

City of Hamilton - Heritage Permit Application Note Sheet

Address: 122 MacNab Street South, Hamilton (MacNab-Charles HCD, Part V)
Permit Number: HP2024-036

Owner: Gordon Robertson
Applicant/Agent: Same

Description of proposed alterations:

- Reconstruction of the wooden front steps in kind, including:
 - Painting the new wood steps to match the previous colour; and,
 - Selective masonry repointing.

Note: This Heritage Permit application is retroactive. The previous contemporary front steps have already been removed and construction of a new steps commenced prior to application.

Reasons for proposed alterations:

- The previous contemporary painted wood front steps were rotted and in need of repair. The extent of the rot was not known until the work commenced and it was determined by the contractor that it would be best to rebuild the entire structure to match the previous porch design.
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Documentation submitted with application:

- Heritage Permit application form.
 - Photographs of the former steps and its deterioration.
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Draft Conditions for Consideration:

- That the final details of the replacement steps be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to implementation of the alterations;
- That the masonry repairs be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner; and,
- 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 implementation of the alterations.

Relevant MacNab-Charles HCD Policies (By-law No. 90-144)

Guidelines for Porches (Page 15)

Recommended

- Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.
- Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

- Removing or altering porches and steps that are appropriate to the building's development and style.
- Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.
- Enclosing porches and steps in a manner that destroys their intended appearance.

Photographs

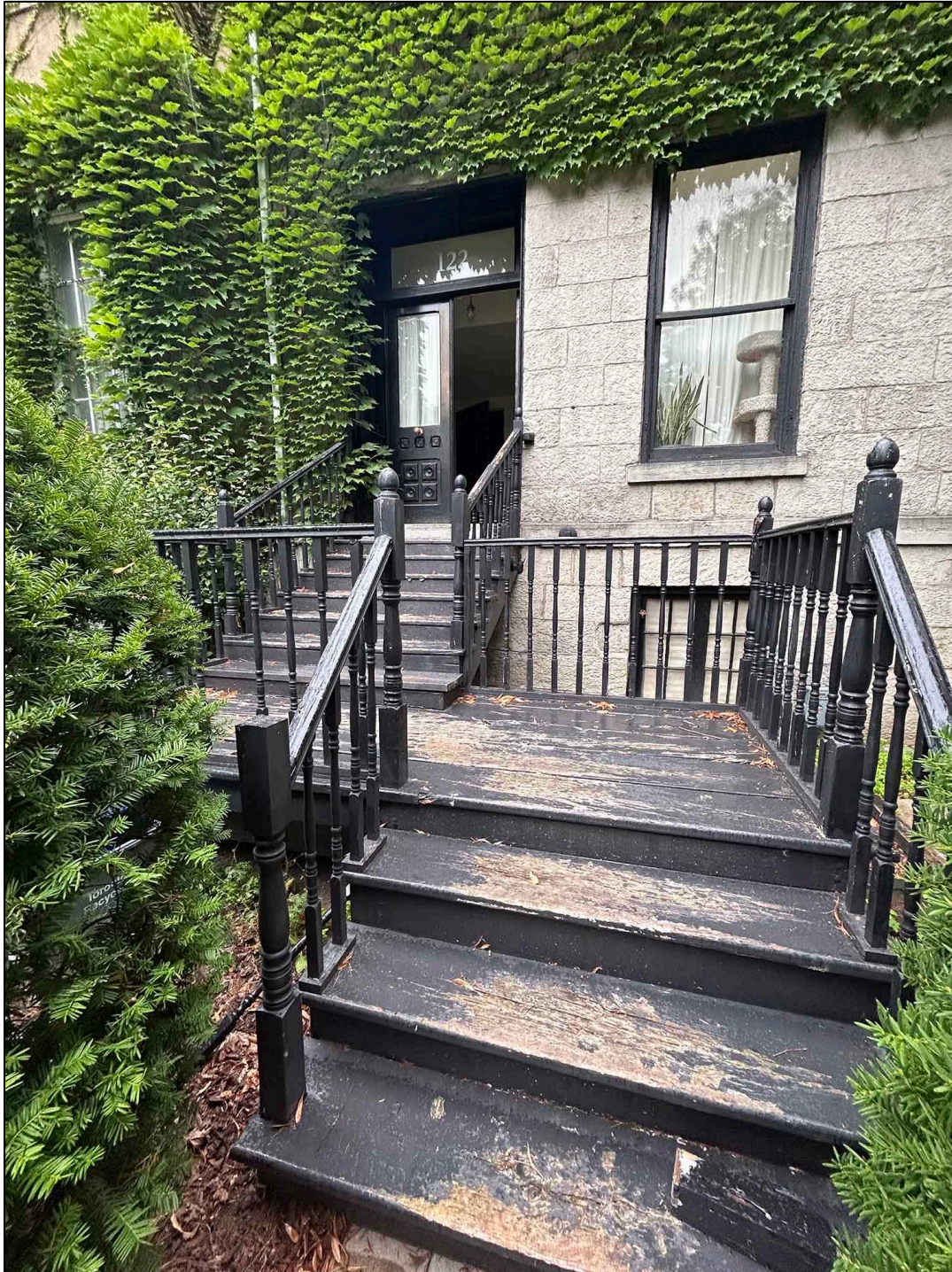


Figure 1: Image of the former front steps, showing their deterioration (Submitted by the applicant)



Figure 2: Photograph of previous front steps and their deterioration, looking down from the front door (Submitted by the applicant)



Figure 3: Front of 122 MacNab Street South (Google, June 2024)



Figure 4: Base of new platform for the front steps (City of Hamilton, November 4, 2024)