

City of Hamilton - Heritage Permit Application Note Sheet

Address: 126 MacNab Street South and 40-42 Bold Street, Hamilton (MacNab-Charles HCD, Part V)

Permit Number: HP2025-008

Owner: Jeff Steadman

Applicant/Agent: Same as Above

Description of proposed alterations:

- Repair and restoration of the fire-damaged building, including:
 - Replacement of 3 fire-damaged one-over-one hung wood windows to match the former windows (using Accoya wood);
 - Restoration of the existing wood windows;
 - Construction of new wood storms;
 - Jamb restoration and construction of new brickmoulds, as required; and,
 - Restoration of front entry, including repairs to the wood double door, replacement glass, new paint and reuse of existing hardware.
-

Reasons for proposed alterations:

- The existing historic wood windows and the doors were damaged as a result of an interior fire;
 - Three of the windows have been determined to be unrepairable and require replacement; and,
 - Other windows were not damaged in the fire but need repairs and general upkeep, including new historically appropriate wood storms to replace the existing aluminum storms.
-

Documentation submitted with application:

- Heritage Permit application form.
 - Numbered Window Plan.
 - Images of existing windows.
-

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 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. 90 - 144)

MacNab-Charles Heritage Conservation District Plan:

III. Windows and Doors

Retaining and repairing window, and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings, and shutters, where they contribute to the architectural and historic character of the building.

Windows

Improving the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows and doors, which are compatible with the character of the building, and which do not damage window or door frames.

Replacing missing, or irreparable windows, on significant facades with new windows that match the original in material, size, general muntin, and mullion proportion and configuration, and reflective qualities of the glass.

Photographs



Figure 1: View of the MacNab façade showing existing conditions.



Figure 2: Line drawing from HCD plan windows and doors in scope highlighted in red.



Figure 3: View of the front entry's existing condition.



Figure 4: View from interior of one window to be replaced and one to be restored.



Figure 5: View from interior of one window to be replaced, due to damage from the fire.

Plans / Drawings



Window Schedule for restoration and replacement

W201, W203 and W205 – Require Replacement.

W101, W102 and W202 – Restoration of double hung single pane windows.

W204 - Restoration of double hung 6 over 6 window (located at the rear of the building).

WB101 and WB102 – Restoration of 2 pane windows.