



Hamilton Municipal Heritage Committee

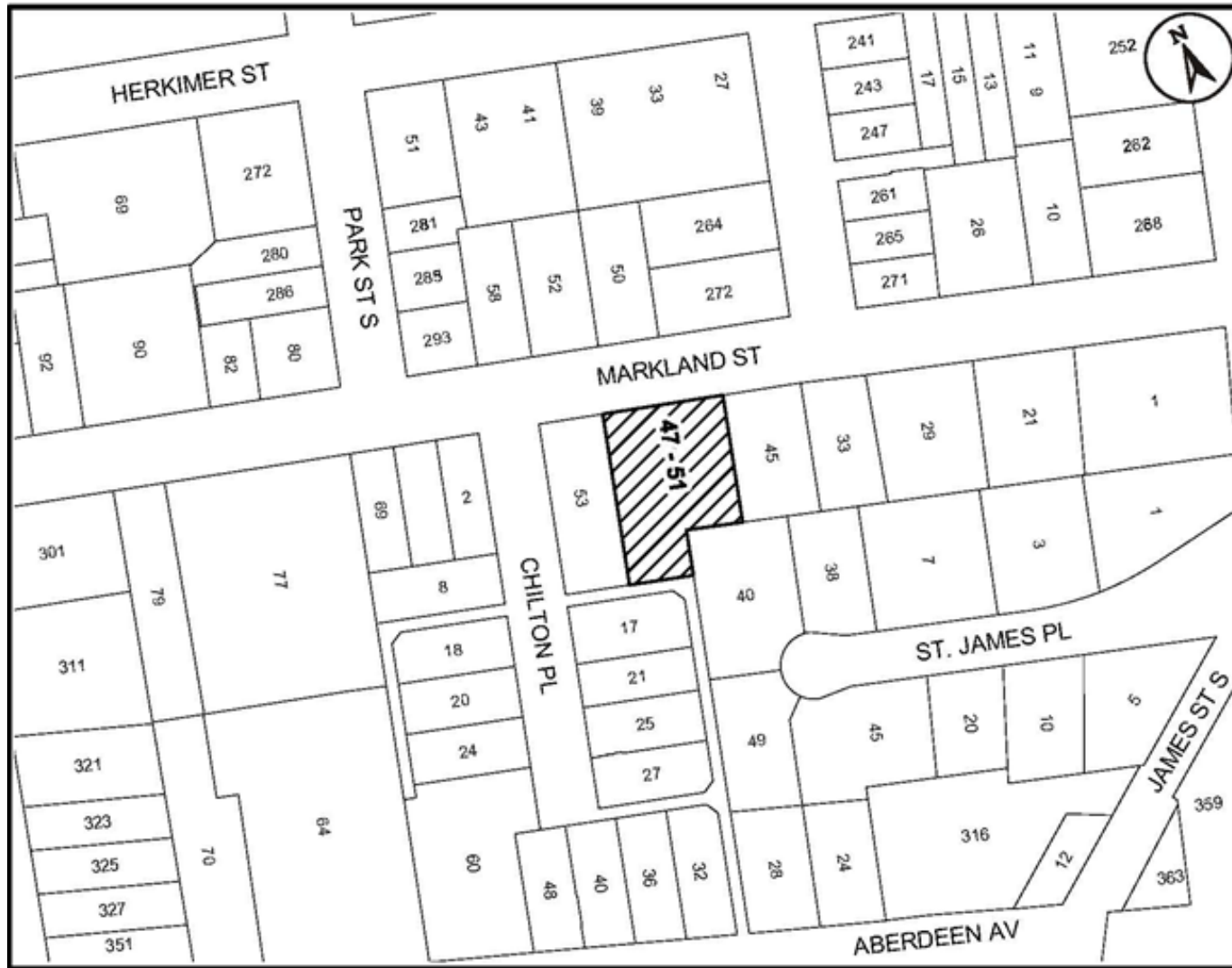
February 21, 2019

HP2018-046: 47-51 Markland Street, Hamilton

PED19035

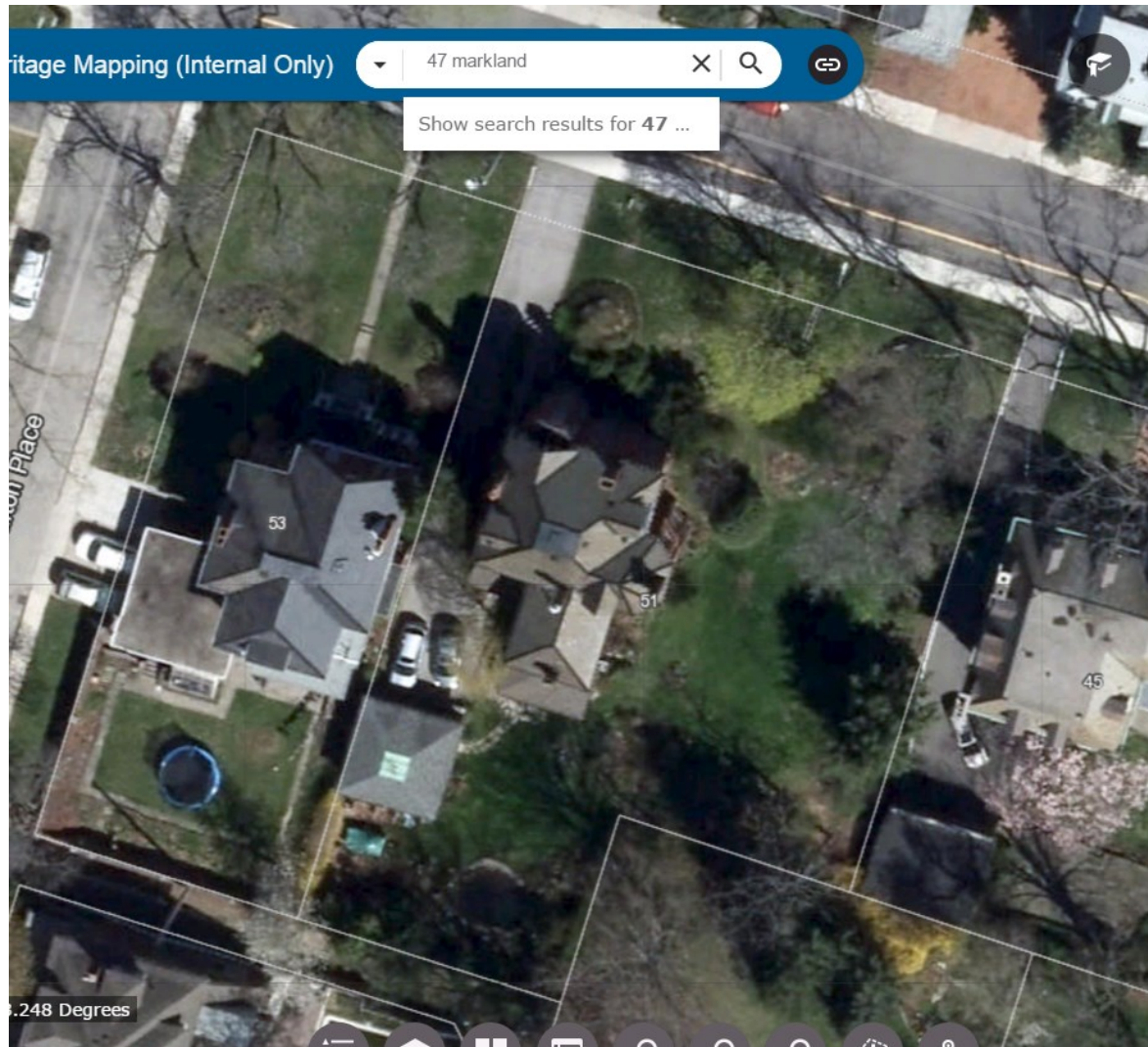


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Proposal:

- The construction of a new, single family two storey brick dwelling on the subject property within the Durand-Markland Heritage Conservation District (HCD)

Application Background:

- Proposed lot at 47 Markland Street is subject to a severance application (file # HM/B-18:159) and a minor variance application (file # HM/A-18:431)
- **The Heritage Permit Review Sub-Committee (HPRSC)** reviewed the proposal at its meeting on December 18, 2018
 - HPRSC indicated support for the proposed Site Plan and design of the new dwelling; and
 - HPRSC recommended that the applicant work with Staff to reduce the prominence of the driveway on the streetscape.

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North Elevation:



north exterior elevation

ALL WOOD - PRE-FINISHED METAL CLAD WINDOWS
MARVIN WINDOWS & DOORS

	TRADITIONAL COPPER DIAMOND SHINGLE ROOF
	DARK (IRONSPOT) SMOOTH MODULAR BRICK - THAMES VALLEY
	SPLIT FACED VEINED ADAM LIMESTONE - ARRISCAFT

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East Elevation:



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West Elevation:



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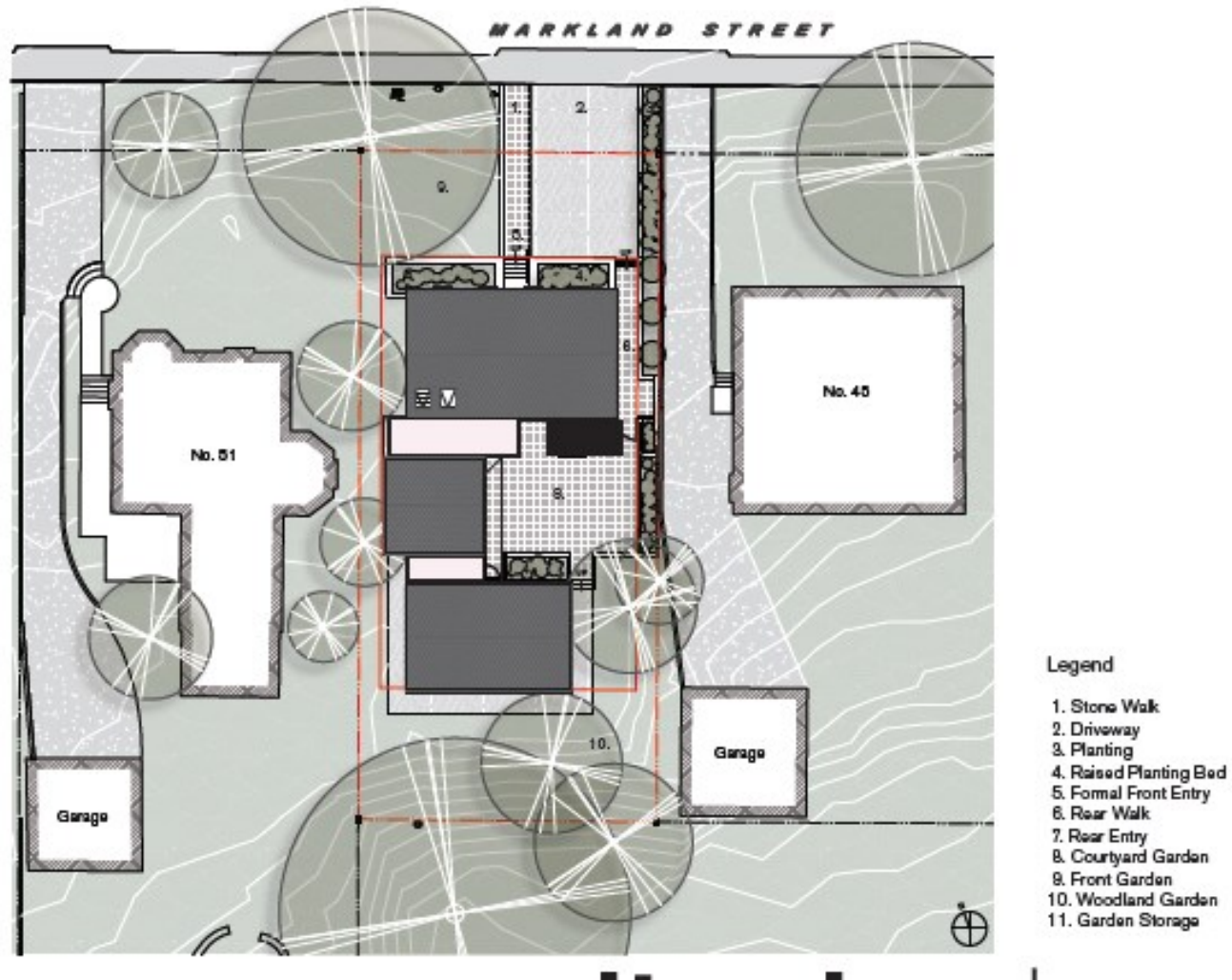
Rendering considered at HPRSC, Dec. 18, 2018:



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Site Plan



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Revised Rendering:



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Durand-Markland HCD Guidelines:

Policies and Guidelines for New Construction:

- **General:** New structures should look new and not pretend to be historical by replicating or copying older facades
- **Height:** Building height of new structures should maintain the building height of adjacent properties and the immediate streetscape
- **Width:** Building width of new structures should attempt to maintain the building width and side yard spaces of adjacent properties
- **Proportion:** New residential infill should maintain the proportions of neighbouring properties (relationship of height to width)
- **Relationship to the Street:** New residential infill should maintain the existing setbacks of adjacent properties

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Durand-Markland HCD Guidelines

Policies and Guidelines for New Construction (continued):

- **Roof Forms:** Use of traditional roof forms in new construction is encouraged - Flat or shallow pitch roofs are to be avoided in new construction, aside from use in discrete locations
- **Composition:** Maintain similarity in composition of architectural elements - buildings are characterized by a tripartite division of the main elevation: foundation, wall and roof
- **Proportion of Openings:** New window designs are encouraged that generally reflect vertical and rectangular dimensions. Entrances are highlighted with architectural detailing such as door surrounds and porches and are recessed or projected from the wall for emphasis
- **Materials and Colours:** Brick veneer is the dominant wall material in the district. Wall materials of new construction should reflect the predominant traditional materials and their respective colours.

Recommendation:

Approval subject to the following conditions:

- That the dimensions and surfacing materials for the new driveway and any walkways, patios or other hard-surface areas visible from the street, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- Any minor changes to the satisfaction of staff
- Standard two-year expiry date (March 31, 2021)
- Compliance with all of the applicable provisions of Zoning By-law No. 6593 and Minor Variance Application HM/A-18:431.

Thank You!