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Date October 23, 2023 **Report No.** 2023-638

To Chair and Members
Brantford Heritage Committee

From Tracy Burgess, Project Management (Public Works Commission)
Tara Tran, Senior Planner (Planning and Development Services)

1.0 Type of Report

Consent Item ☐
Item For Consideration ☒

2.0 Topic Exterior Restoration Work for 66 Mohawk Street (Cockshutt Plow Company Office Portico and Timekeeping Building)

3.0 Recommendation

- A. THAT report 2023-638 titled Exterior Restoration Work for 66 Mohawk Street (Cockshutt Plow Company Office Portico and Timekeeping Building) BE RECEIVED; and
- B. THAT the following comments regarding the Exterior Restoration Work for 66 Mohawk Street (Cockshutt Plow Company Office Portico and Timekeeping Building) BE FORWARDED to Staff:
- i. _____; and
- ii. _____; and
- iii. _____.

4.0 Background

66 Mohawk Street is a municipally-owned property that is designated under the *Ontario Heritage Act* through By-law 135-2002 (**Appendix A**). The designation

by-law identifies the Cockshutt Plow Company Office and the Timekeeping buildings as having architectural significance because they represent late nineteenth century industrial architecture with many original features. The buildings also have historical and associative significance for several reasons, including the Cockshutt Plow Company having a pivotal role in producing innovative farm machinery that was used worldwide. The company also employed hundreds of local employees and the Cockshutt family members contributed in various ways to the development of the City of Brantford. Unfortunately, in 2012, there was a fire that destroyed much of the two buildings that were designated in 2002. Based on recommendations of what could be salvaged, Council made the decision to save the portico of the Cockshutt Plow Company Office and the façade of the Timekeeping Building (herein referred to as “the remnant heritage structures”), shown in Figures 1 and 2.

Figure 1: Portico of Cockshutt Plow Company Office.



Figure 2: Timekeeping Building



In 2013, Council directed City Staff to execute a lease agreement with the Canadian Industrial Heritage Centre (CIHC) who proposed to provide public education regarding Brantford’s industrial heritage in an outdoor education and

interpretive centre that could include the remnant heritage structures repurposed in or adjacent to a future facility. When the property was successfully remediated, and a Record of Site Condition was acknowledged by the Ministry of Environment, Conservation and Parks in 2020, the City executed a ten year lease agreement with the CIHC. A Certificate of Property Use issued by the Ministry is registered on title to guide future redevelopment of this remediated brownfield site.

In 2022, a building condition assessment of the remnant heritage structures was completed. Based on the results, in 2023, a subsequent budget of \$360,000 was approved for Public Works Staff to oversee project management for the restoration work to preserve the structures from further degradation.

Per Section 33 of the *Ontario Heritage Act*, a heritage permit is required to make changes on designated heritage properties. The Brantford Heritage Committee is responsible for reviewing and providing relevant heritage comments on major alteration applications for designated heritage properties. The purpose of this information report is to seek preliminary comments from the Heritage Committee regarding the proposed work to restore the exterior of the remnant structures on 66 Mohawk Street. Any comments received would be considered and addressed in a future application for heritage permit. This two-step process allows Public Works Staff to consider the Heritage Committee's comments within the future work plan that will be proposed in the heritage permit application.

5.0 Analysis

The City has retained Gravity Engineering Inc. (herein "the consultants") who have an expertise in restoring and repairing heritage buildings. This report gives more details of what restoration work is proposed to be completed.

5.1 Scope of Work

The consultants have prepared a preliminary report, included as **Appendix B** to this Report, that identifies and makes recommendations for the necessary repairs to restore the exterior of the remnant heritage structures. The consultant's scope of work is restricted to exterior restoration for the purpose of preventing further degradation to the structures. The interior of the buildings will not be addressed in the current scope of work for the following reasons: 1) limited budget; 2) cost-effectively addressing the interior requires a more refined design for future use, which has not yet been finalized; and 3) the Certificate of Property Use has stringent building requirements if the structures are intended to

accommodate indoor occupancy; therefore at this time, the interior restoration will be postponed to firm up the intentions for future indoor use.

Another important consideration about the scope of work is that it is intended to cost-effectively preserve the buildings for the short term to facilitate future use when redevelopment plans are more solidified, also referred to as “mothballing”. This mothballing approach was in part also informed by the Certificate of Property Use, which requires that the property must be “capped” by a hard surface (such as asphalt, concrete or brick pavers) or landscaping (clean soil/fill and grass and gardens), both of a mandatory thickness before any people or future users can access or utilize the site. Installing the hard surface or the landscaping is an expensive project that does not have any funding at this time. Therefore, it is anticipated that there is still some time before the remnant structures can be used. The proposed exterior restoration is thusly scoped to prevent of further degradation of the buildings in the short term, and may facilitate a more extensive restoration when the future use of the site is more certain.

It is noted that creating a cap around the remnant structures will not require the structures to be lifted or moved. The City has confirmed with its environmental consultants that an acceptable approach to install the necessary cap around the structures is excavating around the structures’ foundations and replacing the excavated material with clean fill.

Lastly, the scope of work is in support of the future re-use by the CIHC. The consultant is aware of the CIHC’s preliminary conceptual design (**Appendix C** to this Report), which is proposed to be achieved in phases.

5.2 Proposed Work

As explained in the previous section, the proposed work is intended to address exterior repairs in order to prevent further degradation. The architectural elements that are identified within the designation by-law will be respected and no repairs are proposed that will remove or damage any remaining architectural features.

In general, for both remnant structures, the work aims to address the cracking and deterioration of bricks, stone, and mortar joints found along all elevations. The window and door openings also have deteriorated wood. Further investigation is needed to assess the roof of both structures; if necessary, roof repairs will also take place. While the

construction methods and materials have not yet been finalized, pending comments from Brantford Heritage Committee, the list below provides an overview of exterior repairs that will be proposed in a future heritage permit application:

- On both structures: Remove areas of delaminated parging and apply new to match existing.
- On both structures: Masonry joint and brick repairs/replacements as necessary. Bricks from original buildings will be used for replacement where possible and as needed.
- On both structures: Restore existing window frames to match heritage intent. Sand, stain and apply protective finish. Replace deteriorated plywood boarding with new black painted marine plywood and seal ends with existing wooden frame.
- On the portico: Removal and restoration of existing stone stairs to original condition.
- On the portico: reposition displaced foundation stones and complete masonry joint repairs as necessary.
- On the portico: on the rear/north elevation, the heavily deteriorated masonry is to be reviewed and discussed with the City to determine a preferred method to enclose and protect the remaining brick.
- On the Timekeeping building: replace deteriorated plywood panels on the east elevation of the building with new to match existing; restore existing plywood panels where possible. Consultant to review structural framing beneath panels prior to reinstallation.
- On the Timekeeping building: remove and replace vents/louvres at the rear of the building and all frames with new to match existing.

It is noted that construction methods and materials have yet to be finalized pending comments from the Brantford Heritage Committee.

The proposed repairs and restoration to the portico may be subject to change pending a future decision on the option to adapt the portico into an open air monument. This first step for repair and restoration will enable the hoarding to be removed from the portico.

5.3 Heritage Standards

The proposed work for 66 Mohawk Street will be evaluated against the designation By-law 135-2002 and best practices for designated heritage properties.

5.3.1 Designation By-law 135-2002 (Appendix A)

The proposed work will be respectful of the remaining architectural features that are outlined in the designation by-law, which include the following:

- The portico: The main entrance of the Cockshutt Plow Works Company office, includes a brick enclosure with a single door opening with sidelights (i.e. the portico). Two brick columns flank the main doorway with the inscriptions of the years 1877 and 1903 below the columns;
- The small windows surrounding the entrance of the portico have flat openings with lug sills that help to enhance the main entrance;
- The portico includes a stone inscription above the doorway: "Office"; and
- Only the front façade of the Timekeeping building was brick, with a stepped parapet design, added in 1912. The brickwork is enhanced with the placement of white stone to form a stripe across the front façade, and features a stone inscription: "Time Office".

5.3.2 Parks Canada Standards

One of the best practices that will be used to guide this project is the [Parks Canada Standards for the Conservation of Historic Places in Canada](https://www.historicplaces.ca/en/pages/standards-normes.aspx)¹. In particular, the following standard is referenced to support the scope of work to prevent further degradation of the structures:

Item 6: Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve

¹ Website URL for Parks Canada Standards for the Conservation of Historic Places in Canada
<<https://www.historicplaces.ca/en/pages/standards-normes.aspx>>

archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

6.0 Conclusion

In the coming months, the City of Brantford's Public Works Staff will submit an application for a heritage permit addressing the repairs required to "mothball" the remnant structures at the municipally-owned and designated property, 66 Mohawk Street. Comments from the Brantford Heritage Committee will be taken into consideration and incorporated in the repairs and construction methods that are proposed for the heritage permit submission.



Tara Tran, Senior Planner, Long Range Planning

Reviewed By:

Alan Waterfield, MCIP, RPP, Manager of Long Range Planning

Attachments:

Appendix A: By-law 135-2002 Heritage Designation By-law for 66 Mohawk Street

Appendix B: Preliminary Report by Gravity Engineering Inc. for the Heritage Cockshutt Plow Company Office Portico and Timekeeping Building (Oct. 2023)

Appendix C: Preliminary Conceptual Design for the CIHC re-use of a portion of 66 Mohawk Street

Copy to:

Rick Cox, Director of Parks and Recreation

Tracy Burgess, Project Management, Public Works Commission

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required

☐ yes ☒ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
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Is the necessary by-law or agreement being sent concurrently to Council?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
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