



JABLONSKY, AST AND PARTNERS
 Consulting Engineers

October 25, 2023

HCEC 89 Park LC
 7077 Keele Street, Suite 400
 Vaughan, ON L4K 0B6

Re: 89 Park Street North, Hamilton
 Condition Assessment of Existing Structure
 Addendum to Structural Report
Our Project No. 23195

We are writing to provide additional context and clarification to our report, prepared by this office and dated September 29, 2023, regarding our recommendations for the potential re-use of masonry elements at the above-mentioned address. The report gives a summary of investigations to date and attempts to clarify the existing state of the brick. Our clarifications are as follows:

1. A preliminary review of the building and façade was performed on May 1, 2023 by Paul Jeffs of PJ Materials Consultants Ltd., in the presence of Scott Borden of Armstrong Planning & Project Management.
2. Based on the above review, our office prepared a testing programme on the façade with both visual and destructive elements.
3. The results of the testing programme by Davroc Testing Laboratories Inc. on August 16, 2023 revealed key issues with the façade.
4. The primary issue with façade is the application of a cement-based mortar coating, added to the building circa 1952. Mr. Jeffs suggested that this was originally applied due to the poor quality of the original building bricks.
5. The cement-based mortar is delaminating from the face of the building and must be removed to ensure that portions of it do not spall away from the building and fall onto the sidewalk.
6. The cement-based mortar has severely degraded the exterior face of the entire exterior wythe of masonry (see SK-1, yellow portions). Further degradation has resulted in approximately 15-20% of the bricks likely needing replacement/repair (see SK-1, green portions).
7. After removal of the cement-based mortar and repair of the 15-20% of the façade as identified in 5) and 6) above, the building would have a façade that, while structurally stable, will be incapable of acting as a building envelope and will continue to degrade over



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time. Additionally, 10-15% of the surface of all bricks have spalled. Based on the foregoing, the building would have to be covered with a new envelope.

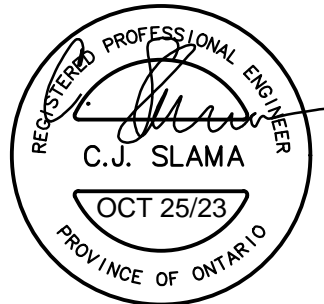
8. Covering the repaired envelope would result in further degradation of the masonry, similar to the effect of the original cement-based mortar covering. Therefore, covering the building again is not recommended.
9. According to Mr. Jeffs, the bricks on the east façade (facing Park Street North) are of too poor quality to use to replace/re-face the remaining façades; regardless there are physically not enough original bricks on the east façade to provide this replacement/re-facing.
10. For these reasons, the best approach is to remove the façade and find an alternate means of preserving the heritage value and other attributes of the original building.

Should you have any questions or require any additional information, please contact this office at your convenience.

Yours very truly,

JABLONSKY, AST AND PARTNERS
CONSULTING ENGINEERS

Craig Slama, P. Eng., P.E.



Enclosure: SK-1

cc: Scott Borden, Armstrong
Amanda Kosloski, Armstrong

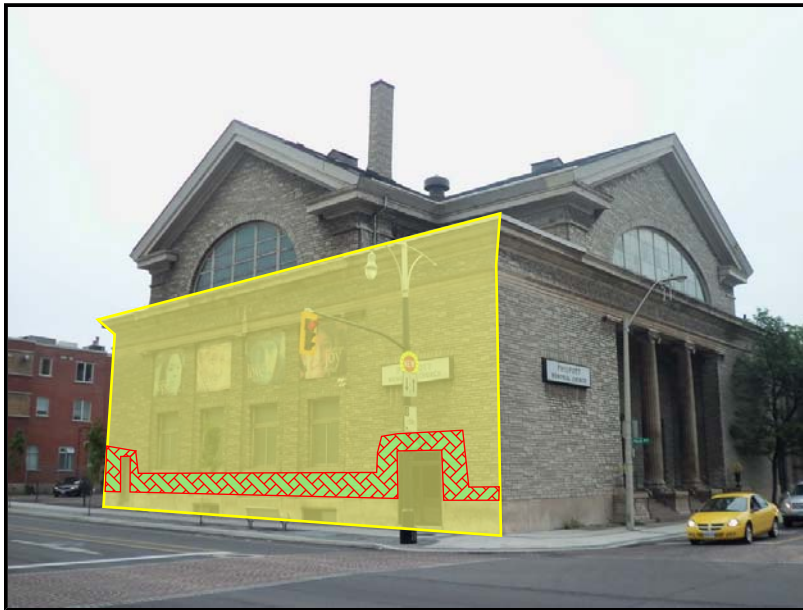


Photo No. 1: Southeast Corner



Photo No. 2: East Elevation (Sanctuary)



100 % REMOVAL OF MORTAR AND 100%
REPLACEMENT OF EXTERIOR WYTHE



REBUILDING/REPOINTING (APPROXIMATELY
15-20% ANTICIPATED)

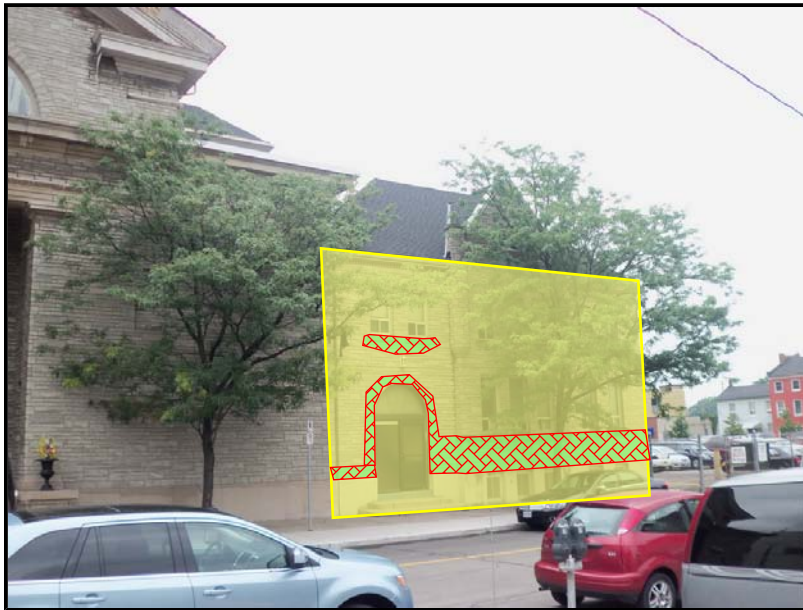


Photo No. 3: East Elevation (Original Building)



Photo No. 4: North Elevation



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