

City of Hamilton - Heritage Permit Application Note Sheet

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

Permit Number: HP2025-005

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.

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.
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Documentation submitted with application:

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

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

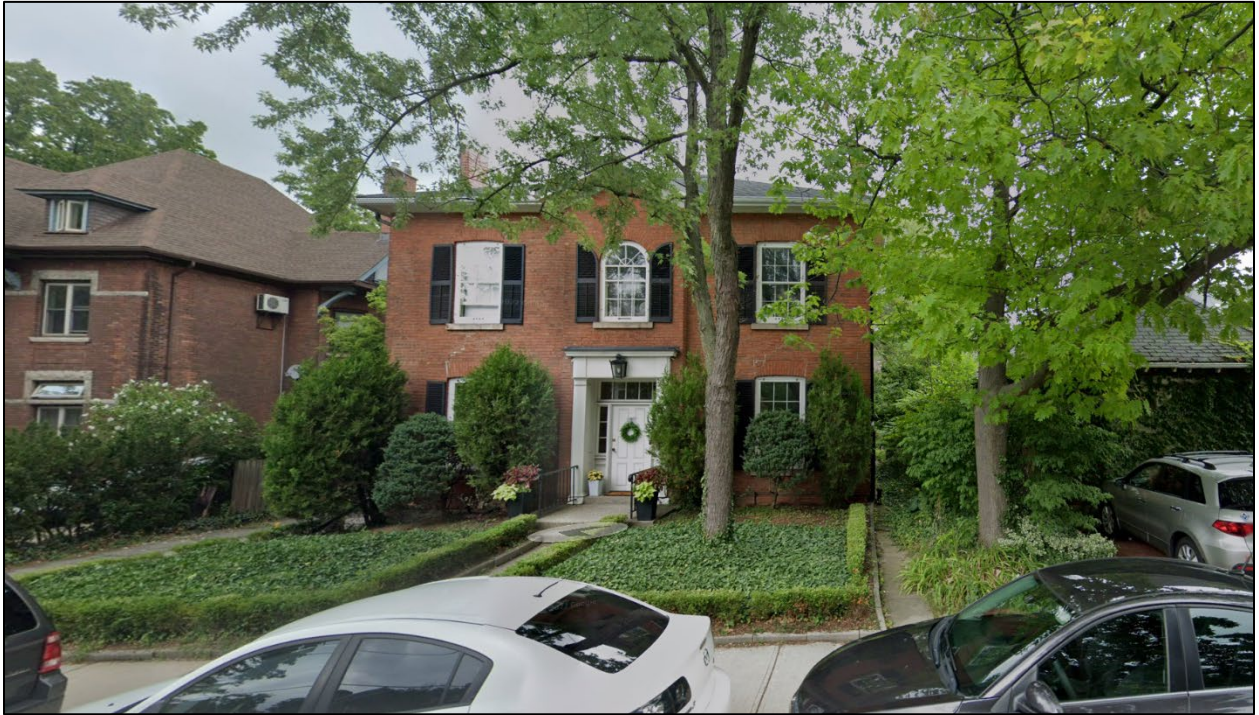


Figure 1: View of the Property from Markland Street (Google Street View)



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



Figure 3: View of the Property 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)



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

Plans / Drawings

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