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Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 6th Floor
Hamilton, Ontario L8P 4Y5
Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

BY REGISTERED MAIL

December 22, 2017

Provincial Heritage Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

ONTARIO HERITAGE TRUST

JAN 04 2018

RECEIVED

Dear Ms. Semande:

Re: Heritage Designation
262 MacNab Street North, Hamilton

Attached please find the Notice of Intention to Designate, Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for 262 MacNab Street North, Hamilton. The Notice of Intention to Designate has been published in the Hamilton Spectator on December 22, 2017.

Yours truly,

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

CT
Attach.

cc: Councillor Jason Farr, Ward 2
Nicole Auty, City Solicitor
Ed VanderWindt, Director, Building Services
Loren Kolar, Legislative Coordinator
Chelsey Tyers, Cultural Heritage Planner
Alissa Golden, Heritage Project Specialist

CITY OF HAMILTON

Notice of Intention to Designate

262 MacNab Street North, Hamilton

The City of Hamilton intends to designate 262 MacNab Street North, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

Built between 1878 and 1879, 262 MacNab Street North, is the northern-most dwelling of the six-unit MacNab Terrace. MacNab Terrace was commissioned by Henry Larkin, a Hamilton developer and lawyer and designed by significant Hamilton architect James Balfour. The seamless combination of Classical (Palladian and Italianate) and Romantic (Gothic Revival) styles is a testament to Balfour's talent. Excellent craftsmanship is evident in the execution of Balfour's design in the decorative woodwork and masonry on the exterior and interior of the dwelling.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, City Hall, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this **22** day of **December**, 2017.

R. Caterini
City Clerk
Hamilton, Ontario

CONTACT: Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: Chelsey.tyers@hamilton.ca

262 MacNab Street North, Hamilton

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value or Interest

262 MacNab Street North is the northern-most section of MacNab Terrace, a six unit row house on the east side of MacNab Street North in downtown Hamilton, Ontario.

262 MacNab Street North has heritage value for its architectural, associative, and contextual elements. Commissioned in 1879 by noted developer and barrister Henry Larkin and built between 1878 and 1879 by significant Hamilton architect James Balfour, 262 MacNab Street North (and MacNab Terrace) has architectural value as a stone, brick, and wood row house incorporating Classical (Palladian and Italianate) and Romantic (Gothic Revival) design. Particularly interesting is the two-and-a-half storey, hierarchically stacked, and three-level, four-sided projecting bay that is capped by a cross-gable ornamented with a finial, quartrefoils and repeating keyhole bargeboard. Beneath the gable are paired semi-circular headed windows while the bottom two levels of the projecting bay feature paired windows with segmental arches and wood 'keystones' that are flanked by Tuscan Order pilasters. These levels also have cornices supported by thick modillions or consoles.

In addition to the expert craftsmanship evident in the construction, the house has a high level of heritage integrity and has seen few modifications to its interior or exterior. Although surrounded by other heritage structures, in its preservation and polychromatic hues, 262 MacNab Street South contributes to MacNab Terrace as a local landmark. Historically, it is connected to the middle and working class who lived and worked in the downtown core of Hamilton at the height of its industrial and commercial development, and to MacNab Street, which was once regarded as a 'stately thoroughfare' and named for prominent Hamilton politician, land speculator, and military hero Sir Allan Napier MacNab. Three other units of MacNab Terrace were designated under Part IV of the *Ontario Heritage Act* in 1989.

Description of Heritage Attributes

The key attributes that support the heritage value of 262 MacNab Street North include its:

- Two-and-a-half storey massing combining stone, brick, and wood construction;
- L-shaped, side-hall plan incorporating a main block and rear wing;
- Three-level, hierarchically stacked, four-sided bay decorated with segmental and semi-circular arched windows with wood keystones, Tuscan Order pilasters, panels, cornices, modillions and consoles, and perforated bargeboard and running trim;

- Segmentally arched windows and entrances with voussoirs on the brick walls;
- Raised firewall with combined chimney stack, brick corbelling and carved stone skew-corbel;
- Gable roof with cross-gable over the bay, a dormer with gable roof and projecting eaves and shoulders, a lucarne with shed roof, and a skylight; and,
- Interior features including two stairways with rounded wood railings, turned newel posts and balusters and curvilinear brackets on the outer string, fireplaces and mantles, double and single-leaf wood panel doors, transoms, and original moulded baseboard and architraves.