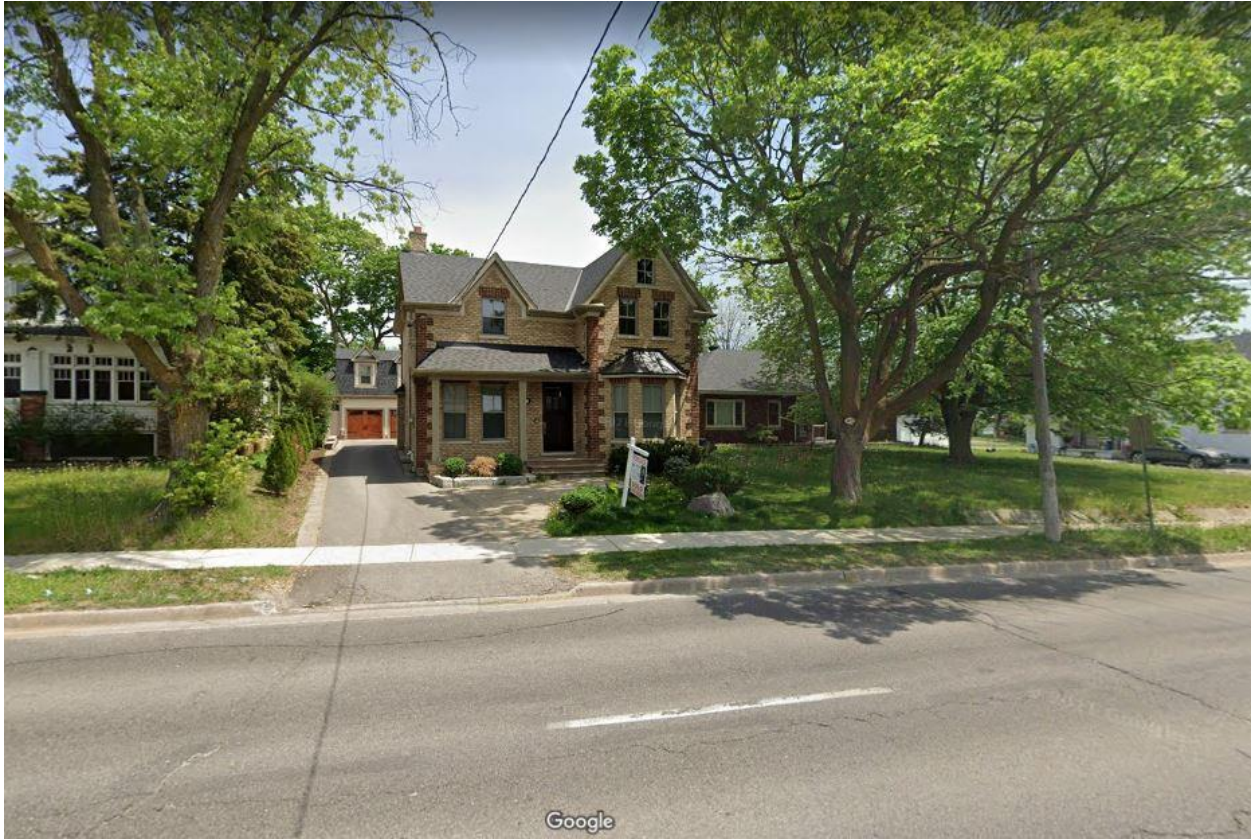
Appendix 'A'

Property Map



Appendix B

Photographs of the Subject Property



West (primary) elevation of 293 Main Street North prior to installation of the picket fence and front porch railing (Source: Google)



Photograph of the new picket fence (above) and new front porch railing (below) (Source: Applicant)

Appendix C

Site Plan Approval – Front Elevation



Source: City of Markham