

City of Hamilton - Heritage Permit Application Note Sheet

Address: 122 McNab Street South, Hamilton (MacNab-Charles Heritage Conservation District, Part V)

Permit Number: HP2025-023

Owner: Gordon Robertson

Applicant/Agent: Same as above

Description of proposed alterations:

- Restoration of the brick parapet on the south-west corner of the rear wing of the building, including:
 - Repointing with a 1-1-6 course cream line mortar with pigment to match; and,
 - Installing true pressed clay bricks (lbstock) to replace missing or damaged bricks, to match the existing bricks.
-

Reasons for proposed alterations:

- Parapet is in poor condition, with brick that needs to be re-mortared or replaced.
 - Work is required for the property to comply with an order issued under the City's Property Standards By-law.
-

Documentation submitted with application:

- Heritage Permit application form
 - Property Standards Order
-

Draft Conditions for Consideration:

- ☐ That the proposed masonry repairs be conducted in accordance with the City's Masonry Restoration Guidelines and that the mortar repointing specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of any alterations;
- ☐ 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;

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 December 31, 2025. If the alteration(s) are not completed by December 31, 2025, 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 MacNab-Charles HCD Policies (By-law No. 90-144)

2.2.2 Architectural Guidelines for Restoration

Policies for the restoration of buildings, located within the Heritage Conservation District, apply to buildings in Category A and B.

The following policies have been selected for their relevance to the restoration of the MacNab-Charles Block (based on the Secretary of the Interior's "Standards for Rehabilitation").

I. Masonry: brick, stone, stucco and mortar

Recommended

- Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.
- Repointing only those mortar joints where there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint.
- Duplicating old mortar in strength, composition, colour, and texture.
- Duplicating old mortar in joint size, method of application, and joint profile.
- Cleaning masonry only when necessary, to halt deterioration or to remove graffiti and stains, and always with the gentlest method possible, such as low pressure water, and soft, natural, bristle brushes.
- Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.
- Replacing missing significant architectural features, such as cornices, brackets, - etc.
- Retaining the original or early colour and texture of masonry surfaces. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.
- Repairing stucco with a stucco mixture that duplicated the original as closely as possible, in appearance and texture.

Not Recommended

- Applying waterproof or water repellant coatings, or surface consolidation treatments, unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive and can accelerate deterioration of the masonry.
- Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

- Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing co-efficient of expansion, and the differing porosity of the material and the mortar.
- Repointing with mortar joints of a differing size or joint profile, texture or colour.
- Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.
- Applying new material which is inappropriate, or was unavailable when the building was constructed, such as artificial brick siding; artificial cast stone, or brick veneer.
- Removing architectural features such as cornices; brackets; railings; shutters; window architraves; and doorway pediments.
- Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Description of Heritage Attributes (Heritage Conservation Easement Agreement)

The Heritage Attributes at 122 MacNab Street South, City of Hamilton, protected by this heritage conservation easement agreement include, but are not restricted to, the following:

Key elements that express the design/physical value of 122 MacNab Street South, including:

- Elements related to the construction of the two-storey stone terrace as a representative example of the vernacular-Classical Revival architectural style, including:
 - The east and north elevations of the house, including the construction-coursed ashlar limestone in the front (east) facade, and the rubblestone in the side (north) facade;
 - The roofline, including:
 - The projecting eaves and parapets;
 - The window and door openings, including any remaining historic wood windows on the east and north elevations, and the stone voussoirs and sills;
 - The front door and transom; and,
 - The stone foundation.

Photographs

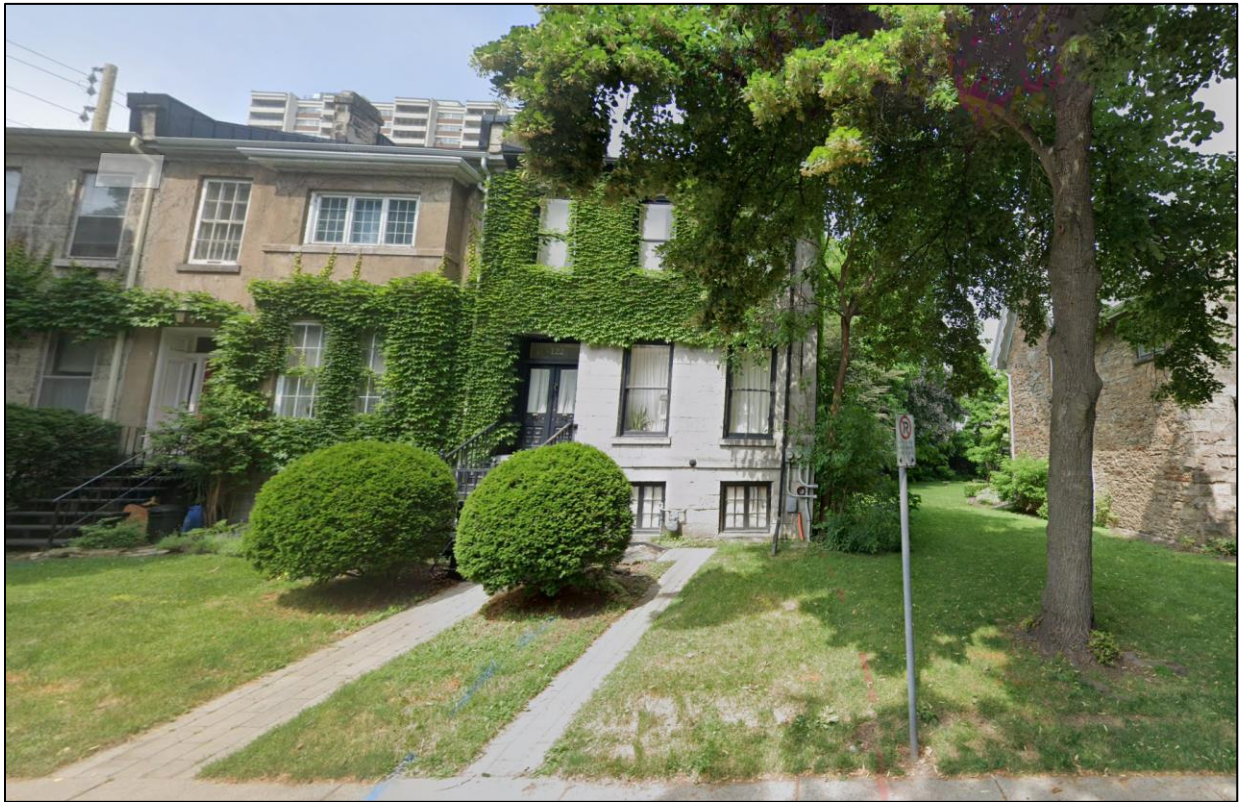


Figure 1: Front view of 122 McNab Street South from Google Map Street View (June 2024).



Figure 2: Photo of rear southwest parapet requiring repair