



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
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FILE: HP2021-057

December 21, 2021

The Trustees of the Manse Property
of the Presbyterian Congregation of
MacNab Street Presbyterian Church
c/o Kenneth Post (Trustee)
114-116 MacNab Street South
Hamilton, ON
L8P 3C3

7.1(c)

**Re: Heritage Permit Application HP2021-057:
Installation of Eavestrough, Masonry Repointing and Reinforcing Exterior
Wall at 114-116 MacNab Street South (Ward 2) (By-law No. 90-144)
(MacNab-Charles HCD)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit application HP2021-057 is approved for the designated property at 114-116 MacNab Street South, in accordance with the submitted Heritage Permit application for the following alterations:

- To repoint and consolidate the wall core of the north wall of Johnston Hall, adding anchors and vertical structural steel tied back to existing Johnston Hall attic steel structure; and,
- Exterior will be repointed and new eavestrough installed on west side of building.

Subject to the following conditions:

- a) 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;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no

**Re: Heritage Permit Application HP2021-057:
Installation of Eavestrough, Masonry Repointing and
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South (Ward 2) (By-law No. 90-144) (MacNab-Charles
HCD)**

**December 21, 2021
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alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Stacey Kursikowski, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Stacey.Kursikowski@hamilton.ca

Yours truly,

Anita Digitally signed
by Anita Fabac
Date:
Fabac 2021.12.21
15:13:26 -05'00'

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Stacey Kursikowski, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-057
ADDRESS: 114-116 MacNab Street South, Hamilton

Owner: The Trustees of the Manse Property of the Presbyterian Congregation of MacNab Street Presbyterian Church and Trustee of the Presbyterian Congregation of MacNab Street Church

Applicant / Agent: Kenneth Post, Trustee

Description of proposed alterations:

- To repoint and consolidate the wall core of the north wall of Johnston Hall, adding anchors and vertical structural steel tied back to the existing Johnston Hall attic steel structure; and,
- Exterior will be repointed and new eavestrough installed on west side of building.

Reasons for proposed alterations:

- Outward rotation and bulge in northern wall of Johnston Hall pose some risk of failure.

Documentation submitted with application:

- Investigation and Assessment Report, prepared by J. G. Cooke & Associates Ltd. Consulting Engineers, dated February 27, 2020;
- Plans showing north wall stabilization scope of work; and,
- Photographs of exterior wall and eavestrough.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- “**displacement effects**” (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- “**disruption effects**” (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case, the MacNab-Charles Heritage Conservation District (HCD) Plan (By-law No. 90-144).

The applicant proposes to repoint and consolidate the wall core of the north wall of Johnston Hall, adding anchors and vertical structural steel tied back to the existing Johnston Hall attic steel structure, and to repoint the exterior of that portion of the Hall and install an eavestrough on the west side of the building.

Minimal “disruption effects” are expected to the heritage context of the property. The proposed repairs and installation will increase the building’s safety and structural integrity in order to restore a major portion of the original heritage character of the property, resulting in the same exterior visual appearance but ensuring the safety and preservation.

There will be minimal “displacement effects” to the subject property as a result of this work. The proposed repairs are necessary due to the potential risk of failure of the northern wall of Johnston Hall.

Staff are supportive of the application as it will mitigate the risk of wall failure, will prevent further deterioration to the exterior masonry, and the work is vital in ensuring the long-term preservation of the heritage resource.

Key dates:

Notice of Complete Application: December 13, 2021
Sub-committee meeting date: December 14, 2021

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Burke / Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-057 be approved as submitted, subject to the following conditions:

- a) 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:


That the applicant be advised that Heritage Permit Application HP2021-057 is approved in accordance with the submitted application, subject to the following conditions:

- a) 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,

- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval:  O.I.

Stacey Kursikowski, MCIP, RPP
Cultural Heritage Planner

SPM/MGR Initials

Authorized: Anita
Fabac 

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Part V Designation By-law No. 90-144

2.1 Architectural Policies

2.1.1 Preservation

Given that the Heritage District's primary purpose is to save and protect its significant historic architecture from demolition, Council should strongly support the preservation of all buildings rated in Category A and B in the MacNab-Charles Districts.

2.1.2. Restoration

It is also the aim of the Heritage Designation to encourage improvement of the District's historic properties through restoration, i.e. the accurate replacement of missing architectural features, by:

- a) encouraging property owners to apply for available Heritage Funding programs for restoration projects;
- b) encouraging property owners to use documented evidence and appropriate materials, methods, and finishes in all restoration projects (a requirement of Heritage Funding).

2.1 Architectural Guidelines for Restoration

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.

Not Recommended

Applying waterproof or water repellent 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.