



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** October 12, 2022

**SUBJECT:** Heritage Permit seeking Approval of Attic Windows installed Without Authorization  
HE 22 260674

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**Property/Building Description:** 2-1/2 storey brick heritage dwelling constructed in 1903

**Use:** Residential

**Heritage Status:** Designated under Part V of the Ontario Heritage Act and identified as a Type 'A' building within the Markham Village Heritage Conservation District (MVHCD).

### **Application Proposal**

- The owner of 307 Main Street North (the "property") recently installed new vinyl windows into two attic window openings without obtaining a permit to alter the property, and is now seeking the City's approval to keep the recently installed windows.

### **Background**

- The property contains an architecturally and historically significant house (Type 'A') in the Mount Joy Community as per the MVHCD Plan;
- Based on Google Street View images, a previous owner of the property installed several vinyl windows on the first and second storeys of the house without obtaining the City's approval sometime between 2009 and 2011, but this unauthorized alteration went unnoticed until now;
- The current owner of the house claims that the original attic windows were damaged in a severe storm in May of 2022 and required replacement;
- The windows installed in the attic window openings do not comply with direction in the MVHCD Plan (see attached relevant policies) because they are made of vinyl, they do not properly fit the segmental arched window openings, and are casement windows that do not reflect the original pane configuration and single hung method of operation of the original historic wooden windows;

- The owner would like to keep the existing unauthorized windows because the previous owner installed vinyl windows, albeit without the City's approval.

### **Staff Comment**

- Staff consider the original segmental arched one-over-one wooden attic windows to be character defining attributes of this historic home, and do not support retaining the rectangular fixed vinyl windows in the attic window openings because they do not comply with the policies and guidelines contained in the MVHCD Plan;
- Staff recommend that Heritage Markham not support the heritage permit application seeking permission to retain the existing vinyl fixed windows that were installed without authorization.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham does not support the heritage permit application submitted by the owner of 307 Main St. N. to retain the recently installed rectangular, casement, vinyl windows into the west and south facing attic window openings because they do not comply with the policies regarding windows and materials for Type A buildings as contained in the Markham Village Heritage Conservation District Plan;

AND THAT Heritage Markham recommends that the owner submit a heritage permit application to install new wooden windows matching the shape, and method of operation of the original historic attic windows at 307 Main Street North.

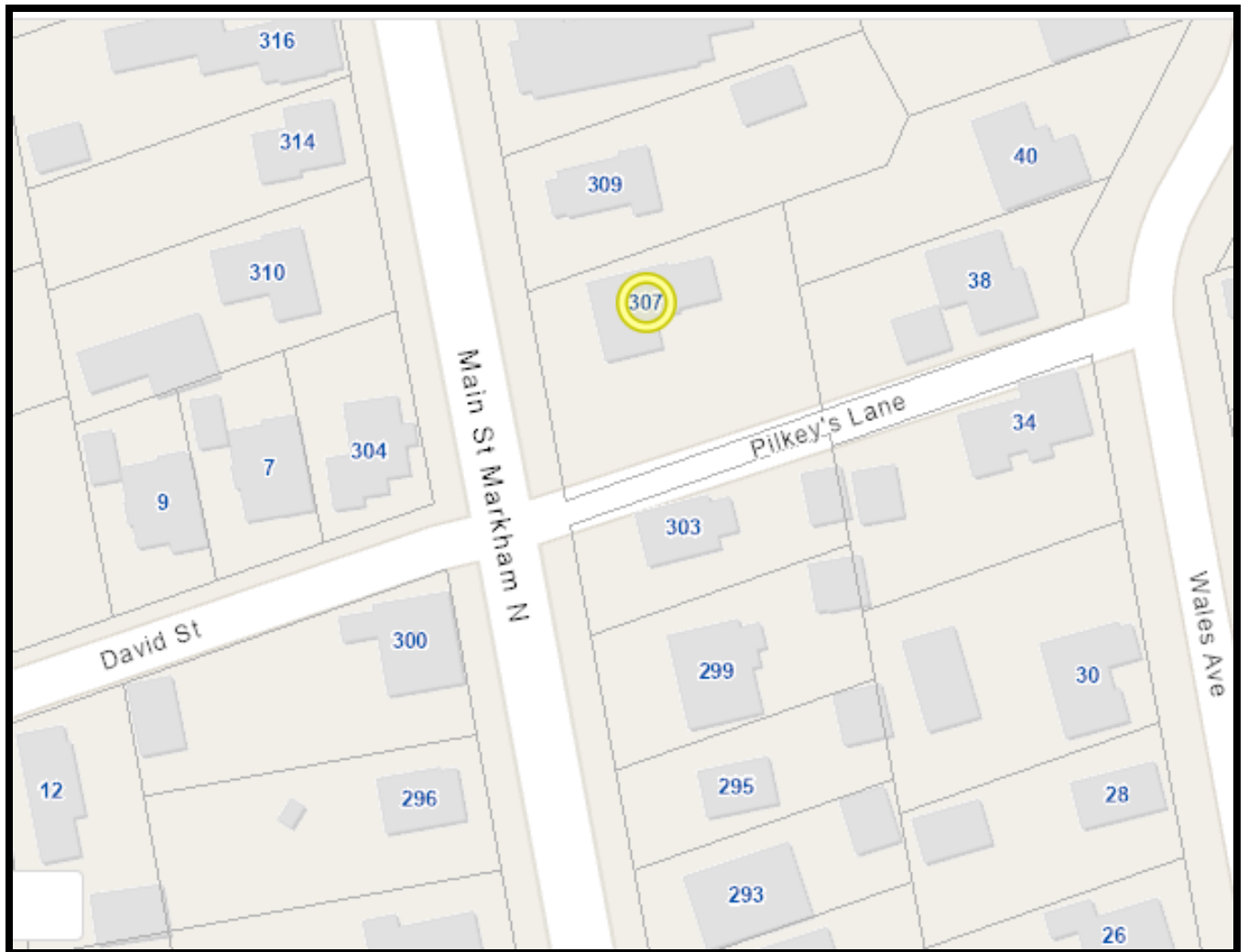
File: 307 Main Street North, Markham Village

APPENDIX A- Location Map

APPENDIX B- Photographs of original wood windows and unauthorized replacement windows

APPENDIX C –Relevant Policies from the Markham Village Heritage Conservation District Plan

## APPENDIX A- LOCATION MAP



APPENDIX B- Photographs of the original historic attic windows and the unauthorized replacement windows



Google Street View Image from 2009 showing original historic west facing attic window



Unauthorized west attic window replacement August 8<sup>th</sup> 2022





Unauthorised south attic window replacement August 8, 2022

APPENDIX C- Relevant Policies for Type ‘A’ Buildings contained in the Markham Village Heritage Conservation District Plan

3.3 POLICIES: TYPE A BUILDINGS (Figure 3)

These buildings are the most important and visible manifestation of the Heritage Conservation District.

The retention of the historical and/or architectural quality of these buildings is integral to the success of the Heritage District. The intent is therefore to conserve and restore A-Type buildings to their original detailing while retaining the historical fabric, and in accordance with the following criteria:

Proportion

The original shape and size of the building shall be conserved. Any rebuilding should adhere to the original specifications.

### Roof

The original fabric of dormers, detailing and materials shall be maintained. Where original roofs are not in place, they should be rebuilt to the original specifications where known.

### Fenestration (General)

Original windows and doors shall be conserved. Where these elements are missing, they should be rebuilt in the original style or the same as those of similar buildings on the street or in the district.

### Materials

Original materials should be conserved. Where renewal is required, materials and methods shall be used that match the original materials and approximate the same methods used traditionally.

Emphasis should be on natural materials such as brick and wood instead of plastics, metals, stucco or stone.

### Colours

Original colours shall be used in the conservation of these buildings. Where new painting is required, then colours that are historically accurate for the period or style of building should be used, (See Section 4.3.4).

### Store Fronts (Commercial)

Original store fronts should where possible be conserved or renovated. New store