



**City of Hamilton**  
**HERITAGE PERMIT REVIEW SUB-COMMITTEE**  
**REVISED**

**Meeting #:** HPRC 25-002

**Date:** February 18, 2025

**Time:** 5:00 p.m.

**Location:** YouTube Channel Streaming for Virtual Meetings

All electronic meetings can be viewed at:

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton>

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*Scott Dickinson, E-mail: [Scott.Dickinson@hamilton.ca](mailto:Scott.Dickinson@hamilton.ca), Phone: ext. 7167*

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**Pages**

**1. CALL TO ORDER**

**2. CEREMONIAL ACTIVITIES**

**3. APPROVAL OF THE AGENDA**

(Added Items, if applicable, will be noted with \*)

**4. DECLARATIONS OF INTEREST**

**5. APPROVAL OF MINUTES OF PREVIOUS MEETING**

5.1 HPRC 25-001

5

Heritage Permit Review Sub-Committee Minutes of the meeting held on  
January 21, 2025.

**6. DELEGATIONS**

**7. ITEMS FOR INFORMATION**

## 8. ITEMS FOR CONSIDERATION

## 9. HERITAGE PERMIT APPLICATIONS

The Heritage Permit Review Sub-Committee is an advisory body that reviews all Heritage Permit applications under Part IV and Part V of the *Ontario Heritage Act* and provides advice to Cultural Heritage Planning staff, the Director of Planning and Chief Planner and the Hamilton Municipal Heritage Committee on whether the application should be approved with or without conditions, or whether it should be refused.

### 9.1 HP2025-002 – City Right-of-Way on James Street South, Hamilton (Durand-Markland HCD, Part V) 9

- Removal of a Sugar Maple Tree in the City right-of-way due to unsafe conditions; and,
- Planting a replacement Armstrong Maple tree in the same location as the Sugar Maple to be removed.

*Note: This permit is retroactive due to the emergency nature of the tree removal.*

### \*9.2 HP2025-003 – 155 Main St N, Flamborough (Crimson Maples / Mill Street HCD, Part V) - REVISED 15

- Demolition of the existing contemporary one storey detached (24' x 24') garage;
- Demolition of the detached rear woodshed (approximately 140 sqft); and
- Construction of a new two-storey detached (24' x 29') structure, including:
  - A two-door garage in the first storey with carriage-style doors;
  - White vinyl windows with mullions;
  - Clapboard siding (materials to be confirmed); and,
  - Asphalt shingles.



- 9.3 HP2025-004 – 50 Markland Street, Hamilton (Durand Markland HCD, Part V) 27

- Restoration of existing wood windows on the front façade.
- Replacement in kind of the front door, painted black to match shutters. The front entrance sidelights, transom and surrounds to remain and be painted cream.

*Note: The Heritage Permit Review Sub-Committee provided feedback on a preliminary version of this proposal as part of a pre-consultation application at their meeting on January 21, 2025.*

- 9.4 HP2025-005 – 50 Markland Street, Hamilton (Durand Markland HCD, Part V) 41

- Demolition of existing two-storey rear brick addition;
- Construction of new two-storey rear addition with a hip roof and clad with salvaged historic brick; and,
- Localized masonry repairs on the original structure.

*Note: The Heritage Permit Review Sub-Committee provided feedback on a preliminary version of this proposal as part of a pre-consultation application at their meeting on January 21, 2025.*

- \*9.5 Pre-Consultation – 1021 Garner Road East, Ancaster (The Lampman Stone House, Part IV) - WITHDRAWN

- Construction of two seven-storey structures surrounding the heritage home.

## 10. MOTIONS

## 11. NOTICE OF MOTIONS

## 12. ADJOURNMENT





## HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-001

5:00 p.m.

Tuesday, January 21, 2025

Webex Virtual Streaming

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**Present:** Karen Burke (Chair), Graham Carroll (Vice Chair), Sandra Iskandar, Katie McGirr, Matthew LaRose, Carol Priamo, Steve Wiegand

**Regrets:** Andrew Douglas, Andy MacLaren

**Also**

**Present:** Alissa Golden, (Cultural Heritage Program Lead), Lisa Christie (Cultural Heritage Planner), Dawn Cordeiro (Cultural Heritage Planner), Scott Dickenson (Cultural Heritage Planner), Gabriel Lam (Assistant Cultural Heritage Planner)

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### 1. CALL TO ORDER

Committee Chair K. Burke called the meeting to order at 5:00 p.m.

### 2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

### 3. APPROVAL OF THE AGENDA

**(Priamo/McGirr)**

That the Agenda for January 21, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

**CARRIED**

### 4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

### 5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 HPRS Minutes 24-010 (December 10, 2024)

**(Carroll/Priamo)**

That the Minutes of December 10, 2024, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

**CARRIED**

**6. DELEGATIONS**

There were no Delegations.

**7. ITEMS FOR INFORMATION**

There were no Items for Information.

**8. ITEMS FOR CONSIDERATION**

There were no Items for Consideration.

**9. HERITAGE PERMIT APPLICATIONS**

**9.1 HP2024-042 – Public Right-of-Way Behind 9 Victoria Street, Dundas (Cross-Melville HCD, Part V)**

- Removal of one dead maple tree in the rear alley (City-owned).

**(LaRose/McGirr)**

- (a) That Heritage Permit Application HP24024-042 respecting Public Right-of-Way Behind 9 Victoria Street, Dundas (Cross-Melville HCD, Part V), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2024-042 be consented to, subject to the following condition:
  - (i) That any minor changes to the proposed tree removal following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations.

**CARRIED**

**9.2 HP2025-001 - 200 Hatt Street, Dundas (Former Thomas Van Noble Home, Part IV)**

- Replacement of the contemporary cedar roof with asphalt shingles (Timberline HDZ 50-year shingles in matching colour to current cedar roof).

The Applicants, Fran and Paul Spekkens, were present to give an overview of the application and respond to questions from the Sub-Committee.

**(Carroll/McGirr)**

- (a) That Heritage Permit Application HP2025-001 respecting 200 Hatt Street, Dundas (Former Thomas Van Noble Home, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-001 be consented to, subject to the following condition:
  - (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations.

**CARRIED**

**9.3 Pre Consultation – 50 Markland Street, Hamilton (Durand-Markland HCD, Part V)**

- Demolition of existing 1.5 storey rear addition and construction of a new 2 storey rear addition
- Replacement of existing windows and door on the front façade in kind
- Localized masonry repairs

The Applicant, Eric Desrosiers, was present to give an overview of the pre-consultation and to respond to questions from Sub-Committee.

**(Carroll/McGirr)**

- (a) That the Pre-Consultation respecting 50 Markland Street (Durand-Markland HCD, Part V) be received; and
- (b) That Correspondence respecting Item 9.3, **Pre Consultation - 50 Markland Street, Hamilton (Durand-Markland HCD, Part V), from the following individuals, be received:**
  - (i) **Janice Brown**
  - (ii) Roberta Harman, President, Durand Neighbourhood Association, and Geoffrey Roche, Chair, Durand Neighbourhood Association Heritage Subcommittee

**CARRIED**

**10. MOTIONS**

There were no Motions.

**11. NOTICE OF MOTIONS**

There were no Notice of Motions.

**12. ADJOURNMENT**

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 5:47 pm.

Respectfully submitted,

Alissa Golden  
Cultural Heritage Program Lead

Karen Burke, Chair  
Heritage Permit Review  
Sub-Committee

## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** City Right-of-Way on James Street South, Hamilton (Durand-Markland HCD, Part V)

**Permit Number:** HP2025-002

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**Owner:** City of Hamilton

**Applicant/Agent:** Ian Hoaran, Forestry Investigator, City of Hamilton

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### Description of proposed alterations:

- Removal of a Sugar Maple tree in the City right-of-way due to unsafe conditions; and,
- Planting of a replacement Armstrong Maple tree in the same location as the Sugar Maple tree to be removed.

*Note: This permit is retroactive due to the emergency nature of the tree removal.*

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### Reasons for proposed alterations:

- City Forestry staff determined that the trunk of the Sugar Maple tree was rotting and on the verge of splitting. It required immediate removal due to public safety.
  - The tree is located in the City right-of-way in front of 268 James Street South.
  - This portion of the street is included in the Durand-Markland Heritage Conservation District, but the private property municipally-addressed as 268 James Street South is designated separately under Part IV of the *Ontario Heritage Act* by By-law Number 86-313.
- 

### Documentation submitted with application:

- Heritage Permit application form
  - Photographs
- 

### Draft Conditions for Consideration:

- |  |
|--|
| <input type="checkbox"/> That any minor changes to the replanting of the replacement tree following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations. |
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## **Relevant HCD Policies (By-law No. 94-184)**

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### 2.2 Street Trees

In the Durand-Markland Heritage Conservation District, the mature street trees contribute significantly to the historic character of the area. These highly visible landscape features change both seasonally with leaf break and leaf drop and gradually over many years as the trees mature. As a result, the appearance of the neighbourhood varies dramatically depending on the time of year. This change adds significant visual interest and scenic amenity to the streetscape.

### 5.2 Tree Care

Many of the existing street trees in the District are, for the most part, entering the mature phase of their life-span. Although no survey work was undertaken on private property, mature trees are just as susceptible, as public street trees, to changes in their growing environment caused by new paving for driveways or front yard parking spaces, or pruning for overhead wires. Trees should be regularly fertilized and monitored to ensure that broken or diseased branches are removed. Furthermore, pruning of existing trees for whatever purposes should be undertaken in such a way that the original form of the canopy is maintained as much as possible.



## Photographs



Figure 1: Location of property and tree to be removed, marked with a red star

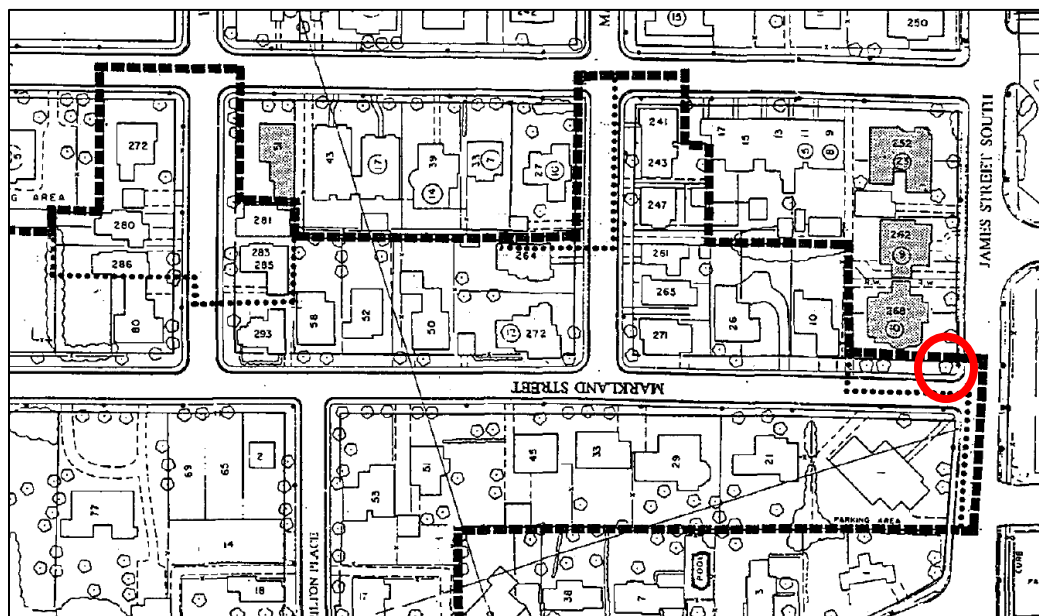


Figure 2: Excerpt from By-law No. 94-184, designating the Durand-Markland Heritage Conservation District boundary, with the location of the tree outlined in red

HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2025



Figure 3: Tree to be removed looking west from James Street South, outlined in red. The front elevation of 268 James Street South is on the right.



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Figures 4 and 5: Photographs of the Sugar Maple flagged for immediate removal.



Figure 6: Additional proof of the rotting trunk and tree starting to split.



## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** 155 Main Street North, Flamborough (Crimson Maples / Mill Street HCD, Part V)

**Permit Number:** HP2025-003

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**Owner:** Marianne Brown

**Applicant/Agent:** Same as above

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### Description of proposed alterations:

- Demolition of the existing contemporary one storey detached (24' x 24') garage;
  - Demolition of the detached rear woodshed (approximately 140 sqft); and
  - Construction of a new two-storey detached (24' x 29') structure, including:
    - A two-door garage in the first storey with carriage-style doors;
    - White vinyl windows with mullions;
    - Clapboard siding (materials to be confirmed); and,
    - Asphalt shingles.
- 

### Reasons for proposed alterations:

- The applicant has indicated that the existing contemporary two-door garage does not sufficiently serve their needs; and
  - The reconstruction of this detached garage structure will allow for a new accessory dwelling unit in the upper storey.
- 

### Documentation submitted with application:

- Heritage Permit application form
  - Photos
  - "Garage Proposal" from Applicant (attached as Appendix "A" to Note Sheet HP2025-003)
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HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2024

**Draft Conditions for Consideration:**

- That the final details of the windows, garage doors, siding and roofing materials be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **March 31, 2027**. If the alteration(s) are not completed by **March 31, 2027**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

## Relevant HCD Policies (By-law No. 96-34-H)

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### Mill Street HCD Plan:

#### 4.5 New Building Construction

The introduction of new buildings into the Mill-John-Union-Griffin Heritage Conservation District is a part of the continuing changes that may be experienced by any community. New development, if permitted by the Official Plan and Zoning By-law, will be required to be compatible with the character of the adjoining properties and the streetscape. The new building must be designed to look appropriate and to be compatible with the midst of the established neighbourhood. Its appearance should be sensitive to the character of its neighbours.

The construction of new buildings, aside from accessory structures, should be confined to the construction of buildings on vacant lots. While not prohibited by the *Ontario Heritage Act*, the demolition of existing heritage buildings and redevelopment of the sites with new structures is actively discouraged within the Heritage Conservation District. Property owners are encouraged to work with existing buildings, altering and adding to them in a sympathetic manner rather than demolishing and building anew.

The following guidelines for new construction are intended to provide a framework for *compatible* development. They are not intended to be a detailed prescription for each new building. This should enable property owners to design creatively within the general context of an established built form.

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#### 4.5.1 General Policies

As any proposed building will be a new structure within the Heritage Conservation District, it is anticipated that the structure should look new and not pretend to be historic by replicating or copying older facades. Copying historic details that have no relevance in contemporary construction such as shutter, multi-paned sash, “gingerbread” and wrap-around verandahs should be avoided.

The general factors that govern the visual relationships between an infill building and its neighbours: height, width, proportion, relationship to the street, roof forms, composition, proportion of openings, materials and colours, should be studied carefully and used as a basis for new construction.

#### 4.5.9 Exterior Cladding: Materials and Colours

Brick veneer, stone, stucco and wood cladding are the most prevalent wall materials in the Heritage Conservation District. Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick (red) and stucco (light). Wood (clapboard and shiplap) is also considered to be an acceptable walling material. Wooden shingles may also be considered acceptable when used on upper wall surfaces of stucco or brick walls. Use of concrete or other masonry blocks, metal, and synthetic sidings should be avoided.

Windows and doors in the area are predominantly painted wood. Avoid the use of synthetic or metal clad window and door units and untreated or natural wood. Stone foundations are appropriate for new construction; however, carefully selected and laid textured concrete or masonry blocks can provide a more economical alternative. Do not parge or stucco the foundation wall. Avoid using materials that were primarily used for wall construction such as bricks.

### **Mill Street HCD Study Excerpt - Heritage Property Assessment Report for 155 Main Street North**

#### **Architecture**

This two-and-a-half storey red brick residence reflects the Edwardian Classicism style. Rectangular in plan, the front gable is oriented to Main Street North. The main elevation is organized symmetrically with the central entry flanked by windows to the side and topped by three windows above. The openings are segmental arch shaped with the exception of a three part "Palladian" style window centered in the frame gable end. The same front gable detailing, but on a smaller scale, was used on 1 John Street East. A solid entry porch set several feet above grade has large square, paneled posts and a flared gable roof with heavy eaves and cornice. Decorative dentil work accentuates the

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front gable of the porch roof. The 1939 Fire Insurance Plan indicates that it is of brick veneer construction and that it had wood roof shingles.

**Historical Background**

Located on Lot 14, Block XVII, Creen's Survey, this house was built circa 1900.



## Photographs

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Figure 1: View of the Property and Existing Garage from Main Street North (c.o. Site Visit, January 14, 2025)



Figure 2: View of the Property and Existing Garage from South corner of the John Street North and Main Street North intersection (c.o. Site Visit, January 14, 2025)



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Figure 3: View of the Existing Garage and shed behind as seen from John Street (c.o. Site Visit, January 14, 2025)



Figures 4 and 5: Front (left) and side (right) elevations of the existing shed structure to be demolished (c.o. Site Visit, January 14, 2025)

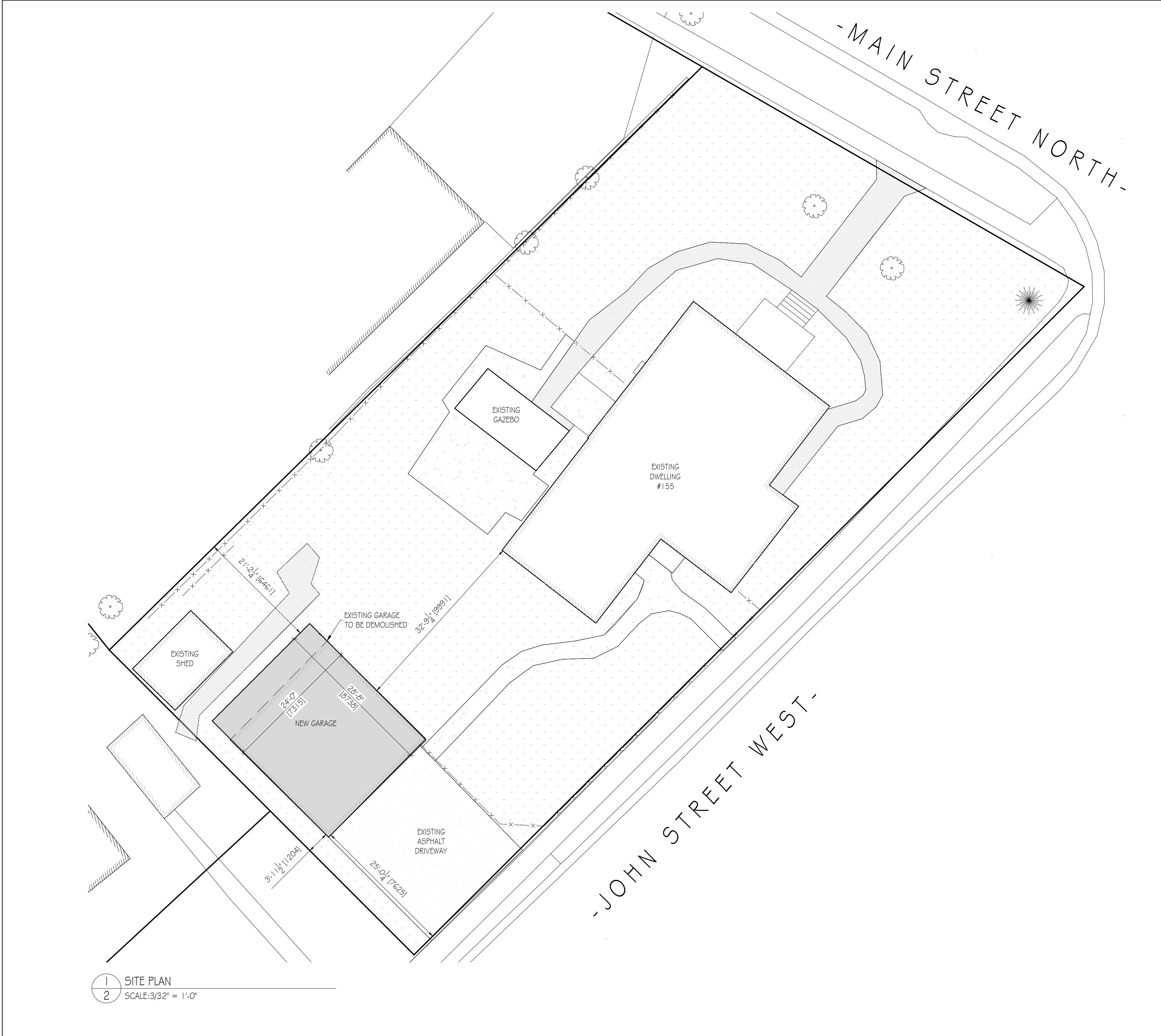
## **Plans / Drawings**

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**See drawings attached as Appendix “A” to this Notesheet.**







**CHARLES LINSEY & ASSOCIATES LIMITED**  
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 PO Box 1479, Info@charleslinsey.com  
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**THIS DRAWING IS NOT TO BE USED AS PART OF A BUILDING PERMIT APPLICATION**

**THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY**

- DRAWING LIST**
- 1 GENERAL AND CONSTRUCTION NOTES
  - 2 SITE PLAN
  - 3 ELEVATIONS
  - 4 FOUNDATION & MAIN FLOOR PLAN
  - 5 SECOND FLOOR & ROOF PLAN
  - 6 SECTIONS AND DETAILS

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 27/25

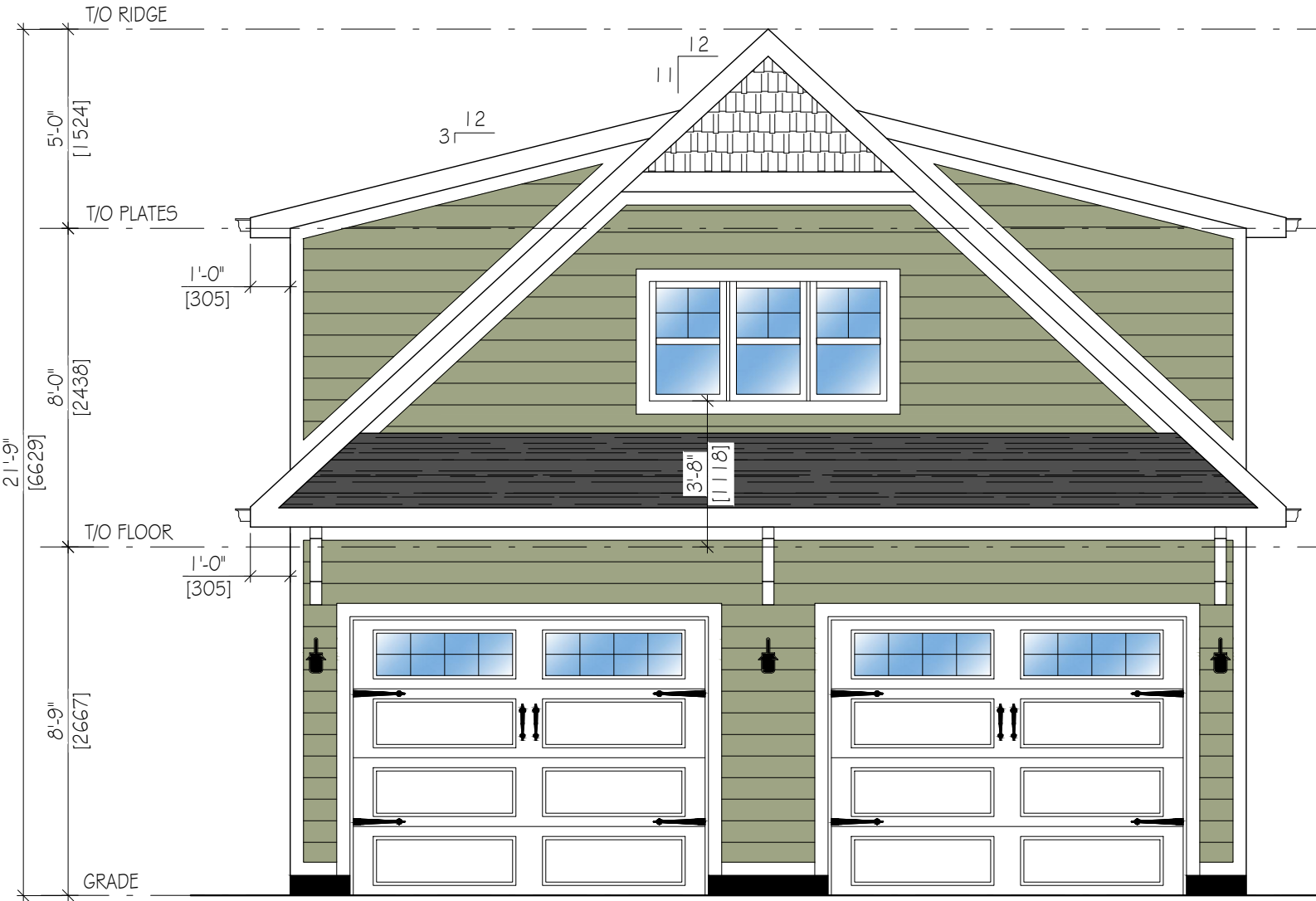
client  
**OWNER**

project  
**155 MAIN STREET  
WATERDOWN, ONTARIO**  
PROJECT No. 23-124

title  
**SITE PLAN**

drawn	TC	checked	CM
date	OCTOBER 2023	scale	AS NOTED
revision number	A	drawing number	2

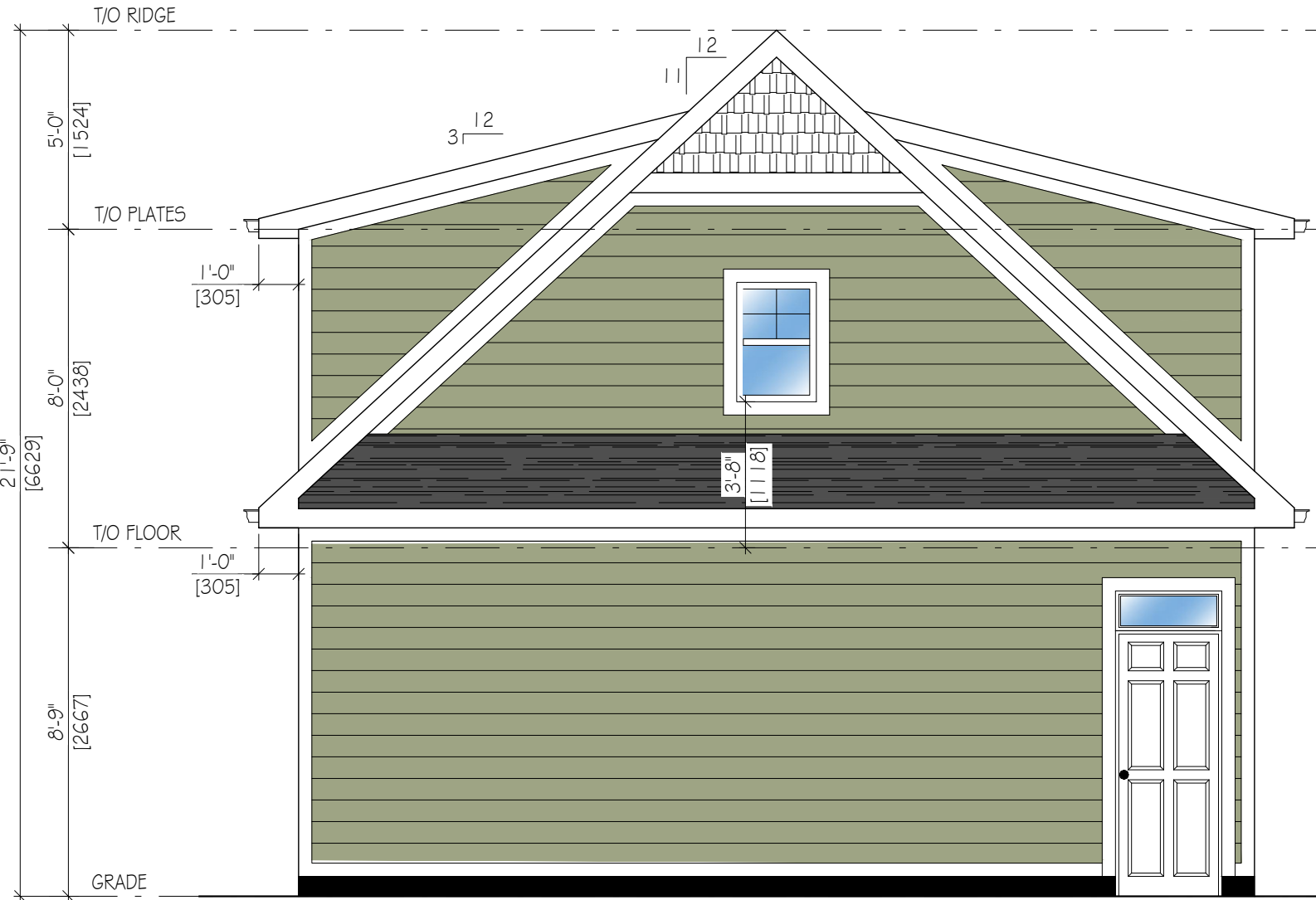
1 SITE PLAN  
2 SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION  
3 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION  
3 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
3 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION  
3 SCALE: 1/4" = 1'-0"

CLADDING/FINISH SCHEDULE

CLADDING	MANUFACTURER: T.B.D. PRODUCT: HORIZONTAL CLAPBOARD CLADDING COLOUR: TO MATCH EXISTING DWELLING
CLADDING	MANUFACTURER: T.B.D. PRODUCT: FAUX CEDAR SHAKE COLOUR: WHITE
ROOFING	MANUFACTURER: T.B.D. PRODUCT: ASPHALT SHINGLES COLOUR: TO MATCH EXISTING DWELLING

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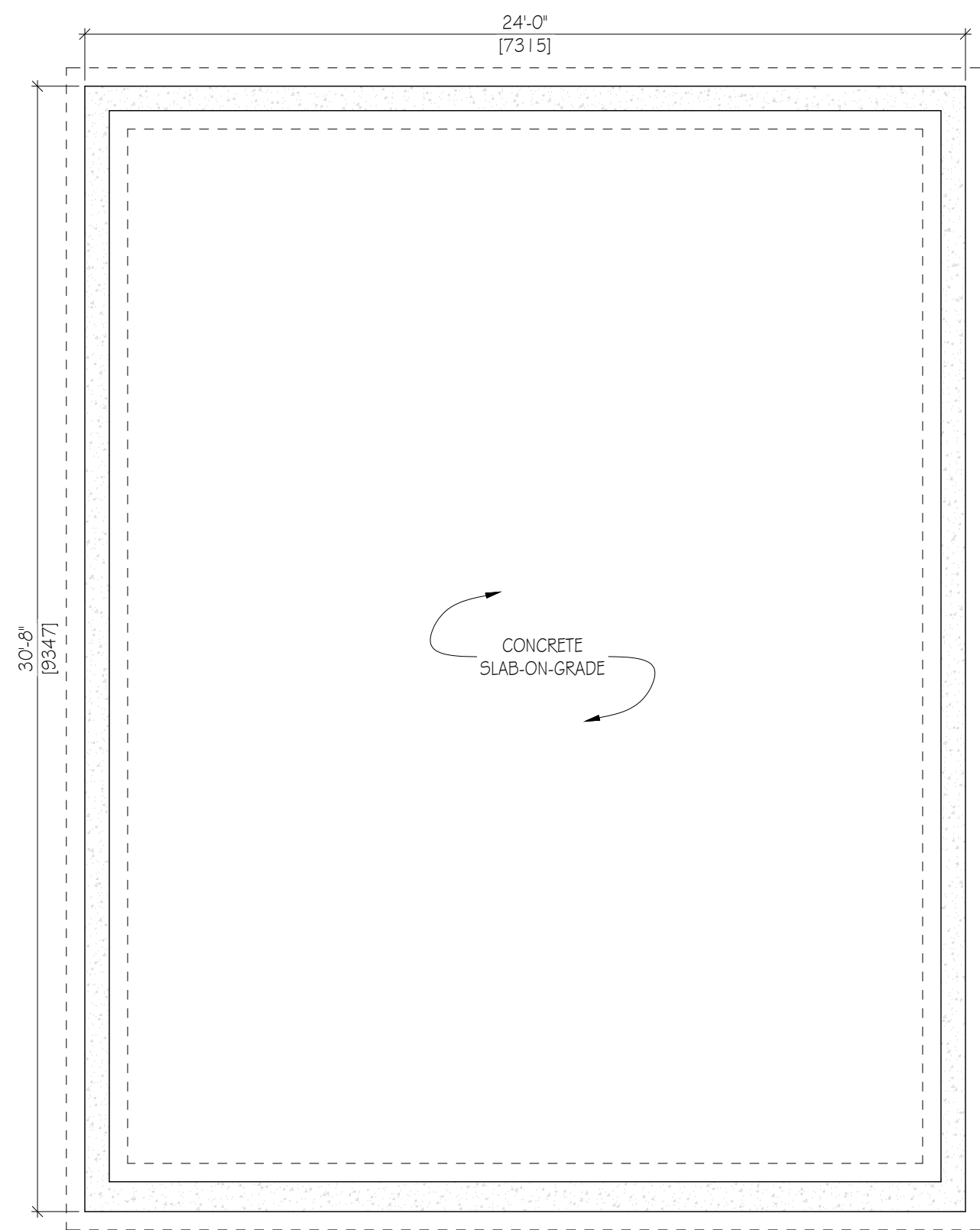
**THIS DRAWING IS NOT TO BE USED AS PART OF A BUILDING PERMIT APPLICATION**

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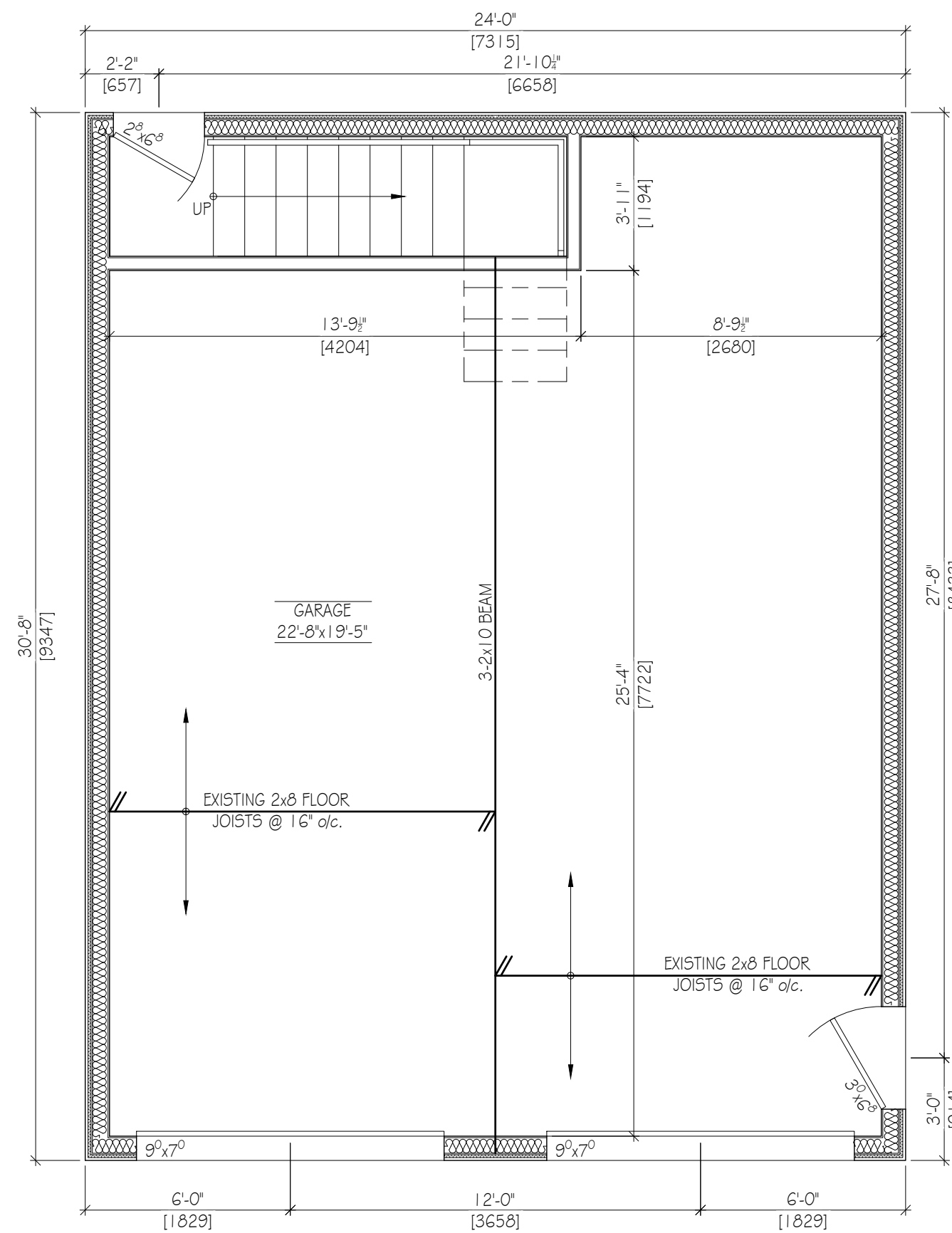
- DRAWING LIST**
- GENERAL AND CONSTRUCTION NOTES
  - SITE PLAN
  - ELEVATIONS
  - FOUNDATION & MAIN FLOOR PLAN
  - SECOND FLOOR & ROOF PLAN
  - SECTIONS AND DETAILS

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 12/23
B	FOR DISCUSSION	NOV 08/23

client	OWNER	
project	155 MAIN STREET WATERDOWN, ONTARIO PROJECT No. 23-124	
title	ELEVATIONS	
drawn	TC	checked CM
date	OCTOBER 2023	scale AS NOTED
revision number	B	drawing number 3



1 FIRST FLOOR LAYOUT  
4 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR LAYOUT  
4 SCALE: 1/4" = 1'-0"

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  - 6 SECTIONS AND DETAILS

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 12/23
B	FOR DISCUSSION	NOV 08/23

client  
**OWNER**

project  
**155 MAIN STREET  
 WATERDOWN, ONTARIO**  
 PROJECT No. 23-124

title	
<b>FOUNDATION &amp; FIRST FLOOR PLAN</b>	
drawn	checked
TC	CM
date	scale
OCTOBER 2023	AS NOTED
revision number	drawing number
B	4

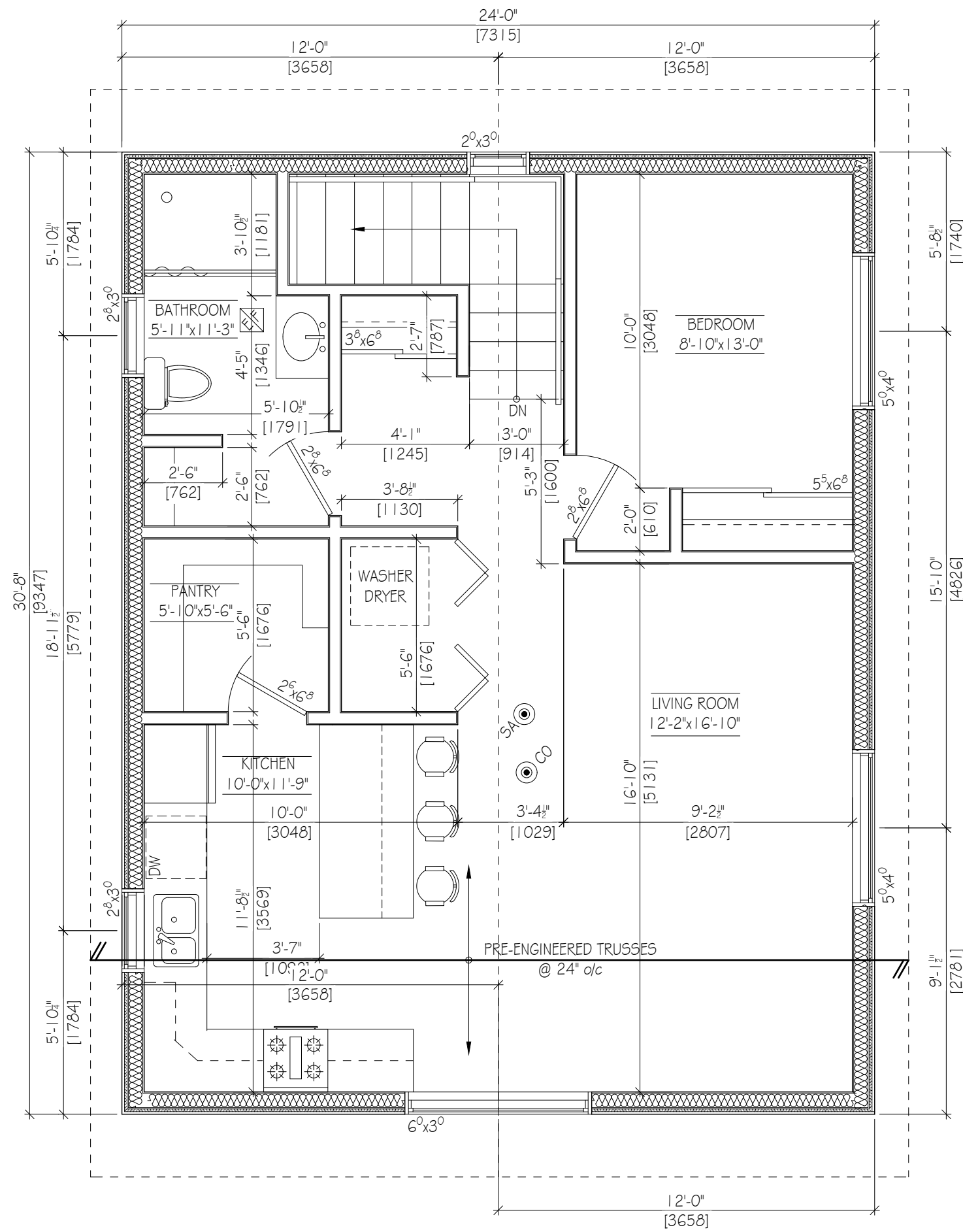


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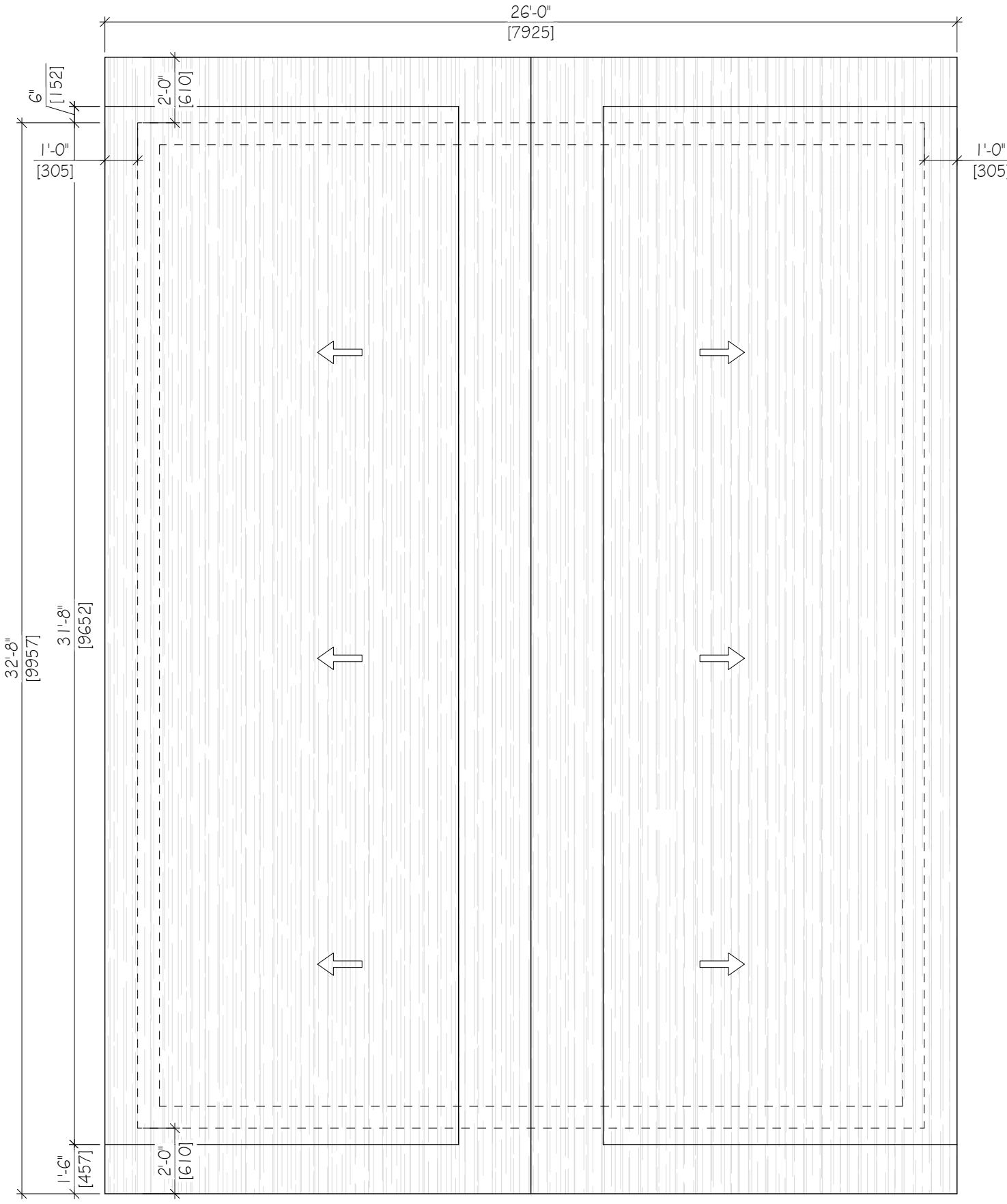
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**1** FIRST FLOOR LAYOUT  
**5** SCALE: 1/4" = 1'-0"



**2** SECOND FLOOR LAYOUT  
**5** SCALE: 1/4" = 1'-0"

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 12/23
B	FOR DISCUSSION	NOV 08/23

client  
**OWNER**

project  
**155 MAIN STREET  
 WATERDOWN, ONTARIO**  
 PROJECT No. 23-124

title  
**SECOND FLOOR & ROOF PLAN**

drawn	TC	checked	CM
date	OCTOBER 2023	scale	AS NOTED
revision number	B	drawing number	5



HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2024**City of Hamilton - Heritage Permit Application Note Sheet**

**Address:** 50 Markland Street, Hamilton (Durand Markland HCD, Part V)  
**Permit Number:** HP2025-004

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**Owner:** Eric and Sara Desrosiers  
**Applicant/Agent:** Same as above

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**Description of proposed alterations:**

- Restoration of existing wood windows on the front façade.
- Replacement in kind of the front door, painted black to match shutters. The front entrance sidelights, transom and surrounds to remain and be painted cream.

*Note: The Heritage Permit Review Sub-Committee provided feedback on a preliminary version of this proposal as part of a pre-consultation application at their meeting on January 21, 2025.*

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**Reasons for proposed alterations:**

- The existing wood windows are showing signs of deterioration and many have lost the counterweights. They are not functioning effectively.
  - The front door is not weather tight and functioning properly.
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**Documentation submitted with application:**

- Heritage Permit application form
  - Photographs
  - “Front Façade Proposal” from Applicant (attached as Appendix “A” to Note Sheet HP2025-004)
- 

**Draft Conditions for Consideration:**

- |  |
|--|
| <ul style="list-style-type: none"><li>□ That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and</li></ul> |
|--|
-

## HERITAGE PERMIT REVIEW SUBCOMMITTEE

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- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **February 28, 2030**. If the alteration(s) are not completed by **February 28, 2030**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

## Relevant HCD Policies (By-law No. 94-81)

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### Durand-Markland Heritage Conservation District Plan:

#### 4.2.3. Existing Building Fabric

Attempt to repair rather than replace.

Base all designs for replacement or restoration of former features on dependable documentary evidence.

When undertaking repairs, replacement, or restoration, use the same materials as the original, whenever possible.

New or repair work should not confuse the historic character of an area by creating an impression of greater age or of a different region or even country.

Avoid obscuring signs of age or irregularities found in older work.

Respect existing design and do not validate symmetry or other important features of architectural design, particularly on the main elevation(s).

Do not move heritage structures either into or out of the Durand-Markland heritage Conservation District.

#### *Windows*

Protect and maintain original window openings as well as their distinguishing features such as materials, frame, surrounds, shutters, sash, muntins, glazing and paint colour.

Modifications to the size or shape of window openings, removal of muntins, installation or snap-in muntins, replacement with sealed units or covering of trim with metal or other material are discouraged.

Avoid removing or blocking up windows that are important to the architectural character of the building.

New windows should be installed sensitively, in an area that is inconspicuous. New window design that is compatible with the original in terms of proportions, rhythm and scale is encouraged; however, the new should not attempt to replicate the original in terms of historical details.

#### *Entrances*

## HERITAGE PERMIT REVIEW SUBCOMMITTEE

Meeting Date: February 18, 2024

Protect and maintain entrances and porches especially on principal elevations where they are often key elements in defining the character of the building. Retain the historic means of access.

Avoid removal of porches. Conserve important features such as doors, glazing, lighting, steps, balustrades and door surrounds.

Restoration of a missing porch should be based upon accurate research, both pictorial and physical evidence. Where documentation does not exist, the design and construction of a new entrance or porch compatible with the character of the building is preferred over a conjectural design of the original.

Where new entrances are required, they should be installed on secondary elevations.

## Photographs

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Figure 1: View of the Property from Markland Street (Google Street View)



HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2024



Figure 2: View of the Property from Markland Street (c.o. Site Visit, February 13, 2023)



HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2024



Figure 3: View of the Property from Markland Street (c.o. Site Visit, February 13, 2023)



HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2024



Figure 4: View of the Property from Markland Street (c.o. Site Visit, February 13, 2023)

## **Plans / Drawings**

---

**See drawings attached as Appendix “A” to this Notesheet.**



# 50 Markland St

## FRONT FAÇADE PROPOSAL

**Project Address:** 50 Markland St. Hamilton, ON

**Owner information:** Eric and Sarah Desrosiers

**Project Overview:** Replace existing windows with new heritage style windows, matching the existing. Open to reviewing restoration of existing windows.

---

### Scope of Work Breakdown

#### **WINDOWS**

For the front portion of the house, we are working with a company to be able to restore the Heritage windows. This maintains the heritage look of the home from all visible sightlines, while increasing functionality in our home. It is important for us to keep the same aesthetic, while equally important to be able to properly utilize these fixtures.

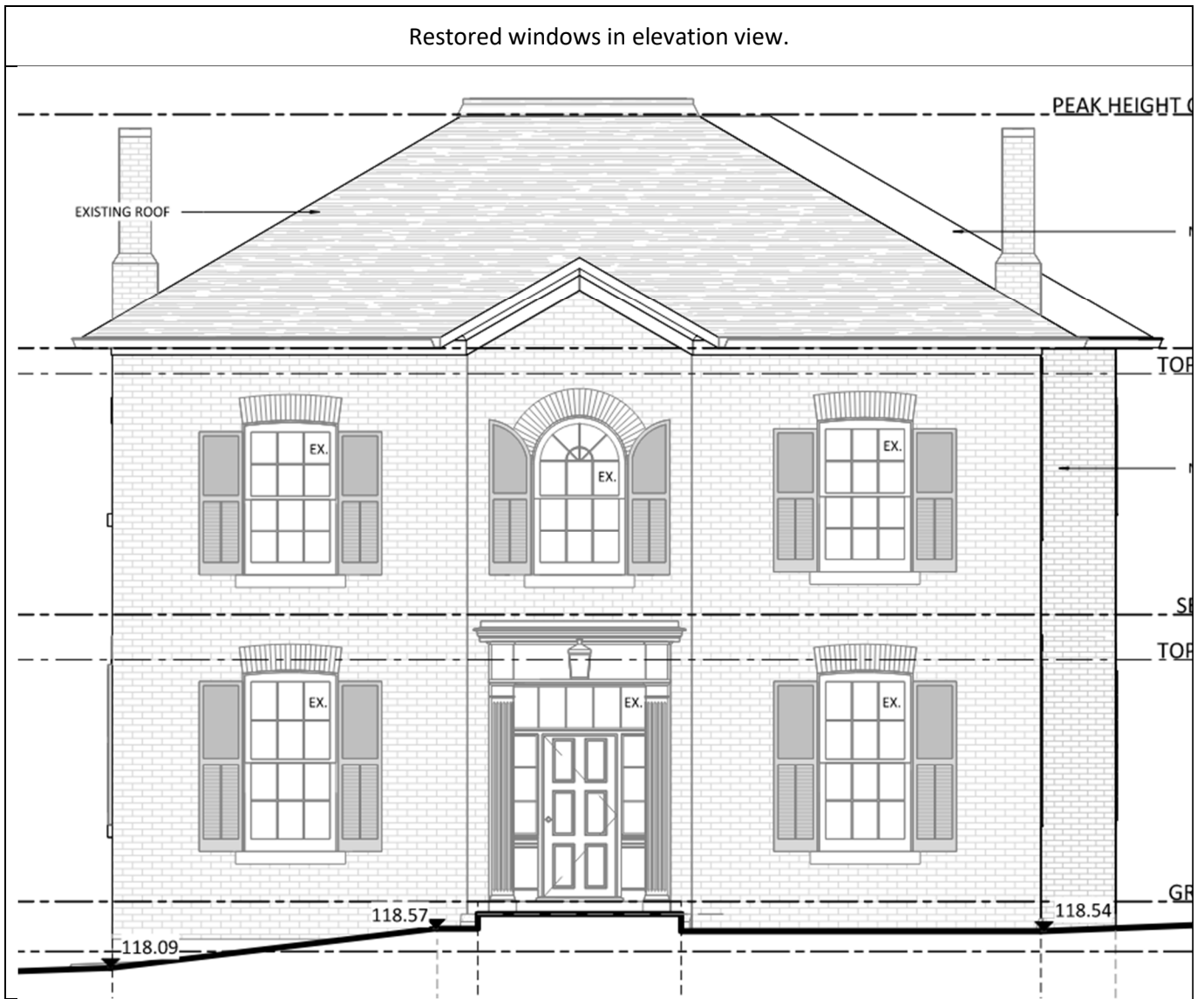
The street facing windows will be restored slowly over a period of 2-4 years, being removed (most likely) one at a time, or at maximum two at a time. The windows will be stripped, re-puttied and re painted. We are proposing all the trim for the house to be repainted in an off-white colour, as opposed to the existing snow white.

**The remaining windows (non street facing) shall be under separate heritage application.**

Render of replaced windows, following restoration



Restored windows in elevation view.



**DOORS**

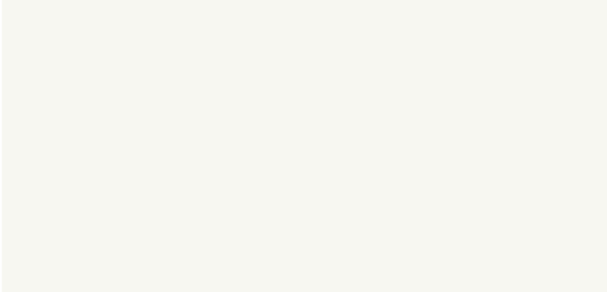

Existing Door



We are proposing a to restore or replace the door slab, as well as restore or replace the sidelights and transo, in identical assembly and style.

We will be changing the door colour to black to match the existing window shutters on the house.

**COLOURS**

Existing Colour	Proposed Colour
 <p data-bbox="358 1692 613 1719">High Reflective White</p>	 <p data-bbox="1094 1692 1232 1719">Ivory White</p>



50 Markland St – Current, Bright White



Patterson House (Oakville) 1835 – Ivory White





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Appendix A – Photos

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## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** 50 Markland Street, Hamilton (Durand Markland HCD, Part V)

**Permit Number:** HP2025-005

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**Owner:** Eric and Sara Desrosiers

**Applicant/Agent:** Same as above

---

### Description of proposed alterations:

- Demolition of existing two-storey rear brick addition;
- Construction of new two-storey rear addition with a hip roof and clad with salvaged historic brick; and,
- Localized masonry repairs on the original structure.

*Note: The Heritage Permit Review Sub-Committee provided feedback on a preliminary version of this proposal as part of a pre-consultation application at their meeting on January 21, 2025.*

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### Reasons for proposed alterations:

- The existing rear addition is not functional for the homeowner.
  - The homeowners are looking maximize livable space in their home by creating a rear addition that functions better for the family.
  - There is limited visibility of the rear addition of the property from the public right-of-way.
  - Deterioration of mortar and masonry units is present throughout the original structure particularly below window openings.
- 

### Documentation submitted with application:

- Heritage Permit application form
  - Photographs
  - "Renovation Proposal" from Applicant (attached as Appendix "A" to Note Sheet HP2025-005)
-

HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2024

**Draft Conditions for Consideration:**

- That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **February 28, 2027**. If the alteration(s) are not completed by **February 28, 2027**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.



## Relevant HCD Policies (By-law No. 94-81)

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### Durand-Markland Heritage Conservation District Plan:

#### 4.2.3. Existing Building Fabric

##### *Foundations and Walls*

Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance to the surface or give a “falsely” new look to the building, for example, sandblasting, strong liquid chemical solutions, and high-pressure water cleaning.

Avoid application of new surfaces or new coatings that alter the appearance of the original material, especially where they are substitutes for masonry repairs, for example, waterproof/repellent coatings, paint, aluminum or vinyl siding and stucco.

#### 4.2.4. Additions

Contemporary design for additions is appropriate when such additions do not destroy significant architectural, historical, or cultural material and when the design is compatible with mass, ratio of solids to voids, colour, material, and character of the property, neighborhood or environment.

Whenever possible, new additions should be undertaken in such a manner that if the addition were removed in the future the essential form and integrity of the existing building would be unimpaired.

Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighboring properties. Keep the height and bulk of the new addition smaller than the existing building.

Do not add to the height or roof of an existing historical building as changes to the roofline alter the character of the building significantly.

Additions to structures with symmetrical facades should avoid creating imbalance and asymmetrical building forms.

Pay close attention to the junction of the old and new ensuring a sound visual as well as functional connection.

## Photographs

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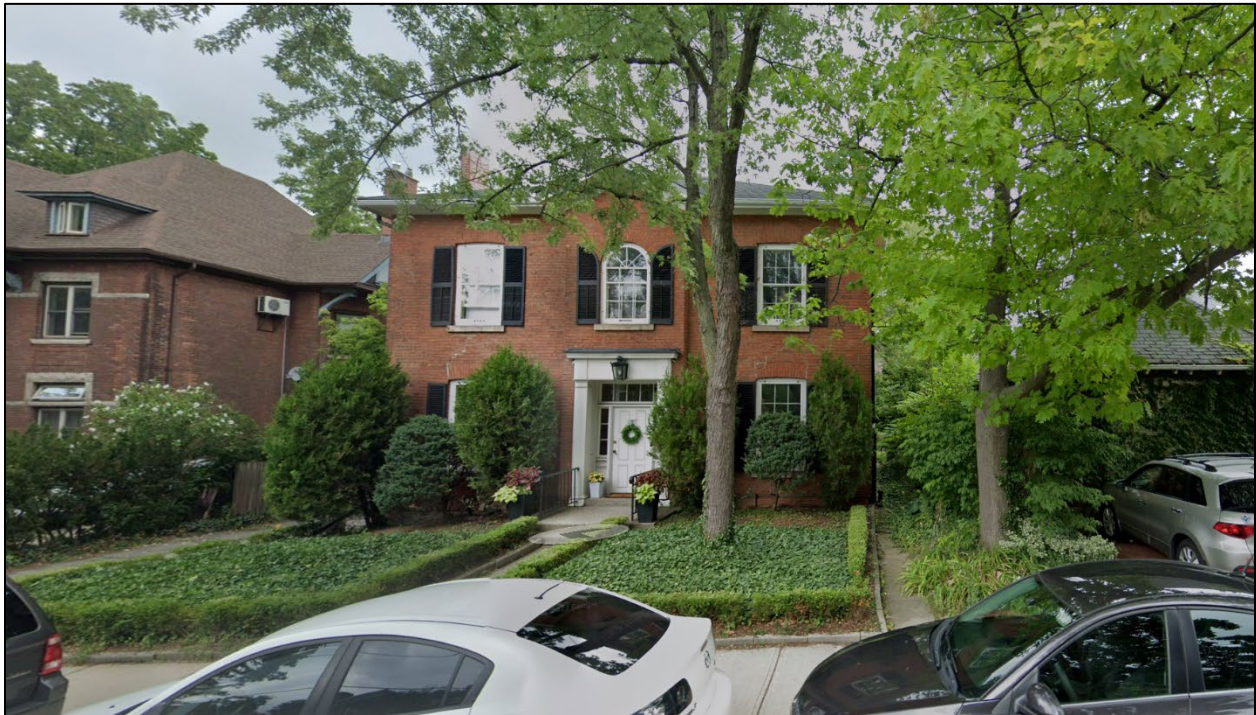


Figure 1: View of the Property from Markland Street (Google Street View)



Figure 2: View of the Property from Markland Street (c.o. Site Visit, February 13, 2023)



HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2024



Figure 3: View of the Property and existing rear addition from Markland Street (c.o. Site Visit, February 13, 2023)



Figure 4: View of the existing rear addition from MacNab Street (Google Street View)



HERITAGE PERMIT REVIEW SUBCOMMITTEE  
Meeting Date: February 18, 2024



Figure 5: View of the existing rear addition from MacNab Street (c.o. Site Visit, February 13, 2023)

## **Plans / Drawings**

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**See drawings attached as Appendix “A” to this Notesheet.**





# 50 Markland St

## RENOVATION PROPOSAL

**Project Address:** 50 Markland St. Hamilton, ON

**Owner information:** Eric and Sarah Desrosiers

**Project Overview:** Demolish the back portion of the existing home and rebuild with salvaged or like materials (specified and outlined herein).

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Attached

Appendix A – Photos of Existing [Attached Herein]

Appendix B – Architectural Drawings / Blueprints

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### ***INTRODUCTION***

After years of searching and waiting, Sarah and I became the keepers of 50 Markland St., for years to come. After living in the Herkimer Apartments (looking into this very backyard every day) we were fortunate to make contact with Carl Turkstra, the previous owner of this home and a proud member of this community. Unfortunately, after 30 years of living there, he was no longer able to keep up with the maintenance of the home and it slowly fell into a weathered state. Sarah and I look forward to many years in this home, having just welcomed two children into this world since 2022, our vision is to raise our kids in this community and continue to thrive many years after.

Below, you will find our outlined proposal and vision to bring this home back into its glory and into a more liveable functional home so that it may remain our family home.

We look forward to discussions regarding our proposed renovations.

---

Scope of Work Breakdown

### ***DEMOLITION***

Our proposal includes the full demolition of the back portion of the home, as outlined and displayed in the attached drawings. This demolition will include the full demolition of the foundation, exterior walls and windows, and roof.

### ***RECONSTRUCTION***

The reconstruction will expand the back portion of the home using like materials (outlined throughout this document). The plans call to extend the home back 4' and increase the liveable space on both the main floor and second floor. Currently the back portion of the home is deteriorating due to previous neglect and was laid out in a manor that did not connect the liveable space to the back yard – as was common design in years past. We hope to rebuild the back portion in a manor to increase access to the rear yard and bring in more natural light to the liveable space. The reconstruction will utilize as many like or salvaged materials as possible.

**BRICKS/MASONRY**

During the demolition our best effort will be made to salvage some brick and material, though we are being advised by restoration masons and the engineer that not much brick will be kept. Currently we are allowing for all new brick. We have sourced a brick that is identical to the existing and perfectly matches the aged / imperfect brick from this old home. This brick was also utilized on our Garage renovation (Heritage Permit: HP2023-018)

Existing vs Proposed



Withing the scope of the masonry brick work, we will be repointing all necessary areas, following the heritage standard.

## **WINDOWS**

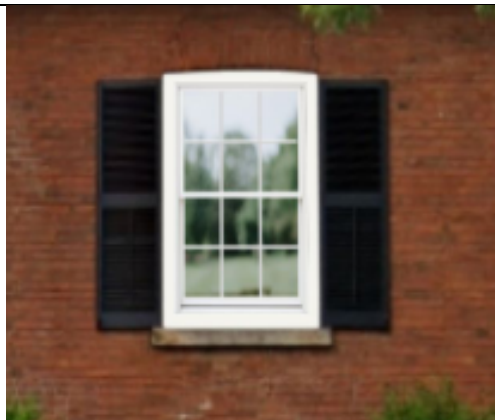
***The front façade of the house will be under a separate heritage application.***

For the remaining windows (all side windows and windows at back of building) we are proposing to install all new windows in a matching style. We are proposing to install windows with an identical mullion pattern and trim from the exterior.

We believe this maintains the heritage look of the home from all visible sightlines, while increasing functionality in our home. It is important for us to keep the same aesthetic, while equally important to be able to properly utilize these fixtures.

The non street facing windows we are proposing are Pella – Lifestyle windows (or similar). There of similar design and look, using wood construction, however they utilize some more modern technology and systems for modern day efficiency and functionality.

Render of new windows, using Pella: Lifestyle Windows, or similar

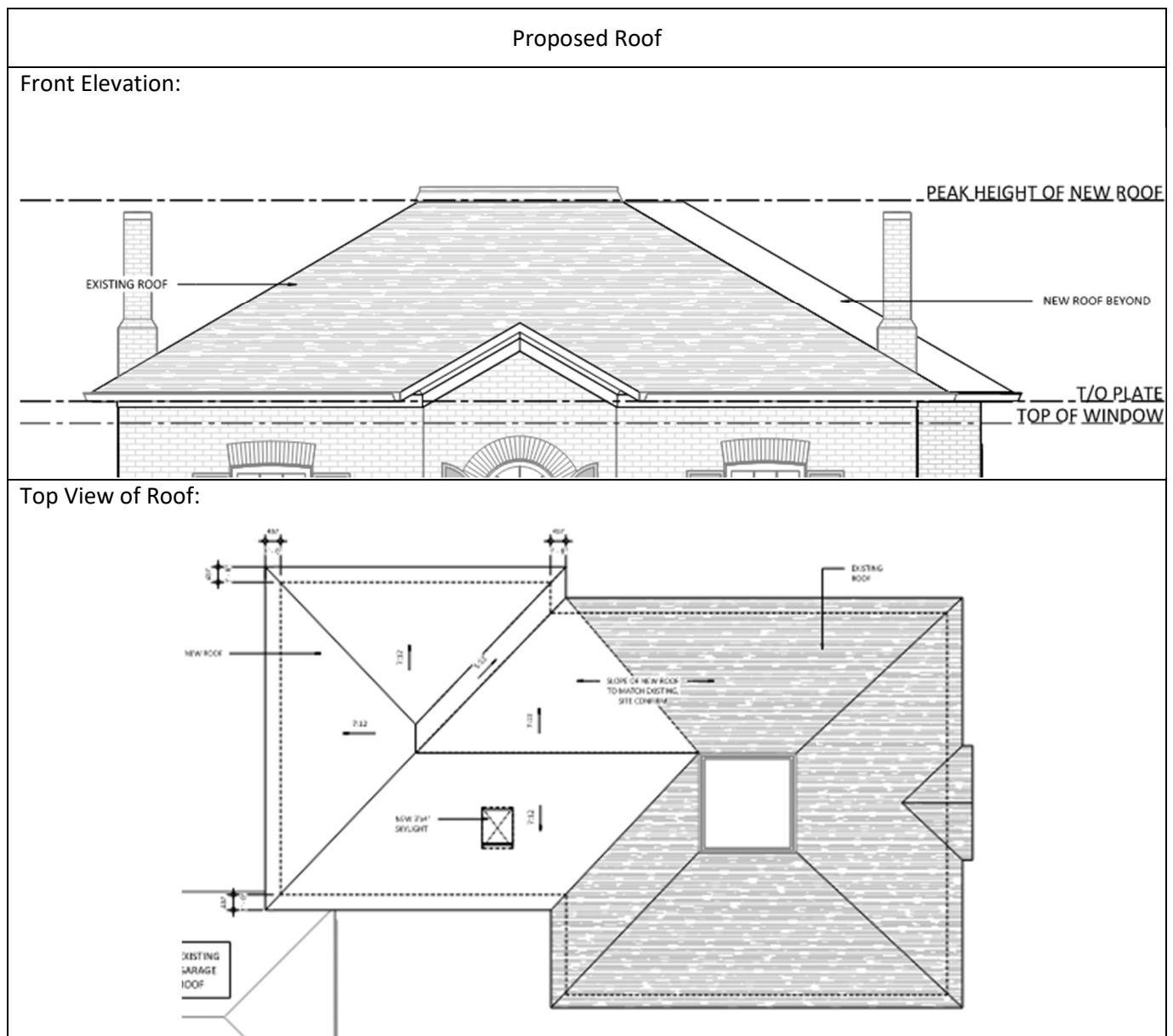


## **DOORS**

The only door that will be visible from any sightline will be the front door (street facing). **The front door proposal shall be under a separate heritage permit.**

**ROOF**

The new roof on the proposed addition will be set at the same level as the existing roof (as displayed in the Drawings – Appendix). The roofing will be of the same material, and all trim and gutters will match in colour and style.



Existing and proposed materials will be the same – GAF Black Architectural Shingles.

The visible downspouts are not being changed and will remain as is. The new downspouts will be a perfect match of same material and colour (black aluminum downspouts and off-white gutters).



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Appendix A – Photos

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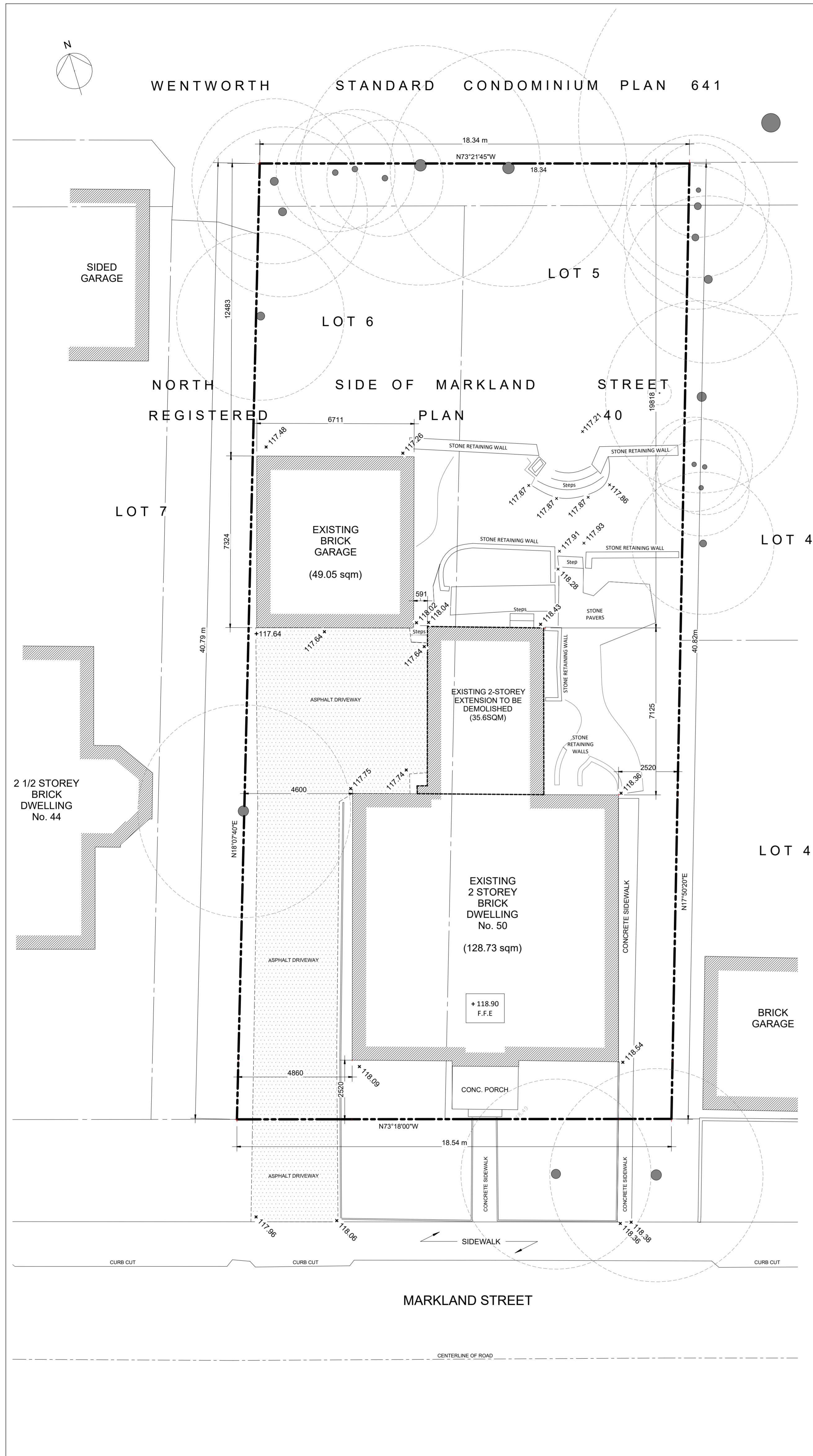
**Appendix B - Drawings**

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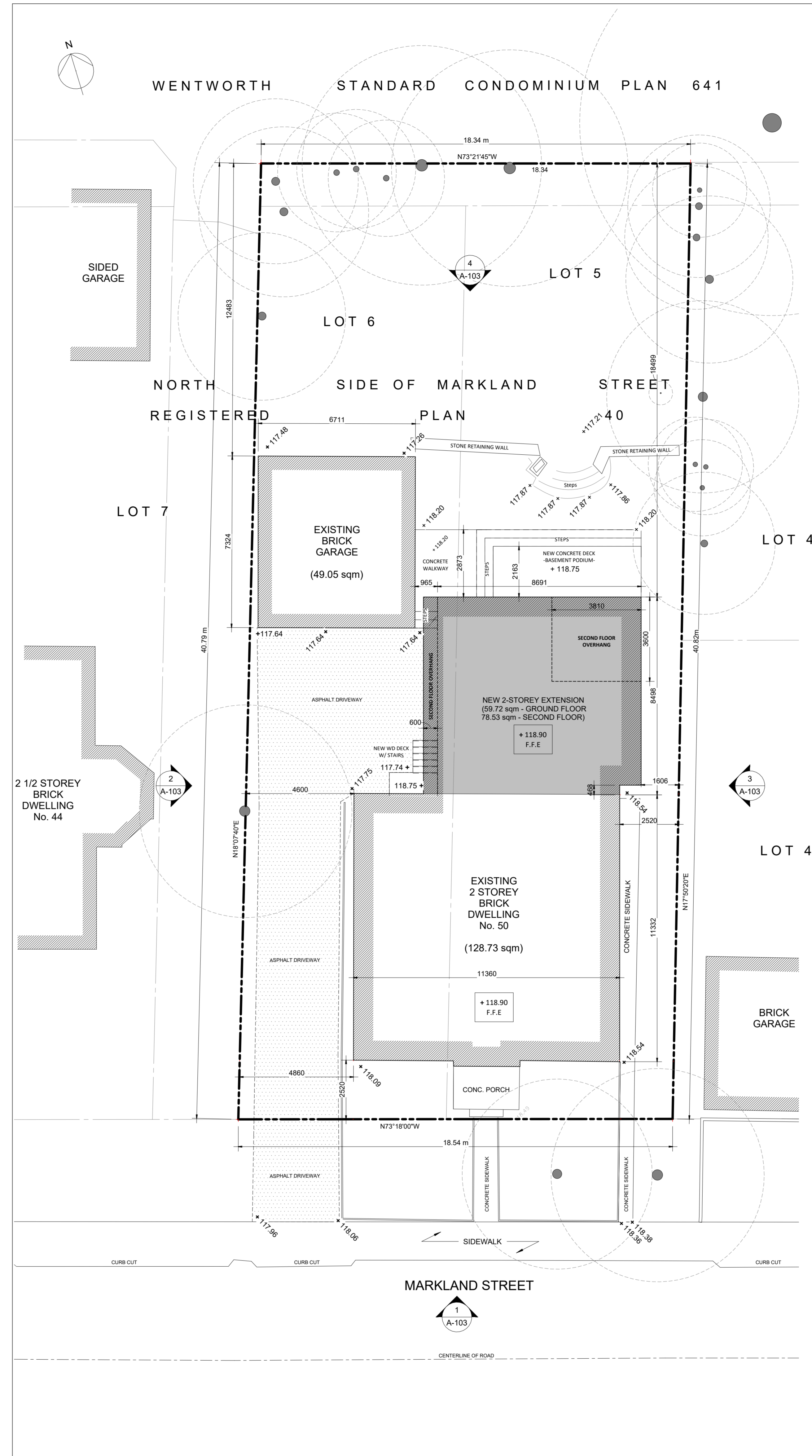
*Provided on Following pages.*



30" x 42" ARCHIT. SHEET SIZE



1 SITE PLAN - EXISTING  
1 : 100



2 SITE PLAN - PROPOSED  
1 : 100

GROSS FLOOR AREAS - 50 MARKLAND ST

LEVEL	GFA - EXISTING TO REMAIN (SQM)	GFA - EXISTING TO BE DEMOLISHED (SQM)	GFA - NEW (SQM)	TOTAL (SQM)
BASEMENT	70.13	35.61	84.14	118.66
GROUND FLOOR	164.34	35.61	59.72	188.45
SECOND FLOOR	164.34	35.61	78.53	207.26
ATTIC	24.81		0.00	24.81
TOTAL AREA				539.18
TOTAL GFA ABOVE GRADE				420.53

SITE STATISTICS

	SQM	REQUIRED	BY-LAW 05-200	BY-LAW 6893
LOT AREA - EXISTING PER SURVEY	751.87	360 sqm	360.00	360.00
BUILDING AREA PROPOSED (FOOTPRINT)	188.45			
EXISTING GARAGE (FOOTPRINT)	49.05			
ASPHALT DRIVEWAY AREA - EXISTING	99.466			
TOTAL LANDSCAPED AREA	414.89 sqm (55.18%)	30% min.	SECTION 15.1.2.(h) : 30%	NOT PROVIDED

FRONT YARD LANDSCAPING

	SQM	REQUIRED (%)	BY-LAW 05-200	BY-LAW 6893
FRONT YARD AREA (FYA)	45.535			
ASPHALT DRIVEWAY AREA (WITHIN FRONT YARD)	9.093			
FRONT YARD LANDSCAPING (FYL)	36.442sqm (80.03%)	50.00%	SECTION 4.3.6(a) : 50%	NOT PROVIDED

SETBACKS/ BUILDING DIMENSIONS

	PROPOSED (m)	REQUIRED (m)	BY-LAW 05-200	BY-LAW 6893
BUILDING HEIGHT LIMIT	9.78m New (10.3m existing)	10.50	10.5m	11m
LOT WIDTH	18.54m - EXISTING	12.00	12m	12m

SETBACKS

	PROPOSED (m)	REQUIRED (m)	BY-LAW 05-200	BY-LAW 6893
FRONT YARD SETBACK	2.4 to 2.5m - EXISTING	4m MIN	4m MIN	6m MIN.
SIDE YARD SETBACK	2.3 to 4.86m - EXISTING	1.2m MIN.	1.2m MIN.	1.2m MIN.
REAR YARD SETBACK		7.5m MIN.	7.5m MIN.	7.5m MIN.

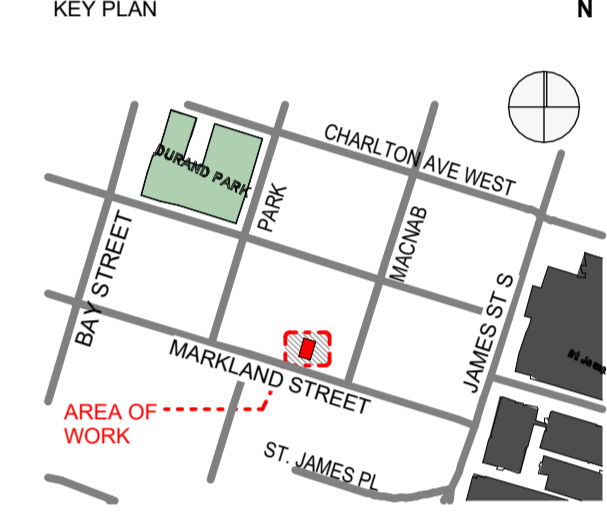
PROJECT  
50 MARKLAND STREET  
2-STORY EXTENSION

CLIENT  
50 MARKLAND ST, HAMILTON, ON, L8P 2J7

ARCHITECT  
**PA** architects inc.  
143 Bloor Ave. Toronto, ON, M4W 4E2, Canada  
416-961-1204  
pa-architects@outlook.com

CONSULTANT  
**Quinn Dressel**  
ASSOCIATES  
CONSULTING STRUCTURAL ENGINEERS  
888 Yonge St., Suite 302 Toronto, Ontario, Canada, M4W 2Y4  
416-961-1204  
quinn@quindressel.com www.quindressel.com

THIS DRAWING IS NOT TO BE SCALED.  
REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED WITH CONSTRUCTION MEASUREMENTS ASSUMES FULL RESPONSIBILITY AND BEARS COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM THEIR WORK.  
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT.  
THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FROM THE SUPPLIED INFORMATION.



ARCHITECT'S SEAL

ENGINEER'S SEAL

PROJECT NORTH

TRUE NORTH

REVISIONS

No.	Date	Description

PRELIMINARY FOR REVIEW AND INFORMATION ONLY. NOT FOR BID OR CONSTRUCTION

NO. DATE DESCRIPTION

ISSUED:

DRAWN BY: Author REVIEWED BY: Checker

DATE: Issue Date SCALE: 1 : 100

PROJECT NO.: 23-310

SHEET TITLE  
SITE PLAN AND STATISTICS

SHEET NUMBER: **A-001**

REVISION NO.

PA ARCHITECTS INC. 2024 ©

PLOT DATE: 2025-02-05 10:33:30 PM



30" x 42" ARCH ELEV - SHEET SIZE

PROJECT  
50 MARKLAND STREET  
2-STORY EXTENSION

50 MARKLAND ST, HAMILTON, ON, L8P 2J7

CLIENT

**VERLY**  
CONSTRUCTION GROUP  
1650 SIMMET RD, MISSISSAUGA, ON L4V 1R4

ARCHITECT  
**PA**  
architects inc.  
143 Bloor Ave. Toronto, ON M5H 4E2, Canada  
416-593-8200 #pa-architects@outlook.com

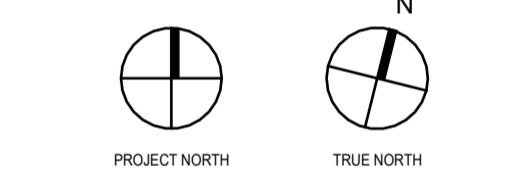
CONSULTANT  
**Quinn Dressel**  
ASSOCIATES  
CONSULTING STRUCTURAL ENGINEERS  
888 Yonge St., Suite 302 Toronto, Ontario, Canada M4E 2Y4  
416-968-1204 #quinn@quindressel.com www.quinnressel.com

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ARCHITECT'S SEAL

ENGINEER'S SEAL



REVISIONS

No.	Date	Description

PRELIMINARY FOR REVIEW AND INFORMATION ONLY - NOT FOR BID OR CONSTRUCTION

No. Date Description

ISSUED:

DRAWN BY: Author REVIEWED BY: Checker

DATE: Issue Date SCALE: As Indicated

PROJECT NO.: 23-310

SHEET TITLE

ELEVATIONS & PLANS

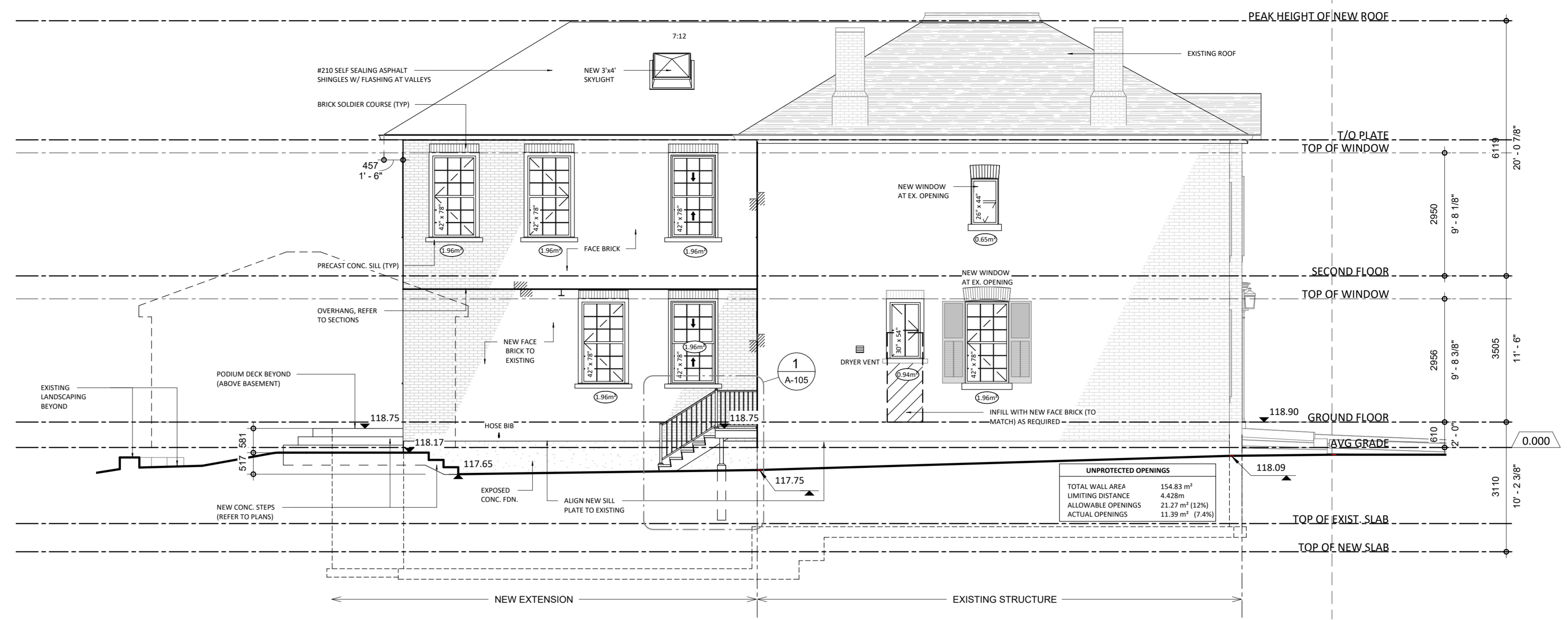
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**A-103**

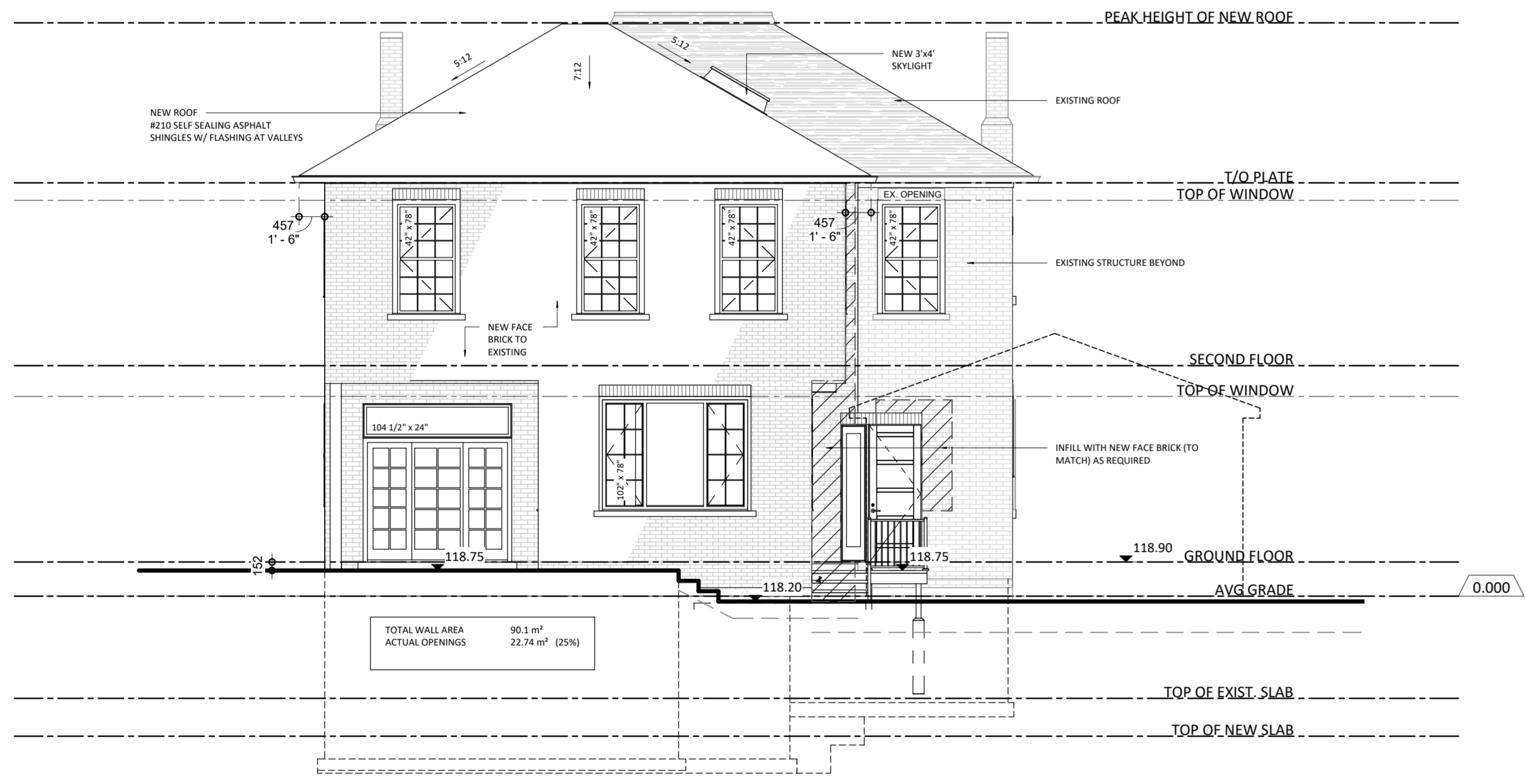
PA ARCHITECTS INC. 2024 ©



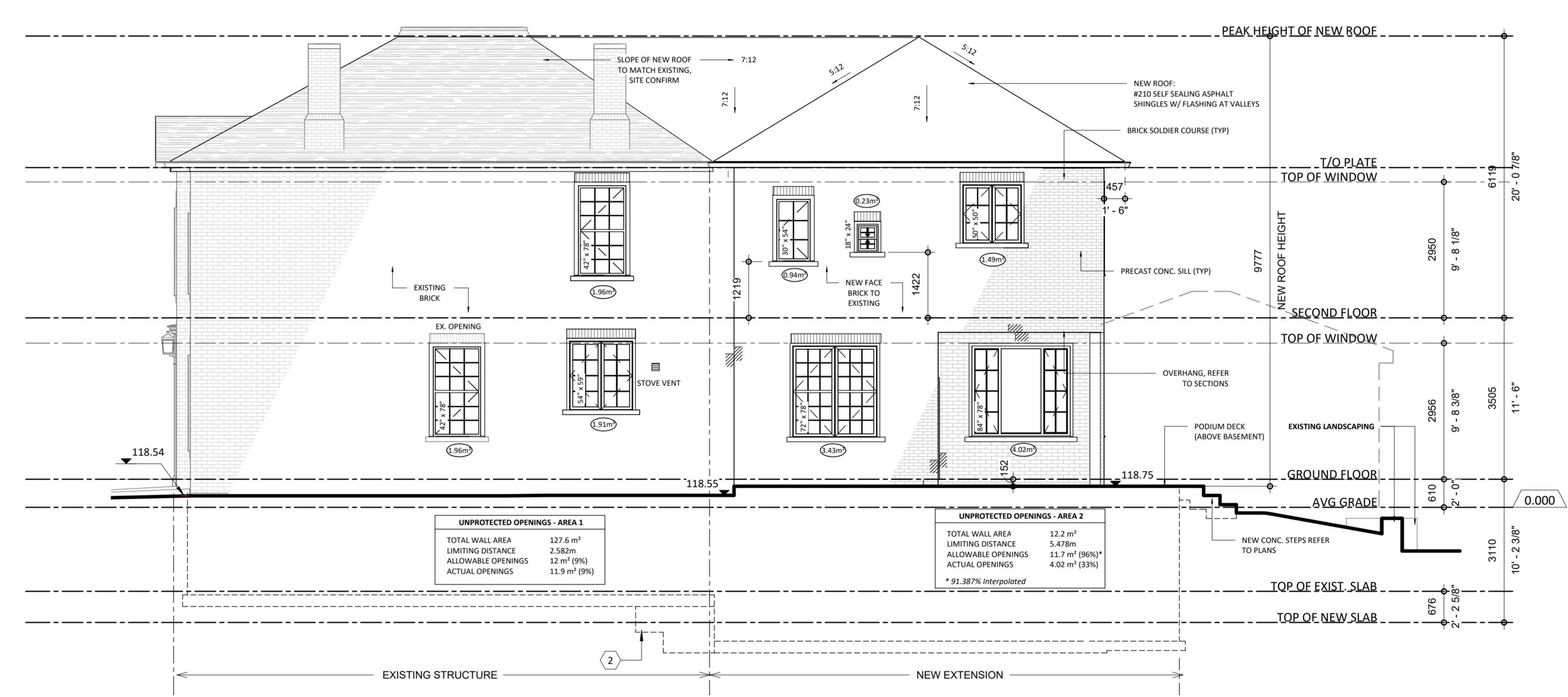
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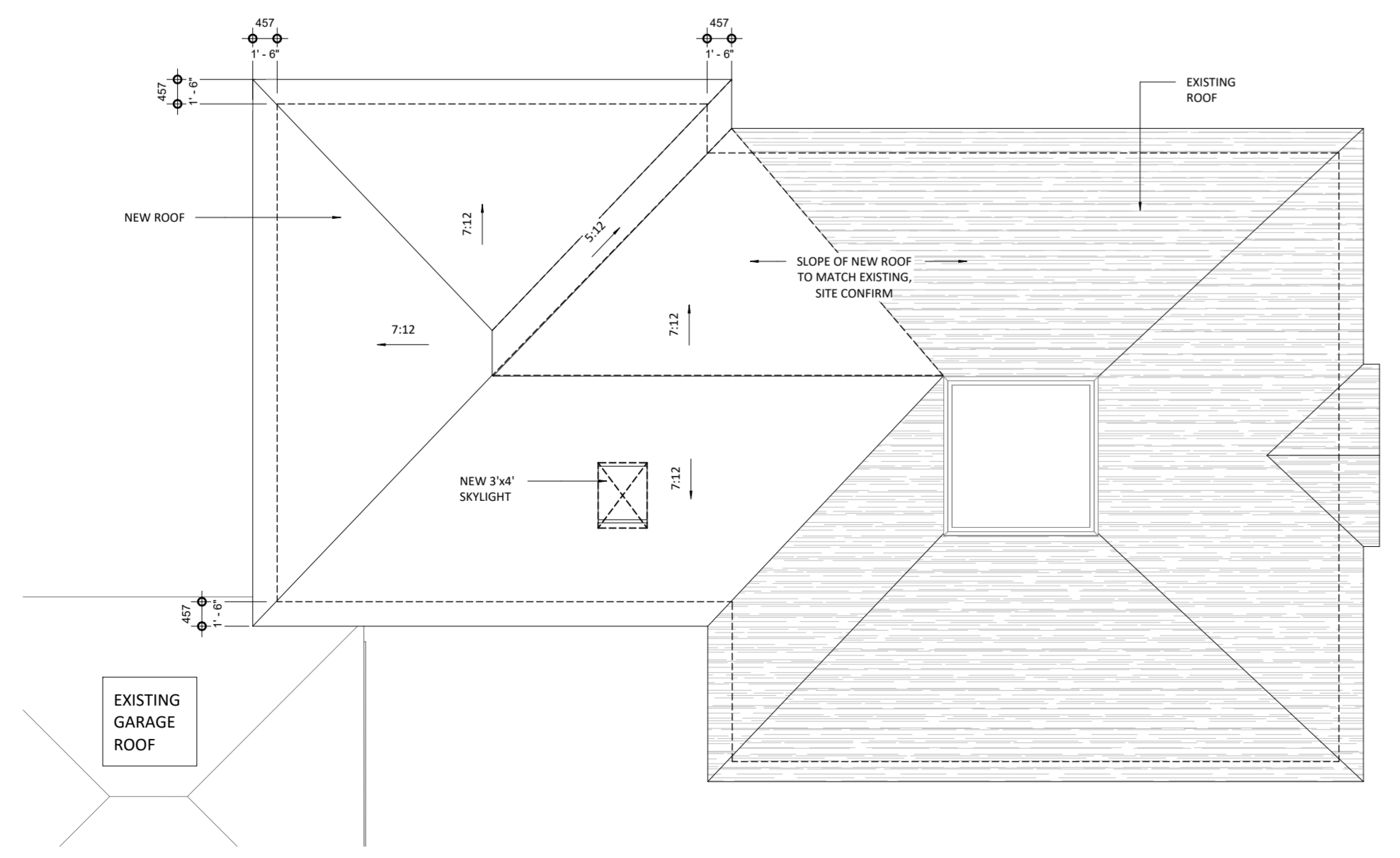
2 EAST ELEVATION  
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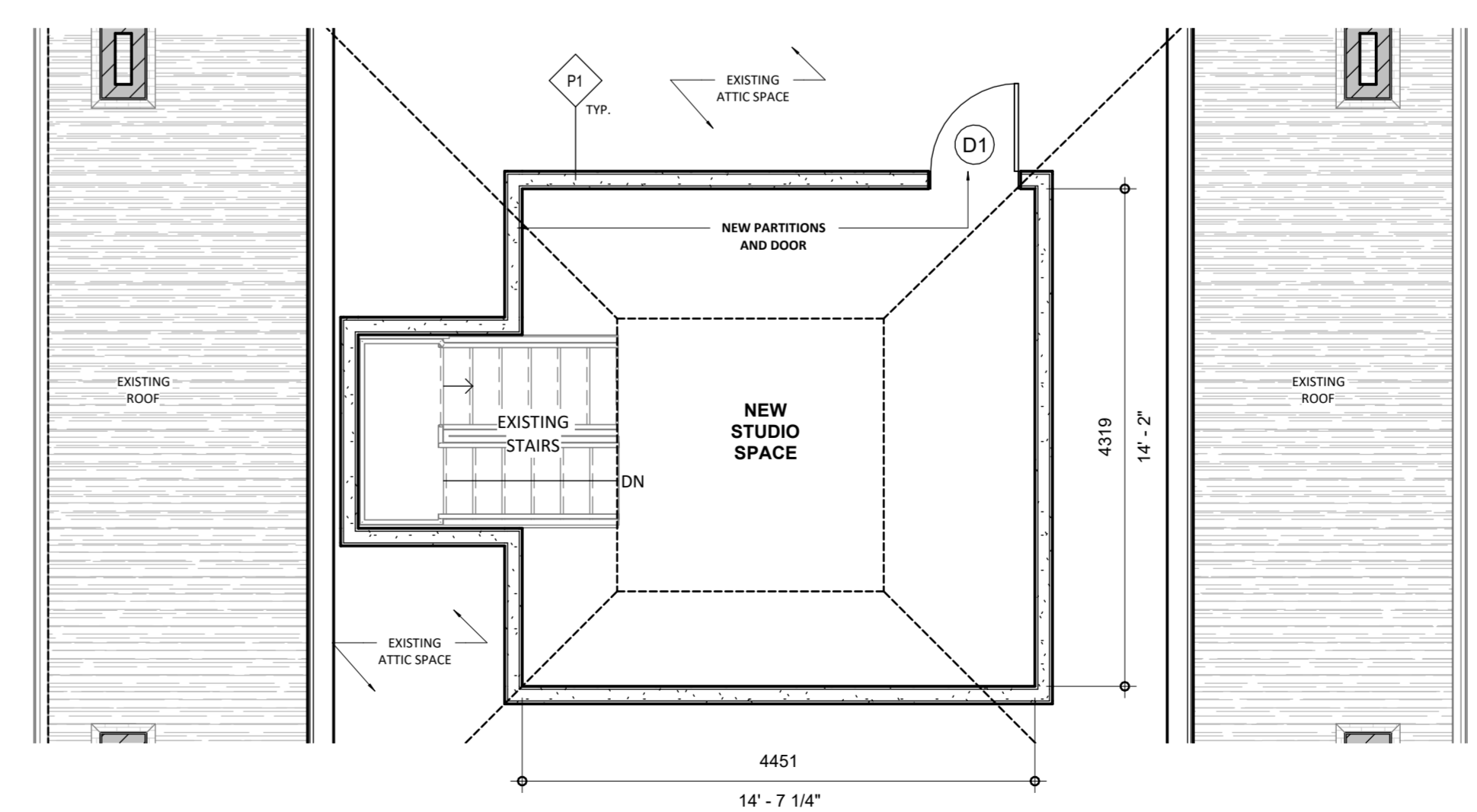
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1:75



3 WEST ELEVATION  
1:75



5 ROOF PLAN  
1:100



6 EXISTING ATTIC SPACE  
1:50

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