

Hamilton

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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 1202  
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FILE: HP2022-009

April 26, 2022

Kathy Stacey  
Architectural Solutions Inc.  
224 Hatt Street, Dundas  
ON L9H 2G8

7.3(b)

**Re: Heritage Permit Application HP2022-009:  
Proposed Alteration of the Windows and Trim at 256-258 MacNab Street  
North (Ward 2), By-law No. 89-176**

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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 HP2022-009 is approved for the designated property at 256-258 MacNab Street North in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of wood elements of the front façade – dutchman patches and replication (exact replica) where required – utilizing same species of lumber as currently exists;
- Replacement of non-original storm windows with custom wood two-light arched windows, single pane – constructed using traditional mortise and tenon joinery and linseed oil glazing putty; and,
- Attachment of a scaffold system to the building, with a minimum of two anchors set into the mortar line between the bricks.

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) That the Applicant submit designer specifications for the replacement storm windows prior to the commencement of any alterations to the satisfaction of the Director of Planning and Chief Planner; and,

**Re: Heritage Permit Application HP2022-009:  
Proposed alteration of the windows and trim at 256-  
258 MacNab Street North (Ward 2), By-law No. 89-176**

**Page 2 of 2**

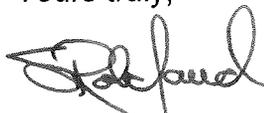
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2025. If the alterations are not completed by April 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV 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](mailto:Stacey.Kursikowski@hamilton.ca)

Yours truly,



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

**HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-009**

**ADDRESS:** 256-258 MacNab Street North, Hamilton

**Owner:** Sonja De Pauw-Morgan and David Morgan

**Applicant / Agent:** Kathy Stacey

**Description of proposed alterations:**

- Restoration of wood elements of the front façade – dutchman patches and replication (exact replica) where required – utilizing same species of lumber as currently exists;
- Replacement of non-original storm windows with custom wood two-light arched windows, single pane – constructed using traditional mortise and tenon joinery and linseed oil glazing putty; and,
- Attachment of a scaffold system to the building, with a minimum of two anchors set into the mortar line between the bricks.

**Reasons for proposed alterations:**

- To restore wood elements and windows on the front façade resulting from deterioration and rot.

**Documentation submitted Application:**

- Overview of proposed work;
- Images of areas to be restored; and,
- Photographs of underlying rot and impacted areas.

**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 By-law No. 89-176.

The Applicant proposes to restore the wood elements of the front façade (dutchman patches and replication (exact replica) where required – utilizing same species of lumber as currently exists); Replace the non-original storm windows with custom wood two-light arched windows, single pane – constructed using traditional mortise and tenon joinery and linseed oil glazing putty and attach a scaffold system to the building, with a minimum of two anchors set into the mortar line between the bricks.

Minimal “disruption effects” are expected to the heritage context of the property, as the areas of the property being altered include deteriorating wood elements as a result of water infiltration that will be restored or replaced with traditional materials and replicated profiles, which will preserve the heritage features of the property for the future.

There will be minimal “displacement effects” to the subject property as a result of this work, as the heritage attributes of the property will be maintained through the use of traditional craftsmanship, materials and replicated profiles.

Staff are supportive of the Application as there will be minimal disruption and displacement effects. The restoration and replacement of the heritage attributes deteriorated by water infiltration will incorporate traditional craftsmanship and materials to replicate profiles to match existing and remaining to ensure longevity and maintain the designated features of the property.

**Key dates:**

Sub-committee meeting date: April 19, 2022  
Notice of Complete Application: April 11, 2022

**Sub-committee comments and advice:**

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

(Burke/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-009 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;
- b) That the Applicant submit designer specifications for the replacement storm windows prior to the commencement of any alterations; and,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2025. If the alterations are not completed by April

30, 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.

CARRIED

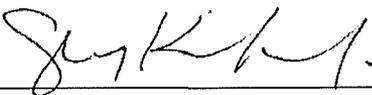
**Final Recommendation:**

That the Applicant be advised that Heritage Permit Application HP2022-009 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;
- b) That the Applicant submit designer specifications for the replacement storm windows prior to the commencement of any alterations to the satisfaction of the Director of Planning and Chief Planner; and,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2025. If the alterations are not completed by April 30, 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.

**Approval:**

Staff Approval:



Stacey Kursikowski, MCIP RPP  
Cultural Heritage Planner

Ken Coit  
Digitally signed by Ken Coit  
Date: 2022.04.26 11:46:55 -0400

MGR Initials

Authorized:



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

**Reasons for Designation (By-law No. 89-176)**

Of particular importance to the preservation of 256-258 MacNab Street North is the street facade, including the carriage entrance, the ornate wooden bays, the dormers, bargeboard, original doorways and windows, and roofs and chimneys (but excluding the later porch additions).