

## 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)
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### Draft Conditions for Consideration:

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| <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> |
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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*

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)



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



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



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

## **Plans / Drawings**

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