



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 20-002
Date: February 20, 2020
Time: 12:00 p.m.
Location: Room 264, 2nd Floor, City Hall
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

1. CEREMONIAL ACTIVITIES

2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 January 16, 2020

5. COMMUNICATIONS

6. DELEGATION REQUESTS

7. CONSENT ITEMS

7.1 Delegated Approval: Heritage Permit Application HP2020-003: Proposed repointing and restoration at 1280 Main Street West, Building 8, Hamilton (Ward 1) (By-law No. 08-002)

7.2 Hamilton Heritage Permit Review Sub-Committee Minutes - November 19, 2019

7.3 Inventory & Research Working Group Meeting Notes - November 25, 2019

7.4 Policy and Design Working Group Meeting Notes - December 18, 2019

8. PUBLIC HEARINGS / DELEGATIONS

9. STAFF PRESENTATIONS

- 9.1 Recommendation to Designate 24 Main Street West, Hamilton (Former Centenary United Church) under Part IV of the Ontario Heritage Act (PED20044) (Ward 2).

Due to bulk, Appendix "E", the Cultural Heritage Assessment Report, will only be available online.

- 9.2 Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the Ontario Heritage Act (PED20050) (Ward 2)

Due to bulk, Appendix "D", the Cultural Heritage Assessment Report, will only be available online.

10. DISCUSSION ITEMS

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

- 13.1 Hamilton Municipal Heritage Committee's Attendance at the 2020 Ontario Heritage Conference (May 28-30, 2020 in Markham, Ontario) (no copy)

- 13.2 Hamilton Municipal Heritage Committee's Post Event Review - "Preserving Hamilton's Built Heritage" (Workshop by Alan Stacey, February 19, 2020) (no copy)

- 13.3 Update on the Hamilton Municipal Heritage Committee's Heritage Recognition Awards 2019-20 (to be held on Thursday June 18, 2020) (no copy)

- 13.4 Hamilton Municipal Heritage Committee's Participation in the City of Hamilton Heritage Day Event (Saturday February 22, 2020) (no copy)

- 13.5 Call for Volunteers for Doors Open Hamilton - Application Deadline April 1, 2020 (no copy)

- 13.6 Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

13.6.a Endangered Buildings and Landscapes (RED)

(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

(i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie

(ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dmitry

(iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll

(iv) Beach Canal Lighthouse and Cottage (D) – R. McKee

(v) 18-22 King Street East, Hamilton (R)(NOI) – W. Rosart

(vi) 24-28 King Street East, Hamilton (R)(NOI) – W. Rosart

(vii) 2 Hatt Street, Dundas (R) – K. Burke

(viii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown

(ix) 828 Sanatorium Road – G. Carroll

(x) 120 Park Street, Hamilton – R. McKee

(xi) 398 Wilson Street, Hamilton – C. Dmitry

13.6.b Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

(i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

(ii) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen

(iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Burke

(iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) – W. Rosart

(v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll

(vi) 1021 Garner Road East, Ancaster (Lampman House) (NOI) – C. Dimitry

(vii) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland

(viii) 1 St. James Place, Hamilton (D) – J. Brown

(ix) St. Clair Blvd. Conservation District – D. Beland

(x) 51 Herkimer Street, Hamilton – J. Brown

(xi) 52 Charlton Avenue West, Hamilton – J. Brown

(xii) 292 Dundas Street, Waterdown – L. Lunsted

13.6.c Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie
- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
- (iv) 104 King Street West, Dundas (Former Post Office) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton – T. Ritchie

13.6.d Heritage Properties Update (BLACK)

(Black = Properties that HMHC have no control over and may be demolished)

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (ii) 80 and 92 Barton Street East (Hanrahan Hotel) - T. Ritchie

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

MINUTES 20-001

12:00 p.m.

January 16, 2020

Room 264, 2nd Floor

Hamilton City Hall

71 Main Street West

Present: Councillor M. Pearson
A. Denham-Robinson (Chair) D. Beland, J. Brown, K. Burke, G. Carroll, C. Dimitry (Vice-Chair), B. Janssen, L. Lunsted, R. McKee, T. Ritchie and W. Rosart

THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

1. APPOINTMENT OF 2020 CHAIR AND VICE CHAIR (Item 1)

(Carroll/Brown)

- (a) That A. Denham-Robinson be appointed Chair of the Hamilton Municipal Heritage Committee for 2020; and

(Ritchie/Rosart)

- (b) That C. Dmitry be appointed Vice-Chair of the Hamilton Municipal Heritage Committee for 2020.

CARRIED

2. Education & Communication Working Group Meeting Notes - September 4, 2019 (Item 10.1)

(Carroll/Brown)

- (a) **Education and Promotional use for Existing Hamilton Municipal Heritage Committee “Doors of Hamilton” Posters (Size: Small)**

That the “Doors of Hamilton” posters be used as complimentary (“give-away”) promotional items for outreach and education, as there is a large quantity of existing posters (size: small, condition: very good to excellent) that remain unsold since pre-amalgamation.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

7. CONSENT ITEMS

- 7.2 Education & Communication Working Group Meeting Notes -
October 2, 2019

9. STAFF PRESENTATIONS

- 9.1 Notice of Intention to Demolish Structures located at 23-25 King
Street East, Stoney Creek (PED20042) (Ward 5)

10. DISCUSSION ITEMS

- 10.1 Education & Communication Working Group Meeting Notes -
September 4, 2019

13. GENERAL INFORMATION / OTHER BUSINESS

- 13.2 Current Heritage-Related Events (no copy)

- (a) Workshop by Alan Stacey "Preserving Built Heritage"
February 19, 2020
- (b) City of Hamilton Heritage Day Event, February 22, 2020
- (c) Hamilton Municipal Heritage Committee's Heritage
Recognition Awards Celebration 2019-20, June 18, 2020

(Beland/Janssen)

That the Agenda for the January 16, 2020 Hamilton Municipal Heritage
Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) December 19, 2019 (Item 4.1)

(Ritchie/Janssen)

That the Minutes of the December 19, 2019 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) CONSENT ITEMS (Item 7)

(i) Policy and Design Working Group Meeting Notes (Item 7.1)

(Brown/Rosart)

That the following Policy and Design Working Group Meeting Notes, be received:

(a) July 15, 2019

(b) October 21, 2019

(c) November 18, 2019

CARRIED

**(ii) Education & Communication Working Group Meeting Notes -
October 2, 2019 (Item 7.2)**

(Brown/Carroll)

That the Education & Communication Working Group Meeting Notes of October 2, 2019, be received.

CARRIED

(e) STAFF PRESENTATIONS (Item 9)

(i) Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) (Item 9.1)

Miranda Brunton, Cultural Heritage Planner, addressed the Committee respecting the Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042), with the aid of a PowerPoint presentation.

(Carroll/Brown)

That the presentation respecting the Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042), be received.

CARRIED

A copy of the presentation is available at www.hamilton.ca and through the Clerk's Office.

The following recommendation, as amended, was proposed for consideration at the January 22, 2020 Council meeting.

(Ritchie/Pearson)

- (a) That no action be taken in response to the Notice of Intention to Demolish the two existing commercial buildings located at 23 and 25 King Street East, Stoney Creek, a property included in the City's Register of Property of Cultural Heritage Value or Interest; and
- (b) That the property located 23 and 25 King Street East, Stoney Creek, be removed from the Register and the City's Workplan for designation;
- (c) ***That staff be directed to provide a plan for documentation and salvage for the two existing commercial buildings located at 23 and 25 King Street East, Stoney Creek; and***
- (d) ***That Report PED20042 respecting a Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek, be referred to Council for consideration at the January 22, 2020 meeting.***

***Amendment Carried
Main Motion, as Amended, CARRIED***

(f) GENERAL INFORMATION/OTHER BUSINESS (Item 13)

(i) Buildings and Landscapes (Item 13.1)

(Beland/Ritchie)

That the following updates be received:

- (a) **Endangered Buildings and Landscapes (RED):
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**
 - (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
 - (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dmitry
 - (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
 - (iv) Beach Canal Lighthouse and Cottage (D) – R. McKee
 - (v) 18-22 King Street East, Hamilton (R)(NOI) – W. Rosart
 - (vi) 24-28 King Street East, Hamilton (R)(NOI) – W. Rosart
 - (vii) 2 Hatt Street, Dundas (R) – K. Burke

- (viii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown

Staff advise that the site plan for this property has not yet been approved.

- (ix) 828 Sanatorium Road – G. Carroll
- (x) 120 Park Street, Hamilton – R. McKee
- (xi) 398 Wilson Street, Hamilton – C. Dimitry

**(b) Buildings and Landscapes of Interest (YELLOW):
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)**

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Burke

New tarps have been installed on the roof of the property.

- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) 1021 Garner Road East, Ancaster (Lampman House) (NOI) – C. Dimitry
- (vii) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland
- (viii) 1 St. James Place, Hamilton (D) – J. Brown
- (ix) St. Clair Blvd. Conservation District – D. Beland
- (x) 51 Herkimer Street, Hamilton – J. Brown
- (xi) 52 Charlton Avenue West, Hamilton – J. Brown
- (xii) 292 Dundas Street, Waterdown – L. Lunsted

**(c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie
- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
- (iv) 104 King Street West, Dundas (Former Post Office) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton – T. Ritchie

(d) Heritage Properties Update (black):

(Black = Properties that HMHC have no control over and may be demolished)

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (ii) 80 and 92 Barton Street East (Hanrahan Hotel) – T. Ritchie

The developer may restore the building as part of development.

CARRIED

A. Denham-Robinson relinquished the Chair to discuss the following item.

(ii) Current Heritage-Related Events (Added Item 13.2)

**(a) Workshop by Alan Stacey "Preserving Built Heritage"
Wednesday February 19, 2020**

Members were advised to mark the date on their calendars for this event.

(Carroll/Brown)

That the information respecting Workshop by Alan Stacey "Preserving Built Heritage" Wednesday, February 19, 2020, be received.

CARRIED

(b) City of Hamilton Heritage Day Event, February 22, 2020

Members were advised to mark the date on their calendars for this event.

(Carroll/Brown)

That the information respecting City of Hamilton Heritage Day Event, February 22, 2020, be received.

CARRIED

(c) Hamilton Municipal Heritage Committee's Heritage Recognition Awards Celebration 2019-20, June 18, 2020

Members were advised to mark the date on their calendars for this event, and to make submissions via the City's website.

(Carroll/Brown)

That the information respecting the Hamilton Municipal Heritage Committee's Heritage Recognition Awards Celebration 2019-20, June 18, 2020, be received.

CARRIED

A. Denham-Robinson assumed the Chair.

(iii) Hamilton Municipal Heritage Committee Word Puzzles (Added Item 13.3)

(Dimitry/McKee)

- (a) That staff be directed to work with the Hamilton Municipal Heritage Committee to publish heritage-related word puzzles internally; and,
- (b) That use of the Hamilton Municipal Heritage Committee logo for inclusion on the page format for the word search puzzles, be approved.

CARRIED

(g) ADJOURNMENT (Item 15)

(Carroll/Ritchie)

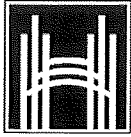
That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 1:15 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



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. 4281
Fax: 905-540-5611

FILE: HP2020-003

January 31, 2020

McMaster University
c/o Leesha Sinanan
1280 Main Street West Building 8
Hamilton, ON L8S 4L8

**Re: Heritage Permit Application HP2020-003:
Proposed repointing and restoration at 1280 Main Street West Building 8,
Hamilton (Ward 1) (By-law No. 08-002)**

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 HP2020-003 is approved for the designated property at 1280 Main Street West Building 8, in accordance with the submitted Heritage Permit application for the following alterations:

- Repointing existing masonry on the chimney of the east elevation; and,
- Repointing existing masonry and restoration of the wooden window and door surrounds on west elevation 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; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2022. If the alterations are not completed by January 31, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2020-003:
Proposed repointing and restoration at 1280 Main
Street West Building 8, Hamilton (Ward 1) (By-law No.
08-002)**

**January 31, 2020
Page 2 of 2**

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 Conservation Review Board 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 Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Maureen Wilson, Ward 1

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE**Tuesday, November 19, 2019**

Present: Laurie Brady, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), John Scime, Stefan Spolnik, Steve Wiegand

Attending Staff: David Addington, Miranda Brunton, Greg MacPherson, Yvette Rybensky

Absent with Regrets: Melissa Alexander, Diane Dent

Meeting was called to order by the Chairman, Charles Dimitry, at 4:30pm

1) Approval of Minutes from Previous Meetings: October 15, 2019

Motion on overall minutes moved by – Tim Ritchie
Seconded – Stefan Spolnik
Carried by unanimous vote

Heritage Permit Applications

- a. HP2019-039: 41 Mill Street South, Waterdown
 - Construction of two-storey addition to the southeast side of the existing building:
 - Lower level garage; and
 - Upper level living space;
 - Replacement of existing cedar shakes and vinyl siding with blue horizontal wood siding;
 - Installation of stone veneer on lower portion of sunroom front façade and around garage doors;
 - Interior Renovations (not subject to heritage permit); and,
 - Construction of partially covered deck to rear of property (not subject to heritage permit).

Syd Millet, the property owner, and Lindsey Bruce of the SMPL Design Studio spoke at the meeting.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motions:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2019-039 be consented to, subject to the following conditions:

- a) The revised cladding of the proposed addition shall be submitted, reviewed and approved by 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) The revised design of the primary façade of the proposed addition shall be submitted, reviewed and approved by 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;
- c) If approvals of the proposed alterations cannot be achieved through the above two conditions, the applicant shall pursue a design that sets the proposed addition back from the original dwelling. The revised plans and elevations 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;
- d) 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
- e) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2021. If the alterations are not completed by December 31, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for additional three conditions moved by – Carol Priamo

Seconded – Andy MacLaren

Carried by unanimous vote

Motion for permit moved by – Andy MacLaren

Seconded – Carol Priamo

Carried by unanimous vote

- b. HP2019-042: 71 Main Street West, Hamilton
- Mortar repairs to inside face of foundation walls;
 - Installation of new foundation protection wrap on inside face of foundation walls; and,
 - Installation of 4" weeping tiles along interior footings and connected to existing sump pump.
 - Alterations and additions to Hamilton Peace Garden:
 - Excavation and installation of flower beds at east and west sides of plaza with automatic irrigation system;
 - Installation of asphalt pathway from Peace Garden to Bay Street;
 - Installation of an Interfaith Peace Group Commemorative Stone monument;
 - Installation of parkette sign and interpretive sign panel;
 - Relocation of benches; and
 - Restoration of disturbed areas with topsoil and soil.

Lawrence Stasiuk spoke on behalf of the applicant.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2019-042 be consented to, 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) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2021. If the alteration(s) are not completed by December 31, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.
- c) That the city consider installing a more heritage themed parkette sign to reflect the time period when City Hall was built (1960s)

Motion for additional condition moved by – John Scime
Seconded – Tim Ritchie
Carried by unanimous vote

Motion for overall permit moved by – Stefan Spolnik
Seconded – Tim Ritchie
Carried by unanimous vote

- c. HP2019-043: 121 St. Clair Avenue, Hamilton
- Repointing and repairs to existing brick and stone:
 - Repointing and crack repair to portions of east (rear) brick wall;
 - Type N Mortar to be used in conjunction with latex bonding agent and tint to match existing mortar
 - Repointing of stone foundation on property's north and south walls:
 - Lime mortar to be used to repair deterioration
 - Repair and repointing to damaged staircase wing walls. \
 - Existing mortar to be removed, joints filled with lime mortar;
 - Bead joint applied over top of lime mortar with Type N mortar to match existing finish on stone walls and foundation

City staff spoke on behalf of the applicant.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2019-043 be consented to, 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) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2021. If the alteration(s) are not completed by December 31, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for overall permit moved by – Steve Wiegand

Seconded – Andy MacLaren
Carried by unanimous vote

2) **Adjournment:** Meeting was adjourned at 5:45 pm

Motion moved by – Laurie Brady

Seconded – Tim Ritchie

Carried by unanimous vote

3) **Next Meeting:** Tuesday December 17th from 4:30 – 8:30pm, Room 264

Inventory & Research Working Group Meeting Notes

Monday, November 25, 2019 (6:00 pm)
Hamilton City Hall, Room 222

Present: Janice Brown (Chair), Ann Gillespie (Secretary), Alissa Denham-Robinson; Graham Carroll, Lyn Lusted; Chuck Dimitry, Jim Charlton; Raminder (Rammy) Saini

Regrets: Brian Kowalewicz

Also present: Alissa Golden (City of Hamilton, Cultural Heritage Planner)
Miranda Brunton (City of Hamilton, Cultural Heritage Planner)
Lisa Oversby (City of Hamilton, Heritage Project Intern)

1. Chair's Remarks

Janice welcomed all present and introduced two newcomers: Rammy Saini*, a prospective new member and volunteer researcher and Lisa Oversby*, a Heritage Project Intern working with Alissa Golden, Heritage Project Specialist

* See biographical background (Appendix 'A')

2. Declarations of Interest

There were no declarations of interest.

3. Review of and Approval of Meeting Notes: 28 October 2019

The Meeting Notes were approved by general consensus with minor amendments.

4. Staff Presentation: Alissa Golden – Update of Places of Worship Inventory

NOTE: For background, see item 4 c) of Meeting Notes for August 26, 2019.

Alissa indicated that she has scanned all of the forms submitted to date and entered the data into her database. She is in the process of reviewing with individual members their Preliminary Evaluation forms and had just met Graham to review his Preliminary Evaluations for the pre-1967 Places of Worship in Ward 7. Alissa advised us that she did not expect to finish entering the data and reviewing completed forms until June/ July of 2020. Rather than working with staff on a one-to-one basis, the working group decided to review a selection of buildings at regular meetings when there is a light agenda. Alissa G. will prepare

the material for Ward 4 (Jim Charlton) for January's meeting. Ann Gillespie (Dundas) volunteered to be the next candidate.

5. Heritage Intern Presentation: Lisa Oversby – Draft Cultural Heritage Assessment for the Crooker House, 299 Dundas Street East, Waterdown

BACKGROUND: The goal of the Waterdown Built Heritage Inventory is to gather updated information and to evaluate each property in the study area to determine its heritage value or interest. A property may then be recognized by adding it to the Municipal Heritage Register or further evaluated for potential designation under the Ontario Heritage Act.

Alissa G. explained that Lisa had been asked to present her first draft Cultural Heritage Assessment for the Waterdown Village Built Heritage Inventory, to obtain feedback from I & R Working Group members. She delivered a succinct and articulate PowerPoint Presentation highlighting the key points of her report. Chuck Dimitry queried the relocation of the former coach house from the rear to the front of the property. Staff explained that since the property was currently only *inventoried* (i.e. listed on Waterdown's Inventory of Buildings of Architectural and/ or Historical Interest but not located in the Mill Street Heritage Conservation District), there were no restrictions on its demolition or relocation. It was agreed that more details about the relocation and the original appearance of the former coach house should be incorporated into the final report. Graham Carroll indicated that he had seen some historical photographs of the Crooker Building and suggested that one or more might be included in Lisa's report, which referred to it as a prominent structure that was considered to be the largest and finest mercantile buildings in the Village of Waterdown until it burned down in 1922 (p.30).

All supported the report's recommendation to add the property at 299 Dundas Street East to the Heritage Register and conclusion that it meets the criteria under Ontario Regulation 9/06 for designation under the Ontario Heritage Act. A more final version of the report, however, would need to be brought back to the I & R Working Group for approval before a recommendation could be made to the HMHC.

6. Update on Places of Education Inventory and Volunteer Recruitment

Staff explained that the inventory work was divided up geographically according to the pre-2018 Ward boundaries. In contrast to the Places of Worship Inventory, there was no previously completed inventory to update. Members are therefore

finding this survey and research work to be more challenging and time-consuming. Three wards are still without volunteers. To help with the work load new volunteers are being recruited from the following resources:

- Dr Mary Chaktsiris, Assistant Professor, History Department, MacMaster University – to recruit third and fourth year Public History students.
- Janice to ask Loren Kolar (Legislative Coordinator and HMHC Secretary, City of Hamilton) if it would be possible to contact HMHC applicants who were not appointed to the committee to volunteer for a working group.
- Janice to recruit high school volunteers from the following secondary schools: Bernie Custis, Westdale, Westmount, and Sir Allan MacNab.
- Janice to contact Megan Hobson to recruit students from Willowbank, a school for heritage conservation in Niagara-on-the-Lake, at which Megan teaches a course.
- Janice to contact Walter Furlan, owner of *Furlan Conservation/ Heritage Restoration* and former HMHC member, as a potential volunteer. .
- Janice to contact Joachim Brouwer, President, Hamilton Mountain Heritage Society, as a potential volunteer.
- Rammy Saini volunteered to take on Ward 8. Janice/ Alissa G. to send her an information package. Janice and Ann to meet with Rammy to provide more background on the mandate of the I & R Working Group and the Places of Education and Places of Worship inventory projects.

7. New Documentation for the Jimmy Thompson Memorial Pool, 1099 King Street East

BACKGROUND: At the last I & R Working Group meeting (October 28), Greg McPherson (Assistant Cultural Heritage Planner) presented his comments on the Cultural Heritage Assessment prepared by Golder Associates Ltd., October 2018, for the Jimmy Thompson Memorial Pool. This indoor swimming pool was built to accommodate swimming and diving events for the British Empire Games held in Hamilton in 1930.

Members supported Greg's comments, reinforced some points and made some additional remarks to be forwarded to the consulting firm. New information on the history of the pool building, including the name of the architect and engineer as well as historic photographs, was presented by Ann with input from Rob Hamilton (Appendix 'B').

8. New Business: Chuck Dimitry – 311 Rymal Road East

BACKGROUND: 311 Rymal Road East, is an *inventoried** property containing a 2½ storey Edwardian style residence situated to the west of an *inventoried** mid-19th century frame dwelling at 323 Rymal Road East. This property was the subject of a recent Heritage Impact Assessment undertaken by Golder Associates for the City of Hamilton for potential demolition and redevelopment as a new commercial or mixed-use building. The Golder report concluded that #323 was not worthy of OHA designation.

* listed on the Inventory of Buildings of Architectural and/ or Historical Interest

Chuck expressed concern that the house at #311 could also be demolished, but there is no indication that there is an intent for demolition. Upon preliminary analysis, it is a relatively rare example of a turn-of-the-20th century farmhouse on the Hamilton Mountain (dated 1898 according to the Inventory description). At this time, it is unclear if this property has an association with Young family.

The following actions were agreed to:

- Further research for recommending that #311 be added to the Heritage Register.
- Chuck to contact the Glanbrook Historical Society to see what information they might have.
- Ann suggested this could be a project for a student volunteer.

9. Next Meeting Date

Monday January 27th at the same time and location.

10. Adjournment

The meeting was adjourned at 7:40 pm

APPENDIX 'A'

Biographical Background for Lisa Oversby and Rammy Saini

Lisa Oversby

Lisa holds a Bachelor of Arts with Honours in French and History, and a Graduate Certificate in Museum Studies. She is currently interning with Alissa Golden at the City of Hamilton to provide assistance with the Waterdown Built Heritage Inventory project.

Raminder Saini

Between September 2012 and August 2017, Rammy was a doctoral candidate at McGill University. Her thesis was on the subject of Indian migration history and their subjecthood in 19th century Britain. She was a sessional lecturer at the University of British Columbia in Kelowna, B.C. from September 2017 to May 2018 teaching courses in British, Indian, European and migration history and recently completed an internship at the Dalnavert Museum in Winnipeg, Manitoba.

APPENDIX 'B'

Documentation on the Architect and Engineer for the Municipal Swimming Pool (built 1929-30), now known as the Jimmy Thompson Memorial Pool

Provided by Rob Hamilton, Archivist, and compiled by Ann Gillespie for the Inventory & Research Working Group of the Hamilton Municipal Heritage Committee

ARCHITECT: R.E. McDonnell, Registered Architect

ENGINEER: E.H. Darling, Mechanical Engineer

Biographical Dictionary of Architects in Canada (1800 – 1950):

Entry for McDonnell, Reginald Edwardes:

MUNICIPAL SWIMMING POOL, for the British Empire Games, Scott Park, 1929-30, *Canadian Engineer*, lviii, 11 March 1930, pp. 311-15, illus. & desc.

<http://dictionaryofarchitectsincanada.org/node/1478>)

Darling, Ernest Howard – *Hamilton Herald*, Saturday, December 14, 1929, p. 3. Pool. Hamilton, Ontario. Illustration. Designer of Municipal Pool.

NOTE: Rob located this reference many years ago and shared it with staff working for the Local History & Archives section of the Hamilton Public Library. On my visit Monday, November 25th, I located the same reference on a card in the card catalogue, which also provided the title: “New swimming pool is the largest in Canada. It is equipped with all the latest devices for purifying and heating water.” The catalogue includes three more cards with references to the Municipal Swimming Pool but *not* the newspaper clipping cited below. This recently came to light when Rob requested by phone a copy of the *Hamilton Herald* article and the information clerk on duty produced instead a copy of the following article:

“Hamilton’s New Civic Swimming Pool”, *The Hamilton Spectator*, Saturday, December 14, 1929, p. 3. Hamilton, Ontario. Illustration (FIGURE 1).

E.H. Darling, “Modern Swimming Pool Construction”, *Canadian Public Health Journal*, Vol 24, No. 9 (September 1933), pp. 420-428. This article includes three photos, the front façade (FIGURE 2), the original floor plan and one interior view showing the swimming pool.

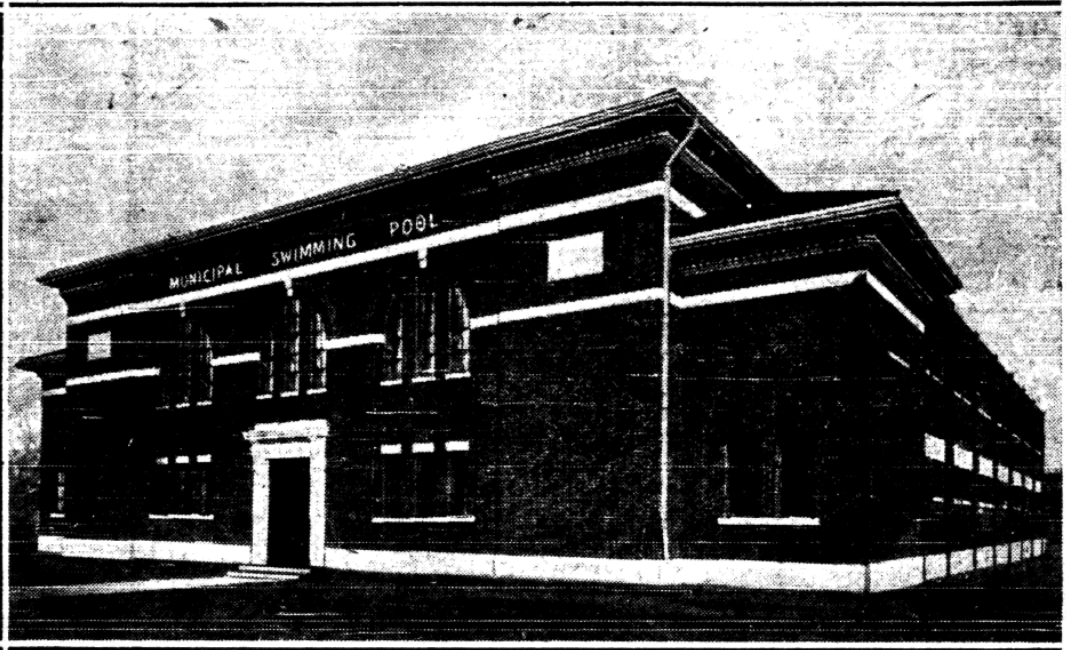
Other on-line archival resources:

INTERNET ARCHIVE: <https://archive.org>

HAITHI TRUST: <https://www.hathitrust.org>

Ann Gillespie, I & R Working Group member, 27 November 2019

Hamilton's New Civic **SWIMMING POOL**



R. E. McDONNELL, *Registered Architect* E. H. DARLING, *Mechanical Engineer* COCKBURN & SON, *Electricians & Designers*

FIGURE 1



FIGURE 2: Note that the sign only credits E. H. Darling as the designer.

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday December 18, 2019

3:00 pm

Hamilton City Hall, Room 222

Attendees: W. Rosart, C. Dimitry, A. Denham Robinson, L. Lunsted, R. McKee,
B. Janssen,

Regrets: C. Priamo K.Stacey

Also Present: M. Brunton, J. Van Rooi

**THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF
THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:**

(a) CHANGES TO THE AGENDA

None

(b) DECLARATIONS OF INTEREST

None

(c) REVIEW OF PAST MEETING NOTES

November 18, 2019:

Notes approved. (McKee / Dimitry)

(d) Review of the Development Planning Process: staff presentation by J.
Van Rooi

Applications under the Planning Act :

Pre application Formal Consultations – consultations that happen before the application is submitted. These can include traffic studies, stormwater, CHIA, archeological studies etc.

- Studies are submitted with the application. Staff has 30 days to deem the application and studies complete.
- A decision is required within 120 days if it is an Official Plan Application, 90 days if the application is for a Zoning By-law change.

- Applications are circulated for discussion, comments. Revisions may be required.
- Most applications are for zoning by-law or Official Plan amendments. If all of the studies have been done and submitted, most likely staff is able to recommend approval or not without further information.

Site Plan applications - a set of conditions that a developer or builder must follow to get occupancy or dwelling permits

Demolition permits – go directly to the building department, not Planning.

Council Planning Committee - makes a decision based on recommendations from the Planning Dept.

A Development Process flow chart will be forwarded by J. Van Rooi to M. Brunton for distribution to the Policy & Design Working Group.

(e) Revised Addendum: Golder Response Re: 323 Rymal Road East

Golder responded to the points raised by the P & D Working group by providing Google aerial maps of the houses in question and reiterating their view that there is little potential for adaptive reuse and the property is not directly connected to historical figures.

- i) C. Dimity review of inventoried properties. He took photographs of the house at 311 Rymal Road E. and researched the other houses noted in the Golder Report as being examples of the same style of architecture. His report indicated:
 - 4 of the buildings no longer exist
 - 6 of the buildings had Google aerial maps and it was not possible to see the façade
 - Two of the houses have been significantly changed (Twenty Road and Dickinson Rd)
 - All of the buildings are on the inventory but none are on the register. It was suggested that 311 Rymal Road and 2081 Upper James be added to the register.
- ii) R. McKee had confirmation that Golder did not reach out to the Hamilton Mountain Historical Society for assistance

The P & D Working Group agreed to accept the Golder Report although we do not agree with the conclusions.

Action Items:

1. Motion to send the Golder Report and the Dimitry Report to the Inventory & Research Group with a request to add 311 Rymal Road and 2081 Upper James to the Register. (Denham Robinson / Dimitry)
2. Reply to the Golder Report with comments and include a copy of the Dimitry report.

Comments:

- We agree with the overall conclusions but do not agree with their comments that there are a lot of similar houses
- Their report should have included the house at 311 Rymal Road
- The information on the houses lacked content
- The initial photos in the report were out of date and as much as 30 years old. Google aerial shots did not provide enough information to make any decisions.
- They should have reached out to local Historical Societies for assistance.

(f) NEW BUSINESS

None

(g) ADJOURNMENT

The Policy & Design Working Group Meeting adjourned at 4:50 pm.

Next meeting date: Monday January 20th, 2020 3:00 pm
Rm. 222



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 20, 2020
SUBJECT/REPORT NO:	Recommendation to Designate 24 Main Street West, Hamilton (Former Centenary United Church) under Part IV of the <i>Ontario Heritage Act</i> (PED20044) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	David Addington (905) 546-2424 Ext. 1214
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the designation of 24 Main Street West, Hamilton (Former Centenary United Church), shown in Appendix “A” to Report PED20044, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED20044, be approved; and,
- (c) That the City Clerk be directed to take appropriate action to designate 24 Main Street West, Hamilton (Former Centenary United Church) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix “C” to Report PED20044.

EXECUTIVE SUMMARY

24 Main Street West, Hamilton is the site of the former Centenary United Church which is now known as New Vision United Church. The subject property was added to the City of Hamilton's Register of Property of Cultural Heritage Value or Interest and the work plan for designation by Hamilton City Council in September 2014 as part of the comprehensive Downtown Built Heritage Inventory Project. This recommendation was supported by staff and the Hamilton Municipal Heritage Committee at their August 21, 2014 meeting.

New Vision United Church is currently planning to adapt its auditorium to a concert venue use to help remain viable in the wake of declining congregation numbers. Performance events have been held at the subject property in the past and New Vision United Church intends on undertaking renovations to facilitate this adaptive reuse while meeting building and fire code requirements. New Vision United Church retained consultants including McCallum Sather Architects (MSA) to develop a construction plan to guide the reuse while preserving the heritage attributes of the building. As an extension of this background work, New Vision United Church opted to retain MSA to prepare a Cultural Heritage Assessment to comprehensively assess the church's heritage merit including the preparation of a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes. The final Cultural Heritage Assessment report, dated November 19, 2019, is attached as Appendix "D" and the recommended Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes is attached as Appendix "B" to Report PED20044.

The subject property was evaluated using both the Council-adopted heritage evaluation criteria and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9/06 of the *Ontario Heritage Act*. It has been determined that the subject property meets the criteria for designation, therefore, staff recommend 24 Main Street West, Hamilton for designation under Part IV of the *Ontario Heritage Act*.

Alternatives for Consideration – See Page 11

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act*, and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the

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Ontario Heritage Act, and heard before the Conservation Review Board, prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grants and loan programs to assist in the continuing conservation of properties, once they are designated.

PROJECT BACKGROUND

The subject property was added to the City of Hamilton's Register of Property of Cultural Heritage Value or Interest and the work plan for designation in September 2014 as part of the comprehensive Downtown Built Heritage Inventory Project (DBHI). Staff Report PED14191, which included the recommendation to add 24 Main Street West, Hamilton to the Register and to the work plan for designation among other downtown properties, was approved by Planning Committee on September 16, 2014 and ratified by Council on September 24, 2014. A preliminary evaluation of the cultural heritage value of the subject property was included in Report PED14191.

The subject property was initially recommended to be added to the work plan for a projected designation date of 2021. At the request of New Vision United Church at the June 6, 2017 Planning Committee meeting, the Cultural Heritage Assessment work for the purposes of considering designation was reassigned to staff's work program for 2017. Staff retained the consultant MHBC to complete a Cultural Heritage Assessment of the subject property in January 2018 (final report dated November 29, 2019 and attached as Appendix "E" to Report PED20044).

In June 2018, New Vision United Church had requested to put the designation work on hold to allow for consideration of options to bring the building into compliance with building and fire code requirements in anticipation of the concert venue use. New Vision United Church retained MSA in January 2019 to conduct a building master plan and construction plan to guide the adaptive reuse. Given MSA's familiarity with the church

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and master plan to incorporate the concert venue use, New Vision United Church retained them to complete a Cultural Heritage Assessment for the subject property (final report dated November 19, 2019 and attached as Appendix “D” to Report PED20044).

The comprehensive research and cultural heritage assessment work that has submitted is intended to inform staff’s recommendation and to provide Committee and Council with adequate information upon which to base a decision regarding designation under the *Ontario Heritage Act*. Upon the request of New Vision United Church, staff worked with MSA to develop the recommended Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes as contained in Appendix “B” to Report PED20044. The historical research and property evaluation in the cultural heritage assessment by MSA was used by staff as the basis for the recommendations in Report PED20044 as it included comprehensive research into the interior and exterior of the property and was informed by familiarity with the proposed adaptive reuse. The cultural heritage assessment by MHBC did not include an evaluation of the interior of the church as they were not granted interior access, therefore, the property evaluation was less comprehensive than the MSA assessment. Both the MSA and MHBC cultural heritage assessments identified the majority of the exterior building features as significant heritage attributes and indicated that the property has sufficient heritage value to merit designation under the *Ontario Heritage Act*.

The property’s cultural heritage value was assessed using the Council adopted heritage evaluation criteria and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9/06 of the *Ontario Heritage Act*. As outlined in the MSA Cultural Heritage Assessment, it has been determined that the subject property meets twelve of the City’s twelve criteria and eight of nine criteria as defined in Ontario Regulation 9/06. Therefore, staff recommend the designation of the subject property under Part IV of the *Ontario Heritage Act*.

HISTORICAL BACKGROUND

The former Centenary United Church at 24 Main Street West, Hamilton is a two storey, red brick church originally built in 1868 for the Methodist Congregation. Its construction was necessitated by a rapidly growing population in Hamilton, one-fifth of which were Methodists. When the church was built it was regarded as an elegant and commodious church that would accommodate the overflow of congregants that the original Methodist churches could not contain.

The church was expanded with the addition of a front vestibule, Sunday school and lecture hall in 1896 and again in 1992 with the single storey addition around the east and north elevations. The Sunday school and lecture hall were demolished in 1991. In 1925, the Methodist, Congregational and majority of the Presbyterian churches joined

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together to form the United Church of Canada and it was at this time that the church became known as Centenary United Church. The church was renamed New Vision United Church in 2014. It is the oldest remaining United church in downtown Hamilton constructed for the Methodists and remaining in continuous use by congregations in the Canadian Methodist tradition.

The 1868 church was designed by prominent local architect Albert H. Hills primarily in the Romanesque Revival style, a style not commonly applied to church buildings. The choice of building a church in this architectural style is thought as visibly distinguishing the Methodists from those that accept the Pope's authority, where churches were commonly built emphasizing the Gothic Revival style. None of the other Methodist churches in Hamilton built at the time featured Romanesque Revival features to the extent of Centenary United Church. Additionally, the open design and ample size of the auditorium with the U-shaped balcony functions to amplify the voice of the preacher to all congregants. The emphasis on creating a preaching space as opposed to sanctuary is reflective of the Methodist's approach to worship.

The former Centenary United Church was the site of the 1881 formation of the Centenary Woman's Missionary Society which was the first Women's Missionary Society of the Canadian Methodist Church. Martha Cartmell, a member of the Centenary United Church and the Woman's Missionary Society, was the first Canadian female Methodist Missionary to travel abroad when she went to Japan in 1882. The subject property is also associated with Edward Jackson, a member and trustee of the Centenary United Church, who also funded the first Chair of theology at Victoria University in Toronto.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology and provides that:

"2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

The recommendations to designate the subject lands under Part IV of the *Ontario Heritage Act* of Report PED20044 are consistent with this policy.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) include the following:

- “B.3.4.2.1(a) The City of Hamilton shall, in partnership with others where appropriate, protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.
- B.3.4.2.1(b) The City of Hamilton shall, in partnership with others where appropriate, identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.
- B.3.4.2.3 The City may by By-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the *Ontario Heritage Act*, including buildings, properties, cultural heritage landscapes, heritage conservation districts, and heritage roads or road allowances.”

The recommendations to designate the subject lands under Part IV of the *Ontario Heritage Act* of Report PED20044 comply with these policies.

RELEVANT CONSULTATION

Pursuant to Sub-section 29 (2) of the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1) of the Act. Typically, Cultural Heritage Assessments are reviewed by the Inventory and Research Working Group (IRWG) of the Hamilton Municipal Heritage Committee in accordance with the Council approved process attached as Appendix “F” of Report PED20044.

A draft Cultural Heritage Assessment prepared by MSA (dated August 30, 2019) was reviewed by the IRWG at their meeting on September 23, 2019. The IRWG received the draft report and supported the Cultural Heritage Assessment’s recommendation for designation. The IRWG identified multiple areas for revision to provide a more complete rationale to support the report’s conclusions. The revisions noted by IRWG were consistent with the revisions identified by staff. MSA addressed the identified concerns in a revised draft of the report on November 1, 2019 and a final version on November 19, 2019.

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The IRWG also received and reviewed a draft of the MHBC Cultural Heritage Assessment at their meeting on October 28, 2019. Members agreed that the MHBC report was thorough and agreed with the report's recommendation to designate the property.

Staff attended a site visit with the church Minister on December 11, 2019. Additionally, staff consulted with the Minister regarding the proposed adaptive reuse of the Church and in the drafting of the recommended Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Staff also informed the Ward Councillor of the request to designate and the recommendations of Report PED20044. The Ward Councillor expressed support of the designation of 24 Main Street West, Hamilton.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage change and alterations to the property through the Heritage Permit process and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws.

Adaptive Re-use to a Concert Venue:

It is expected that the adaption of the church to accommodate a concert venue use will have a positive overall impact on the preservation of the building's heritage features as it will ensure the continued use and stewardship of the building. The proposed repurposing of the space is anticipated to include the addition of air conditioning, upgrades to meet building and fire code requirements, installation of lighting and speaker arrays, installation of a new elevator and washroom and establishing a gathering area on the main floor area. The interior of the main floor area consists of modern treatment and does not contain any heritage attributes. The proposed renovations have not yet commenced. The building is intended to function both as concert venue while also accommodating church services.

The designation of the property will not prevent the future repurposing of the building. New Vision United Church has worked with MSA to develop a construction plan to minimize the impact to the building's heritage features including the auditorium, entrances, balcony and exterior features. Where impacts to heritage attributes are unavoidable, such as with the potential construction of ceiling supports for light and

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speaker arrays, Heritage Permits will be required to ensure there is minimal impact to the attribute through the application of appropriate mitigation measures.

Non-designated features that are not anticipated to be impacted by the proposed adaptive reuse include the organ, choir gallery, chandeliers, pews in the balcony (there are no pews on the ground floor) and the 1992 addition. It is expected that the exterior casing of the elevator will be impacted by the installation of a new, larger elevator in the same area as the existing elevator block. The elevator car itself is not original and is a modern replacement. New Vision United Church intends to salvage the decorative material on the elevator casing for use within the building. Should non-designated heritage features be altered by the repurposing, it is recommended that a salvage plan be prepared to mitigate the impact to the feature, to be submitted at the time of Heritage Permit application for the property's reuse.

Cultural Heritage Evaluation:

Designation is guided by the process of cultural heritage evaluation and assessment. The evaluation process, as documented in the MSA Cultural Heritage Assessment, attached as Appendix "D" to Report PED20044, attempts to clearly identify those heritage values associated with a property.

Council-Adopted Evaluation Criteria:

A set of criteria were endorsed by the City of Hamilton's Municipal Heritage Committee on June 19, 2003 and were adopted by Council as The City of Hamilton: Cultural Heritage Evaluation Criteria on October 29, 2008 (Appendix "B" to Report PED08211). The criteria are used to identify the cultural heritage values of a property, and to assess their significance. This evaluation assists in determining a property's merit for designation under the *Ontario Heritage Act*, as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

As identified in the MSA Cultural Heritage Assessment attached as Appendix "D" to Report PED20044, the property was determined to have met twelve of the City's twelve criteria pertaining to built heritage value.

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest:

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1 (2) of Ontario Regulation 9/06, a property may be designated under

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Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9/06 identifies criteria in three broad categories: Design/Physical Value, Historical/Associative Value and Contextual Value.

As outlined in the attached MSA Cultural Heritage Assessment (see Appendix “D” to Report PED20044), the subject property satisfies eight of the nine criteria contained in Ontario Regulation 9/06 in all three categories.

1. Design / Physical Value:

- i. The property is a rare example of a church building built for the Methodists in the City of Hamilton and is the only surviving example of a Methodist church in the downtown core. The church’s architectural style is a representative example of a Romanesque Revival red brick church in the City of Hamilton.
- ii. The property displays a high degree of artistic merit in the design, composition and execution of the carved limestone accents, granite column shafts, incorporation of slim octagonal buttresses, brick corbelling and castellations and stained glass window work. In the interior it is displayed through the metal columns supporting the balcony area, the carved stone memorials at either side of the choir and former pulpit area.
- iii. The property is not considered to have a high degree of technical or scientific achievement.

2. Historical / Associative Value:

- i. The property has historical or associative value as it has direct associations with the theme of religious organizations in the City of Hamilton and their contributions to the City’s cultural and social life. Additionally, the Centenary Women’s Missionary Society was founded at the Centenary United Church in 1881. It is associated with Martha Cartmell, member of the congregation and first Canadian woman Methodist missionary abroad. It is also associated with Edward Jackson, member and trustee of the Centenary United Church, who funded the first Chair of theology at Victoria University in Toronto.
- ii. The property has the potential to yield information that contributes to an understanding of a community or culture in the design of the interior U-shaped layout of the balcony in the auditorium, the only existing in Hamilton associated with the Methodist community.

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- iii. The property reflects the work or ideas of an architect who is significant to the City of Hamilton. The church was designed by Albert H. Hills, early builder and architect in Hamilton. He is the architect of several notable buildings some no longer standing (Knox Presbyterian Church, Crystal Palace). The Centenary United Church represents a unique example of his work due to its larger scale than the other surviving ecclesiastical work and execution of the design in the Romanesque Revival style with the unique octagonal turrets.

3. Contextual Value:

- i. Through the visual prominence of the front and MacNab Street elevations, the building has been a defining architectural element of the streetscape since 1868. From a social functional perspective, the church's presence within the downtown urban fabric demonstrates a longstanding and evolving history of a community gathering space centered within the downtown core which has included over 150 years of religious devotion, a youth community centre and a live music venue.
- ii. Although the area and adjacent buildings have changed over time, the church has remained in situ, physically and visually linked to its surroundings.
- iii. The building's physically unique and distinct architectural features stand out from the surrounding buildings. Its grand scale and the unique octagonal turrets have held its visual prominence through history and the changing streetscape.

Conclusion:

The consultants have determined that the subject property, 24 Main Street West, Hamilton is of cultural heritage value or interest, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Staff concur with the findings of both the MSA and MHBC Cultural Heritage Assessment reports (attached as Appendices "D" and "E" respectively to Report PED20044) that the subject property has cultural heritage value. Therefore, staff recommends designation of 24 Main Street West, Hamilton under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix "B" to Report PED20044 and the draft Notice of Intention to Designate attached as Appendix "C" to Report PED20044.

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With respect to the potential repurposing of the building, any proposal to convert the building to a new use that may affect the property's heritage attributes will be subject to the approval of a Heritage Permit. Staff recommend that any future Heritage Permit application for the building's conversion be accompanied by a salvage plan for any non-designated or designated heritage features that may be partially or fully removed in the repurposing.

ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate property or decline to designate property.

Decline to Designate:

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City's heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

**SUBJECT: Recommendation to Designate 24 Main Street West, Hamilton
(Former Centenary United Church) under Part IV of the *Ontario
Heritage Act (PED20044) (Ward 2) - Page 12 of 12***

APPENDICES AND SCHEDULES ATTACHED

- Appendix "A" - Location Map
- Appendix "B" - Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix "C" - Notice of Intention to Designate
- Appendix "D" - McCallum Sather Architects (MSA) Cultural Heritage Assessment Report for 24 Main Street West, Hamilton, dated November 19, 2019
- Appendix "E" - MHBC Cultural Heritage Assessment Report for 24 Main Street West, Hamilton, dated November, 2019
- Appendix "F" - Council-Adopted Heritage Designation Process



● Site Location



Key Map - Ward 2

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
PED20044

Date:
January 14, 2020

Appendix "A"

Scale:
N.T.S

Planner/Technician:
DA/VS

Subject Property

 24 Main Street West, Hamilton

24 Main Street West, Hamilton

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

Statement of Cultural Heritage Value or Interest

New Vision United Church, formerly named Centenary United Church, municipally known as 24 Main Street West is a two storey high, gabled roof, red brick church building, built in 1868 in the Romanesque Revival style and also including Gothic Revival influences, including six octagonal turrets. It has a gabled roof entry addition on the Main Street West façade, built in 1896, and a flat roofed, one storey addition, built in 1992. This one storey addition has decorative parapets, and extends along the MacNab Street South elevation, wrapping around the rear of the building, culminating with a façade facing the east alleyway.

The building is situated on an approximately 0.36 of an acre parcel of land located on the north side of Main Street West, between James Street South and MacNab Street South in the core downtown area in the City of Hamilton.

DESIGN / PHYSICAL VALUE

The property has design or physical value because it is the only surviving example of a church building built for the Methodists in the 19th century in the downtown core of Hamilton that has remained in continuous use by congregations in the Canadian Methodist tradition. It is a representative example of a Romanesque Revival red brick church and is distinguished on its interior by the layout of the auditorium designed with a U-shaped plan balcony gallery and pulpit area at one end. The 1868 building and 1896 front entrance addition display a high degree of artistic merit in the design, composition and execution of the carved limestone accents, granite column shafts, incorporation of slim octagonal buttresses, brick corbelling and castellations and stained glass window work. In the interior its artistic merit is displayed through the metal columns supporting the balcony area, the carved stone memorials at either side of the choir and former pulpit area.

HISTORICAL / ASSOCIATIVE VALUE

The property has historical or associative value as it has direct associations with the theme of religious organizations in Hamilton and their contributions to the cultural and social life of the City of Hamilton. The property has direct associations with the Methodist and then the United Church of Canada organizations which are significant to the community in Hamilton. At the time of its construction, Methodists represented a rapidly increasing number of the Hamilton population, and as a result, the building was constructed to accommodate this growing Methodist downtown congregation. The church's significant scale and its vast interior auditorium space were specifically designed for religious worship and authoritatively symbolize a key part of Methodist

religious belief and practice. Later, the United Church in Canada at its inception in 1924 as a union of Methodists, Congregationalists and Presbyterians instantly became the largest Protestant denomination in Canada and remains so to this day. As such, the United Church continues to have influence in communities. It has continued to serve as a downtown based community hub, which will incorporate a music gathering space within the same building.

Centenary Women’s Missionary Society, the first in Canada, was founded at the Centenary Church in 1881. It is associated with Martha Cartmell, member of the congregation and first Canadian woman Methodist missionary abroad. It is also associated with Edward Jackson, member and trustee of the Centenary United Church, who funded the first Chair of theology at Victoria University in Toronto. The property also reflects the work or ideas of an architect who is significant to the City of Hamilton community. The church was designed by Albert H. Hills, early builder and architect in the City of Hamilton. He is the architect of several notable buildings some no longer standing. The Centenary United Church represents a unique example of his work due to its larger scale compared to the other surviving ecclesiastical work and execution of the design in the Romanesque Revival style with the unique octagonal turrets.

CONTEXTUAL VALUE

The property has contextual value because it is important in defining the character of the heart of the downtown core in the City of Hamilton. The building was oriented to have a strong presence on the street, with a prominent entrance for pedestrians and attendees to the church. The visual prominence of the Main Street and MacNab Street façades speaks of the important presence of the church building and as an organization in the neighbourhood and City. The building has been a defining architectural element of the streetscape since 1868 and from a social perspective, its presence within the downtown urban fabric demonstrates a longevity to religious devotion.

Description of Heritage Attributes

The cultural heritage value of the New Vision United Church building, municipally known as 24 Main Street West resides in the following heritage attributes that are related to the cultural heritage value described above:

Attributes present on the exterior of the 1868 portion of the church:

- Gabled roof and timber roof framing;
- Massing and form of the 1868 church building including its rectangular plan;
- Moulded red brick construction, laid in a stretcher bond, with areas of brick turned on their header (not consistently for entire courses). This occurs in variations of pattern on every elevation of the building;
- Stone construction at first floor, clad in red brick;
- Load bearing brick walls at second and attic level elevation;
- Contrasting colour mortar;
- Stained and coloured glass windows with their original wood frames on the west, east, south and north (closed in) elevations.

Composition, size and placement of the following architectural elements with respect to the whole on the 1868 portion of the church:

- Elongated window openings with masonry brick arches with stone sills and their profile on each elevation;
- the masonry brick arches over the window openings on the north, west and east elevations and the elaborately profiled stone arches over the windows on the south elevation;
- Brick corbelling and castellations on each elevation;
- Segmental brick arched windows with paired one over one wood windows and the segmental brick arch (formerly a window) on the east elevation;
- Symmetrically arranged architectural components identified on this list on the south elevation;
- Quatrefoil windows with elaborately profiled stone surround on the south elevation;
- Red brick slim buttresses with stone cap accents on the east and west elevations; and,
- Four symmetrically placed octagonal brick buttresses with decorative, intricately detailed, cut stone accents, that extend beyond the roof line to make slim decorative octagonal turrets on the south elevation and one each at the northeast and northwest corners of the main, tallest section of the building.

1896 front entrance addition:

- Red brick, pattern laid on a diagonal;
- Red mortar with traces of tuck pointing with white lime mortar;
- Stone accents, including but not limited to arches, quatrefoil window surround, coping (under metal flashing); and,
- Red granite columns with limestone base and capital accents.

Attributes present in the interior of the 1868 portion of the church:

- Layout of main auditorium with "U- shaped plan" balcony and extension to the north of the building, separated from the nave/main auditorium space by an arch;
- Balcony with its supporting metal columns with decorative metal capitals;
- Balcony railing made of wood and metal;
- Round metal grilles at ceiling;
- Curved ceiling, with decorative faux beams and associated brackets on the walls;
- Interior doors into the auditoriums; and,
- Buttresses and dressed stone base along original west exterior wall now enclosed within 1992 addition.

CITY OF HAMILTON

Notice of Intention to Designate

24 Main Street West, Hamilton (Former Centenary United Church)

The City of Hamilton intends to designate 24 Main Street West, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

New Vision United Church, formerly named Centenary United Church, municipally known as 24 Main Street West, is a two storey red brick church that was built in 1868. It was designed in the Romanesque Revival style and incorporates Gothic Revival influences including six octagonal turrets. It has a gabled roof entry addition on Main Street West, built in 1896, and a flat roofed, one storey addition, built in 1992. This one storey addition has decorative parapets, and extends along the MacNab Street South elevation, wrapping around the rear of the building, culminating with a facade facing the east alleyway. It is the only surviving example of a church building built for the Methodists in the 19th century in the downtown core of the City of Hamilton that has remained in continuous use by congregations in the Canadian Methodist tradition.

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, Hamilton, Ontario, during regular business hours.

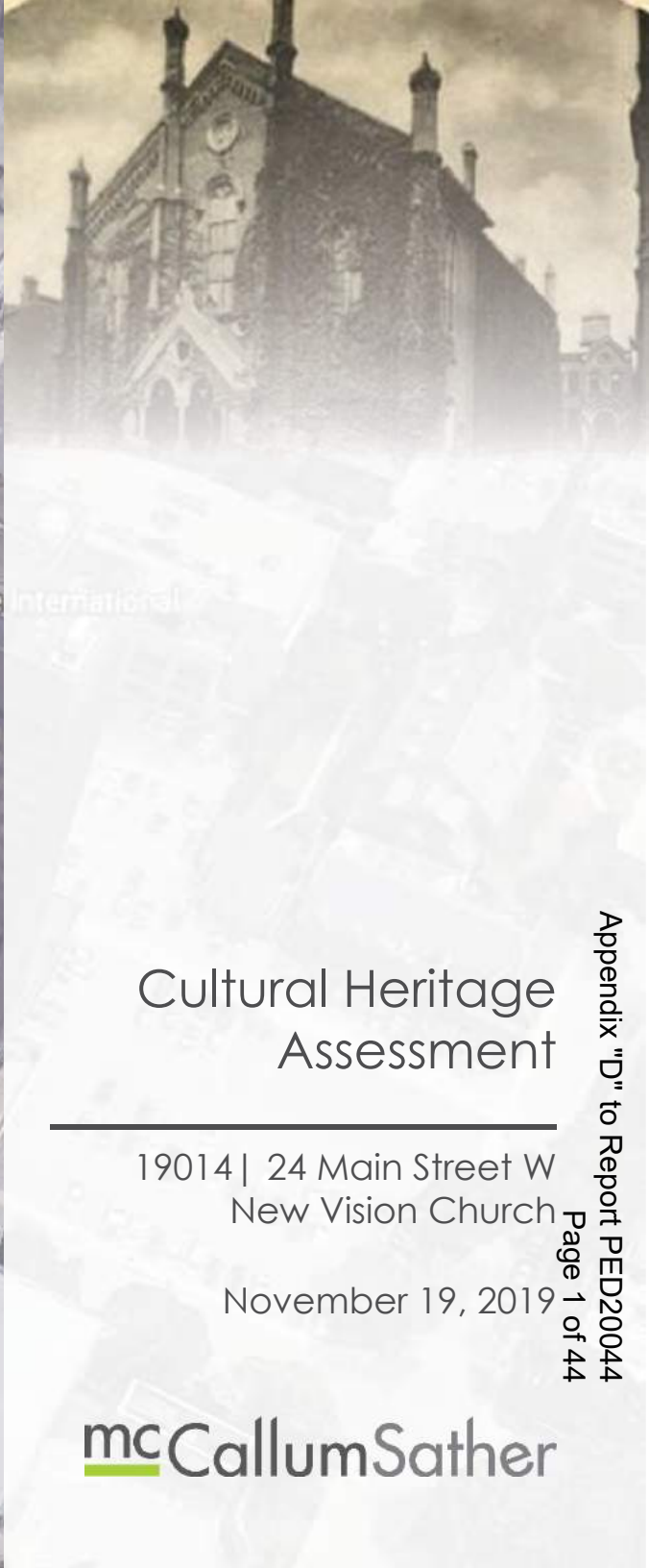
Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts.

Dated at Hamilton, this [REDACTED] day of [REDACTED], 2020.

Andrea Holland
City Clerk
Hamilton, Ontario

CONTACT: David Addington, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1214, E-mail: david.addington@hamilton.ca

Website: www.hamilton.ca/heritageplanning



Cultural Heritage Assessment

19014 | 24 Main Street W
New Vision Church

November 19, 2019

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APPENDICES

- Appendix 1 - Ontario Regulation 9/06
- Appendix 2 - Heritage Attributes
- Appendix 3 - Context

"Conservation involved in all actions or processes that are aimed at safeguarding the character defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes", Parks Canada's Standard and Guidelines for the Conservation of Historic Places in Canada, 2003.

executive summary & recommendations

The purpose of this Cultural Heritage Assessment about the property located at 24 Main Street West, currently known as New Vision United Church (formerly Centenary Church) is to:

1. Identify and assess the potential cultural heritage value of the property;
2. Determine if the property should be recommended for designation under Part IV of the Ontario Heritage Act; and,
3. Identify the significant heritage attributes associated with the identified cultural heritage value of the property.

The property is included in the City of Hamilton's Municipal Register of Properties of Heritage Value or Interest. The property is also included in the Inventory of Significant Places of Worship in the City of Hamilton (1801-2001). The initial recommendation to designate came from the results of the Downtown Built Heritage Inventory project in 2014 which also resulted in the property's addition to the Register.

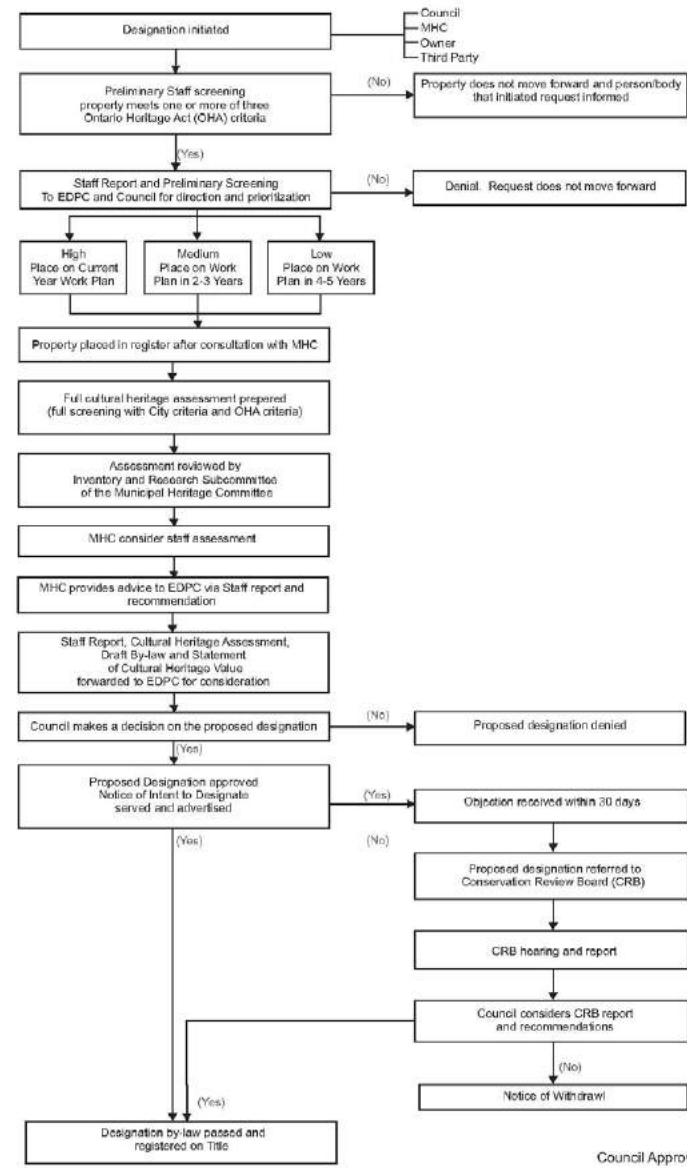
In our research, both archival, primary, and interviews, McCallum Sather confirms the original building is significant to Hamilton's cultural heritage as a place of worship, located within the City's downtown core. This distinctive Hamilton property is composed of one two storey rectangular plan, gabled roof massing with four distinct turrets at each corner, built in 1868 and two one storey additions (1896 and 1992). The building has been in continuous use as a place of worship since its construction.

The Cultural Heritage Assessment (CHA) has concluded that property meets the criteria for designation under section 29 of the Ontario Heritage Act and has identified a list of heritage attributes. The New Vision United Church (former Centenary Church) holds cultural value or interest due its physical, historical and/or associative and contextual values.

Recommendations

1. It is recommended that the building be designated under section 29 of the Ontario *Heritage Act*.
2. Construction activities shall be planned to avoid impact to identified cultural heritage resources.
3. It is recommended that the City of Hamilton Heritage Staff provide authorizations for minor masonry work (re pointing, selective brick replacement), balcony (mezzanine) railing height extension/update to current code, mechanical work, repainting and designated substances abatement in interior, as part of the property's long-term conservation and maintenance program, as part of short term work currently being pursued by New Vision.
4. The 1992 addition on the MacNab elevation and rear of the building are not part of the designation as it is not a heritage attribute of the building, although it is a one storey sympathetic addition by the respected Hamilton architect Trevor Garwood-Jones. New Vision also notes that the one-storey addition was originally designed as a two storey structure but was not built due to budget constraints. They acknowledge that future expansion should consider this area to minimize other impacts to the original building.
5. Should future work require an expansion and/or renovation to the property at 24 Main Street West, a qualified heritage consultant shall be engaged to mitigate any potential impacts of the proposed work on potential cultural heritage resources.
6. It is recommended that any significant conservation work beyond general building repair, the client consult with the City of Hamilton's Heritage Staff to confirm requirements and approval process.

DESIGNATION PROCESS



Council Approved on October 29, 2008

Appendix "D" to Report PED20044
Page 7 of 44

Figure 1.1 - APPENDIX 1: City of Hamilton Designation Process | Page 1

1.0 introduction

The City of Hamilton Council approved process criteria for determining cultural heritage value for designating a property under Part IV of the *Ontario Heritage Act* requires a Cultural Heritage Assessment in accordance with *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest*.

mcCallumSather was retained to evaluate the cultural heritage value and interest of the subject property based on the requirements from the *Ontario Regulation 9/06* and the guidelines provided in the *Ontario Heritage Tool Kit "Designating Heritage Properties"*. The evaluation concludes with a recommendation on whether a property merits designation under Part IV of the *Ontario Heritage Act*.

PROCESS

1. Review of Property Information

mcCallumSather reviewed relevant background information and historical documents related to the significance of the property.

2. Site Visit

mcCallumSather conducted a site visit on July 24, 2019 and took up-to-date high-quality photographs of the property. mcCallumSather has been working on the owner on renovations to address code compliance since early 2019 and have intimate knowledge of the building.

3. Cultural Heritage Assessment Report

The result of this research, this document follows the city approved criteria evaluating the cultural heritage value of the subject property, including the identification of significant heritage attributes. The Cultural Heritage Assessment Report was prepared in accordance with *Ontario Regulation 9/06*.

The purpose of the Cultural Heritage Assessment of the subject property is to:

- a. Identify and assess the potential cultural heritage value of the property;
- b. Determine if the property merits designation under Part IV of the *Ontario Heritage Act*; and,
- c. Identify the significant heritage attributes associated with the identified cultural heritage value of the property.

When referring to the building in its respective historical context:

- a. Centenary Church (prior to 1925)
- b. Centenary United (1925-2014)
- c. New Vision United (2014- present)

2.0 property location

The property, located at 24 Main Street W. contains the building known as New Vision United Church (formerly Centenary Church). The subject property is included in the City of Hamilton's Municipal Register of Properties of Heritage Value or Interest. The property is also included in the Inventory of Significant Places of Worship in the City of Hamilton. It is located within the downtown core of Hamilton, within close proximity to the rail corridor.

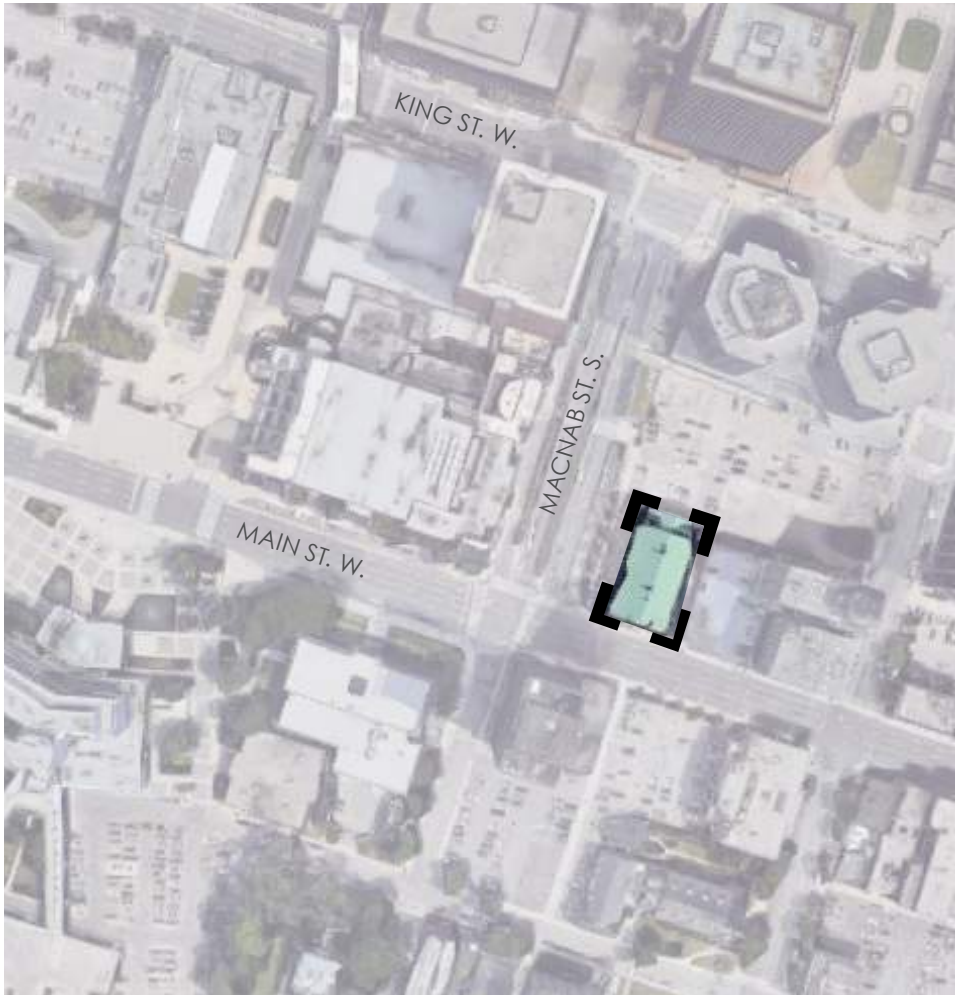


Figure 2.1 - Location Map

3.0 settlement context



Figure 3.1- (source: freepages.rootsweb.com and Wikipedia)- Hamilton, County Wentworth 1859, drawn by C.S.Rice. Published by Rice and Duncan

Early Settlement

Hamilton's history dates back to 1815 when George Hamilton purchased a house and 257 acres of land from James Durand. He quickly laid out the town site by delineating roadways and selling parcels of his estate to newcomers (Loyalists, American colonists who supported the British cause during the American Revolution 1775-83). Hamilton was incorporated as a town in 1833 and as a city in 1846.

Hamilton grew slowly until the late 1820's when a newly-constructed canal through Burlington Beach permitted schooners and steamers entry into Burlington Bay. With the access point for roads ascending the Niagara Escarpment, the canal transformed the fledgling community into a significant port. With enormous migration from the United Kingdom during the 1830's, its fortunes grew, in part because its location made it an ideal spot for mercantile houses, granaries and manufacturing establishments that could serve the surrounding region.

4.0 property description

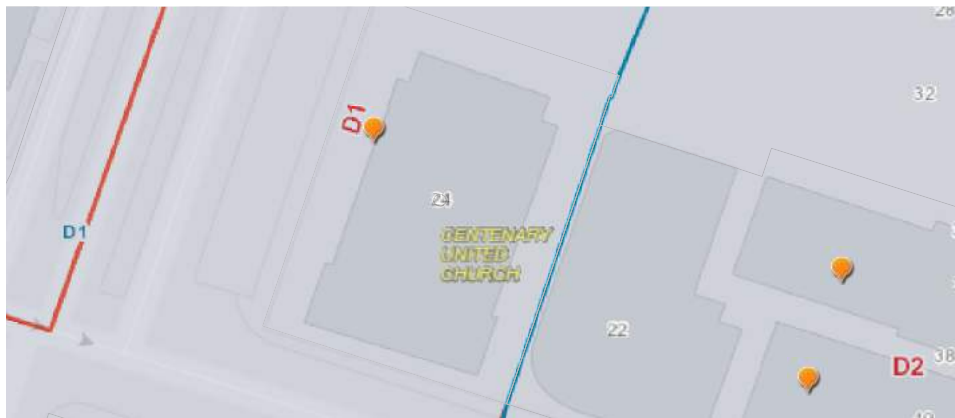
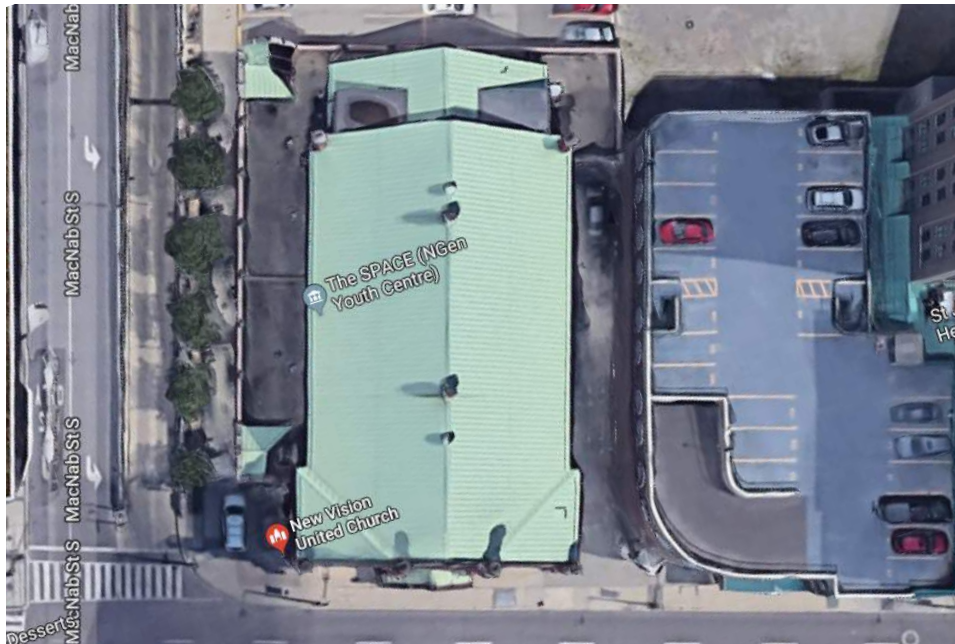


Figure 4.1 - Top: (source: Google maps) Aerial Photo

Figure 4.2 - Bottom: (source: City of Hamilton Wepage, Zoning Map Excerpt)

The subject property municipally addressed 24 Main Street West, in Ward 2, Council Approved Zone D1 (Downtown Central Business District), located within the area subject to the Downtown Secondary Plan, in Hamilton. The property contains one building with 23,594 square-feet of usable space and situated on an approximately 0.36 of an acre parcel of land, located on the South side of main Street West in between James Street South and MacNab Street South.

This distinctive Hamilton property is composed of one building which is two storeys high, arranged with the main building in a rectangular plan, with gabled roof massing and with four distinct turrets at each corner, built in 1868 and two, one storey additions (1896 and 1992). The 1868 main building consists of a rectangular volume with an annexed lower section each covered in gabled rooves and are constructed mainly of red brick, with the lower level having an inner rubble stone core and red brick its cladding. This original portion of the building has two main designs for punched windows: elongated windows with brick arches along the west, east and north facades, and round stone trimmed windows with quatrefoil design on the south elevation. A round brick window opening on the north side of the main building which has been boarded over. The church's stained glass windows and coloured glass windows are original, except in some windows which have sustained alterations: one in the east facade and one on the west facade. The ground level of the east facade windows have also been partially covered with the 1992 addition. These rooves are currently clad in metal, although this is not the original. The 1896 addition consists of an gabled roof addition at the front of the main building, with a gabled roof brick walls and stone detailing and a double set of front doors into the building. The quatrefoil windows just above this addition, on the original part of the building were added at the time of the front addition (1896).



Figure 4.3 - Top: (source: Google maps) Aerial Photo

The interior of the 1896 portion of the building contains an entrance vestibule, that leads into the main 1868 entrance lobby with stairs to the balcony level, and a set of doors on the ground level which lead into the auditorium. The auditorium is comprised of a double height space, which includes a U-shaped balcony area with seating. The balcony is supported by cast metal columns with decorative capitals. At the north end of the auditorium, there is the pulpit area and choir area behind a grand three-centered arch. The area behind the choir area on the second floor contains mainly storage and office space. The 1992 addition wraps along the MacNab Street elevation and around the rear elevation of the building. It is made of red brick clad walls in the exterior, with drywall interior, large punched windows with green aluminium frames, flat roof with parapet with higher "gabled" parapets at the corners facing the MacNab Street, the rear parking lot and the south elevation, with a metal gabled roof. In the interior of this addition it is possible to see the lower portion of the 1868 MacNab Street elevation brick buttresses. The space within the 1992 addition has a direct access to MacNab Street, and is divided into a main space with other office, storage and stairwell to the basement. The lower gable roof in the original portion of the church, at the rear of the building, has two blind dormer additions which were added after 1908 to accommodate changes to the organ.

The building has been in continuous use a place of worship since its construction.

Figure 4.3: Site Evolution Diagram



Figure 4.4 source: Google Maps

- Legend
- Original Construction (1866 corner stone laid, Centenary Church Opened May 10, 1868)
 - Addition (1896)
 - Addition (1992)



Figure 4.5 - (source: Google Maps) Aerial Photo (2019)

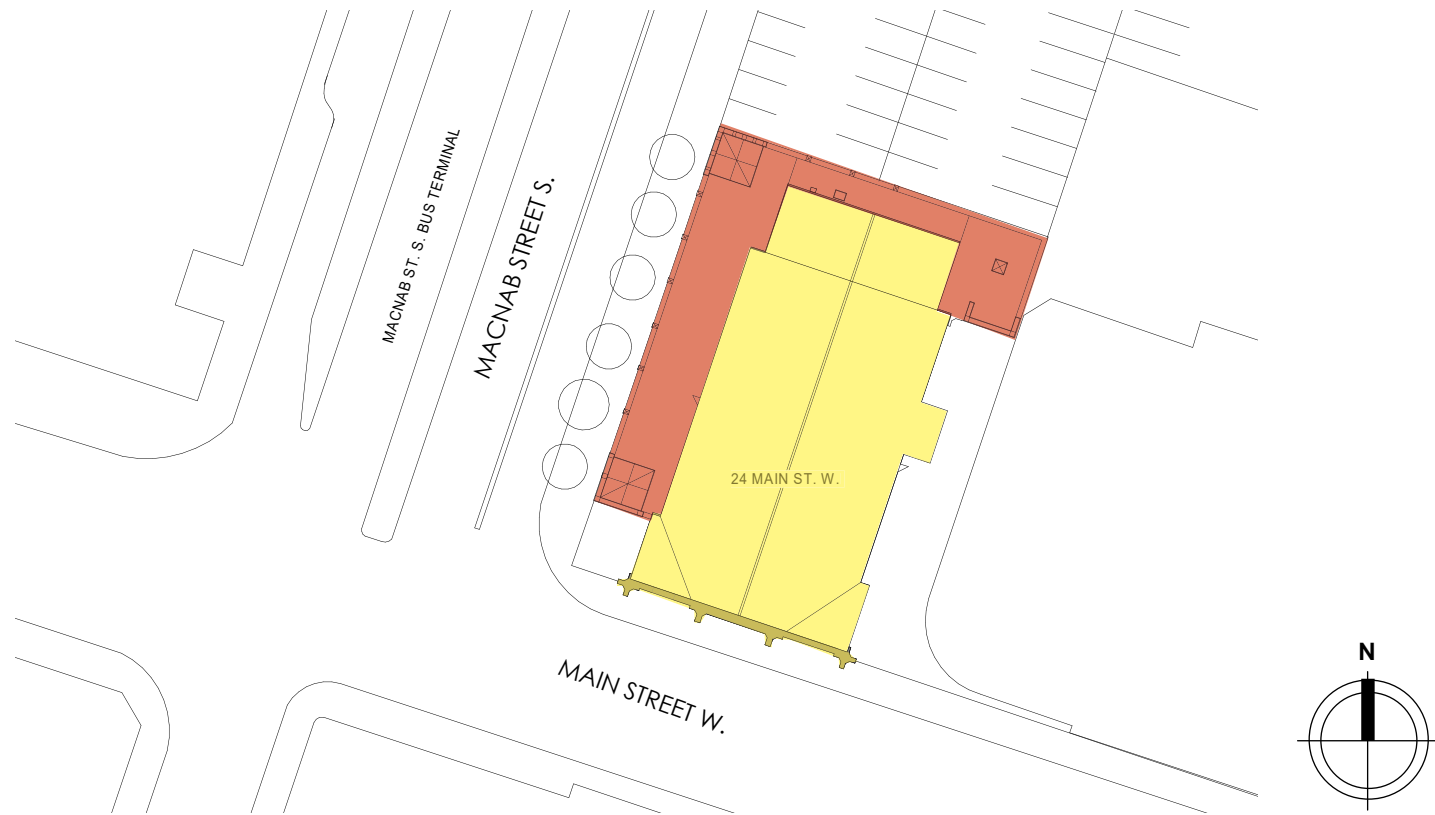


Figure 4.6 - Site Plan (NTS) by mcCallumSather

Legend



-  Original Construction (1887)
-  Addition (1992)



Figure 4.7 East Elevation - partial view



Figure 4.8 West Elevation



Figure 4.9 South Elevation - top showing castellations



Figure 4.10 Detail of Front Entrance Elevation



Figure 4.11 - Main Auditorium from balcony



Figure 4.12 - Decorative painted plaster braket

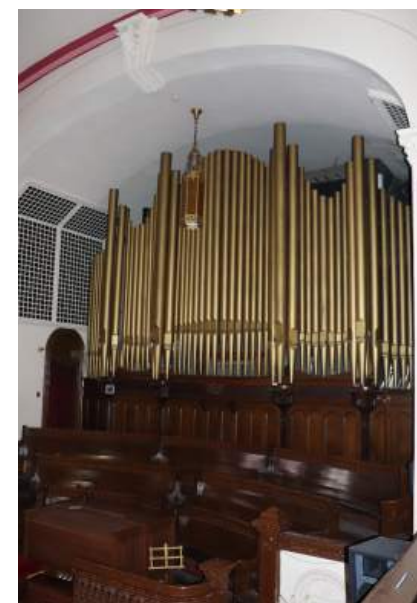


Figure 4.13 - View of organ from balcony



Figure 4.14 - Detail of Column supporting balcony

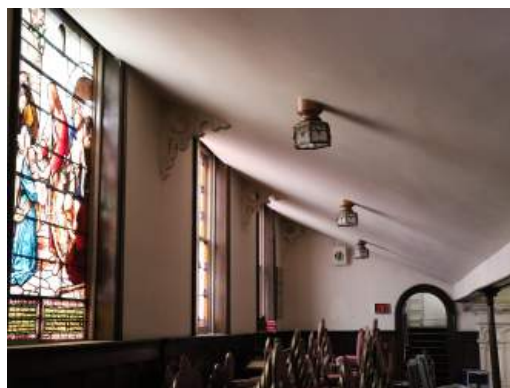


Figure 4.15 - View of ground floor gallery



Figure 4.16 - East stained glass window



Figure 4.17 - East stained glass window signature

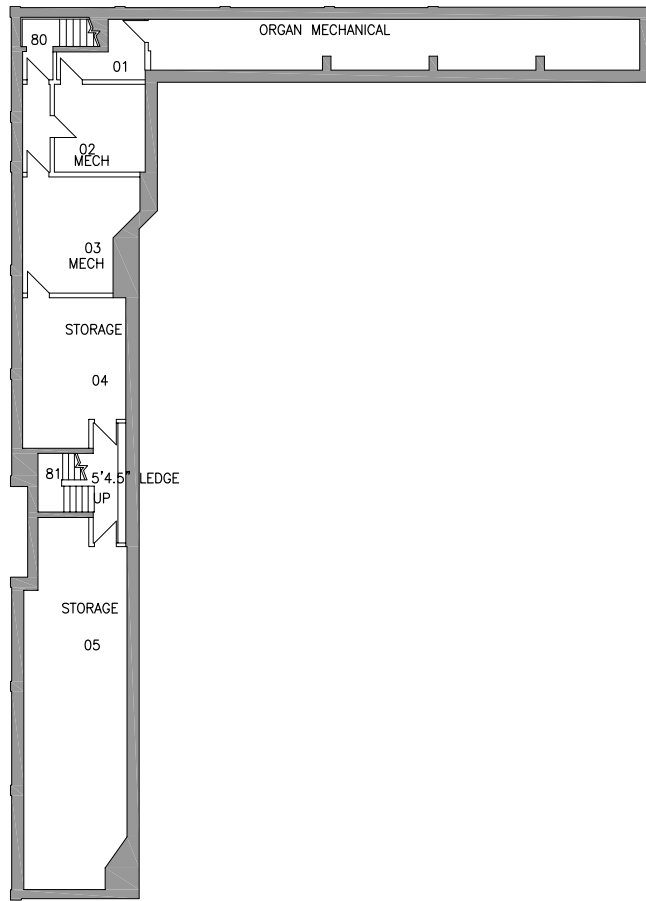


Figure 4.18 - Basement (NTS) by Measure-x

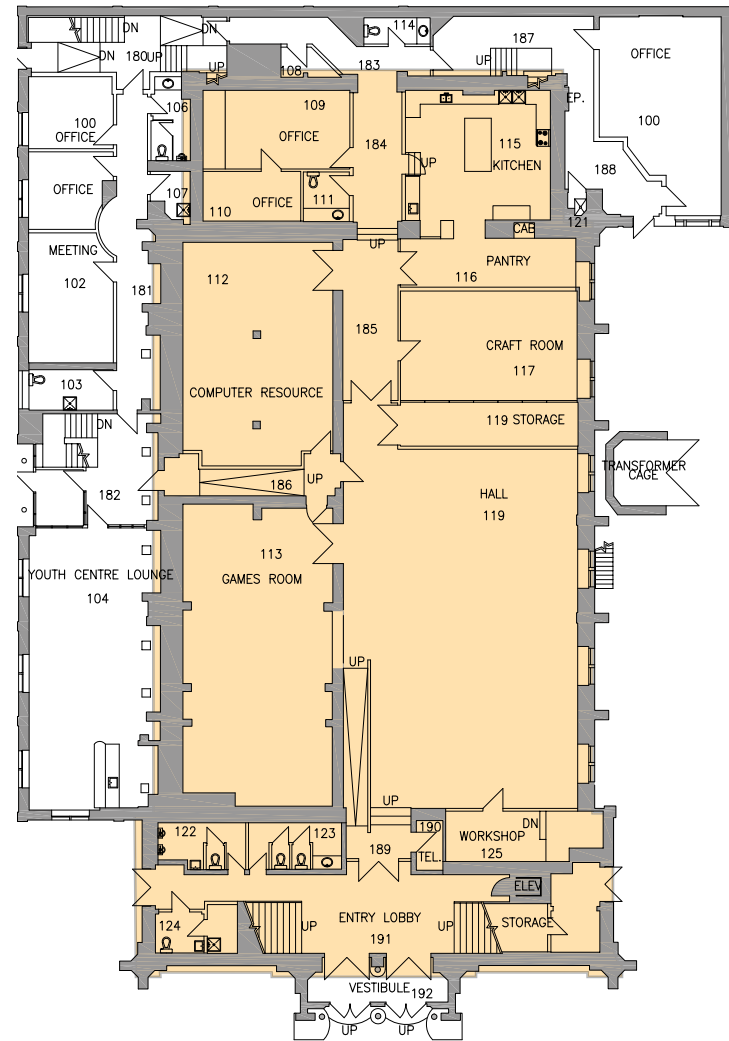


Figure 4.19 - Ground Level (NTS) by Measure-x

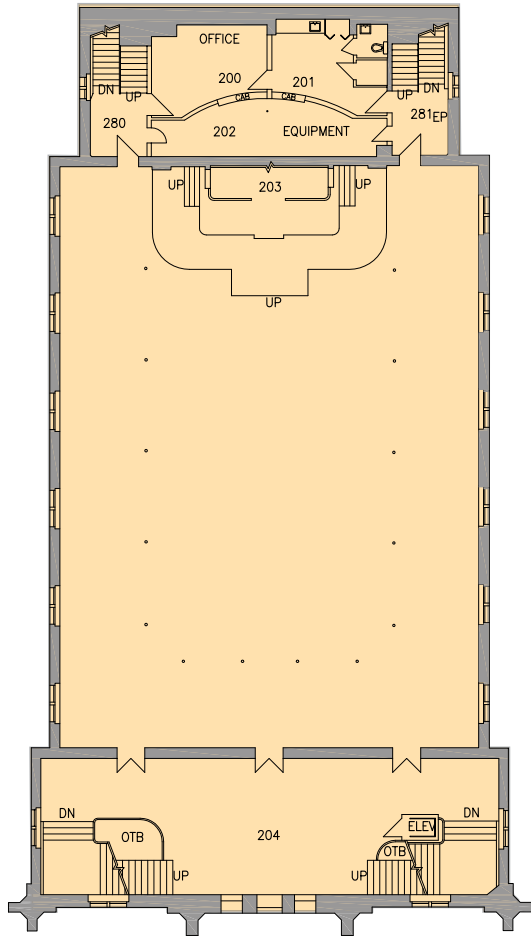


Figure 4.20 - Mezzanine Level (NTS) by Measure-x

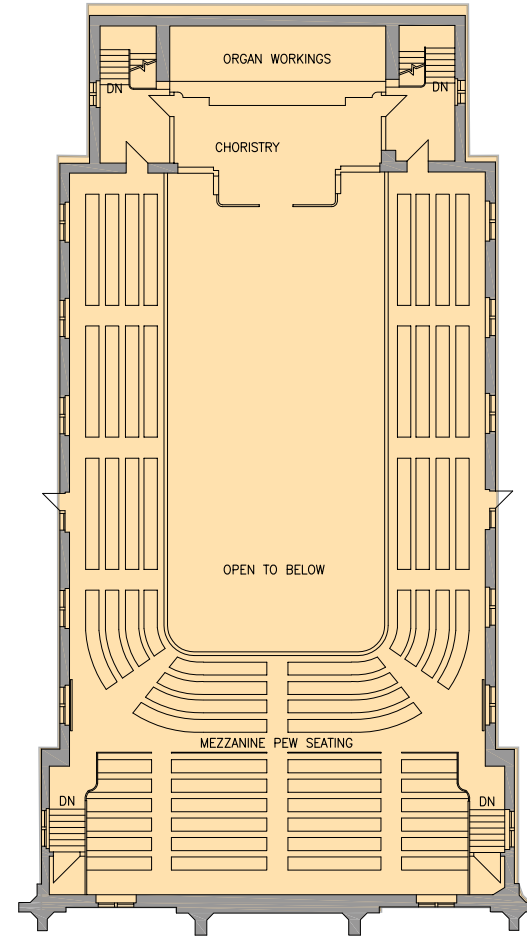


Figure 4.21 - Balcony Level (NTS) by Measure-x

5.0 cultural heritage evaluation

mcCallumSather gathered data obtained from the City, library archives, United Church Archives (maps, photos, publications etc), first hand observation from site visits and web sources such as online articles and google earth satellite imagery to analyze the site. With the information gathered, this section of the report evaluates the information against Ontario Regulation 9/06 of the Ontario Heritage Act and the criteria endorsed by City Council for Built Heritage. The following subsections reflect the data gathered in our research and evaluation.

Methodists in Hamilton and Centenary Church

According to the 1868 Hamilton Directory, the Wesleyan Methodist was the first Christian denomination to erect a church in Hamilton in 1824. This frame building was located on the corner of King and Wellington Streets (Hamilton Directory, 40). By 1868 the original frame building had been removed and a stone church stood in its place.

In 1833 the Canadian Methodist Church united with the British Conference. At that time, the population of Hamilton is indicated to be comprised of only 1,000 people. The first sabbath school in Hamilton was established also in 1833 at the first church mentioned above. In 1840 a division between the Canadian and the British Methodists occurred, resulting in the construction of a new building on John Street. In 1846, once the congregation grew, a new church located in MacNab Street and Merrick was started and completed in 1851. In the meantime, the Canadian and British Methodists had reunited and worshiped together at the existing church on John Street. More information on these early church buildings is discussed later in this section.

In 1857 Hamilton Methodism was going through a religious revival period known as the "Third Great Awakening". By 1866 Hamilton's population had grown to 25,000 people, with one fifth of the population being Methodists (Lucy, 1). In order to accommodate the growth in number of worshippers, a

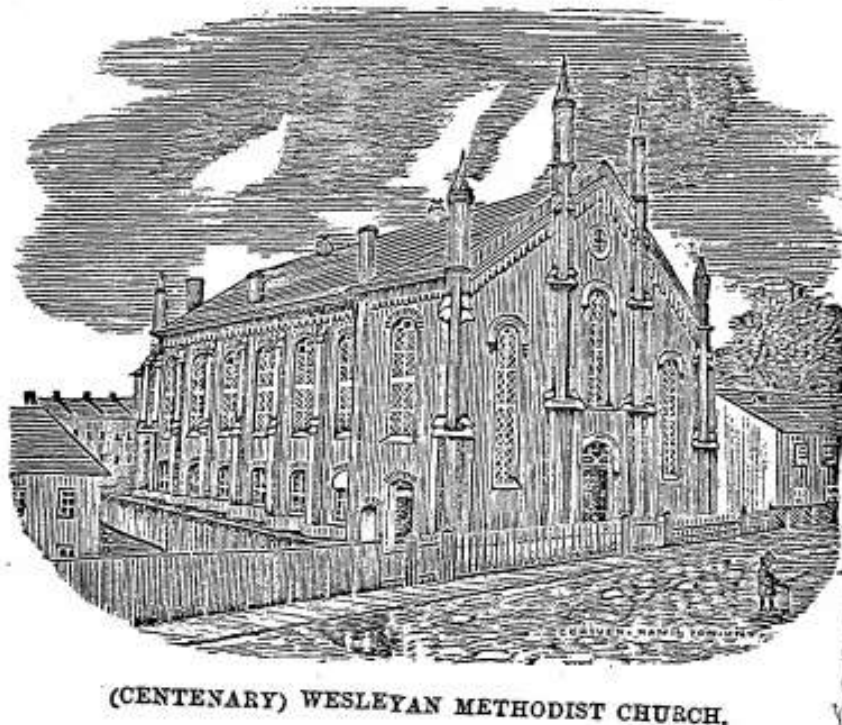


Figure 5.13 - (source - Heritage Planning, City of Hamilton files) Excerpt from 1868 City of Hamilton Directory - Describing the newly constructed Centenary Church

Centenary Church.—This elegant structure was fully completed and opened for divine service last May. The following description of the church is taken from the *Hamilton Spectator* of May 11th, 1868.

On entering a private door to the basement floor at the north-west corner, the committee room is on the left hand, underneath the organ gallery; it is well lighted and beautifully furnished. Turning at a right angle a class room is on the right hand, and on the left an entrance to the vestry. A private staircase leads from that room to the main body of the church. The basement contains besides the above, two rooms for Sabbath School classes, and a Lecture Hall, which contains four hundred sittings. On a platform slightly elevated is a superintendent's reading desk. There are four windows on the east, and three on the west side, all stained glass. The style of woodwork stained and varnished. Two class rooms are entered from the south west and south-east of the lecture hall. On each side of the main door are two lofty windows, the glass stained Arabesque in pattern. To the west and east there are two other doors of entrance and exit. From the spacious lobby to the right and left flights of steps arise—each twenty in number, and eight feet wide, leading to the corridor. Here the auditorium is entered. Two narrower flights of steps rise from the corridor and conduct to the galleries, one of which occupies the south and two narrower galleries the east and west sides. There are seven large stained glass windows on each side of the church. The glass staining was executed by Mr. McCausland of Toronto. In the north, within a spacious aisle, architecturally projected from the church, and lighted by two lofty windows, stands the organ, all its parts constructed, and the whole built, under the supervision of Mr. T. W. White, organ builder, of Hamilton.

6

The two sections of seats nearest the east and west walls are placed obliquely to the longitudinal passages. The pulpit platform stands only about 40 inches from the floor. The platform is carpeted and furnished with sofa and chairs. A reading desk is in front covered with silk velvet cushions. A space round the sides and front of the pulpit platform is railed in, within which is the communion table. All the church floor is carpeted, the seats and backs of the pews, cushioned. The galleries in front are painted white. The sittings are 1600. The auditorium is 86 × 68 and 40 feet high. The ceilings are beautifully frescoed and present the illusion of massive cornices, deep mouldings and panelings. The fresco painting was done by Mozier of Columbus, Ohio.

The external dimensions of the structure are 74 by 111 feet, exclusive of the projection 22 by 57 feet, within which are the committee room and organ gallery.

The style of architecture is the Renaissance or Romanesque. The facade is of red pressed brick divided into bays, by octagonal buttresses. The buttresses, copes and plinths, which latter extends round the building, are of dressed freestone. Messrs. Hill & Son were the architects, Messrs. Webber, builders; Messrs. Sharp & Murison, the carpenters; Messrs. Young & Bro., plumbers and gasfitters; Messrs. Dow & Bros., plasterers; Mr. Freeborn, the painting, except the fresco. The upholstery work was done under the superintendence of Mr. Morgan, from Messrs. Cooper & Co's carriage factory. Church Services, 10 a.m., 6.30 p.m. Officiating pastors, Rev. John Potts, Superintendent, and Rev. G. H. Bridgman. The Centenary Church is situated on Main street, between James and McNab streets, in the Hamilton City West Circuit.

Figure 5.2 - (source - Heritage Planning, City of Hamilton files) Excerpt from 1868 City of Hamilton Directory - Describing the newly constructed Centenary Church

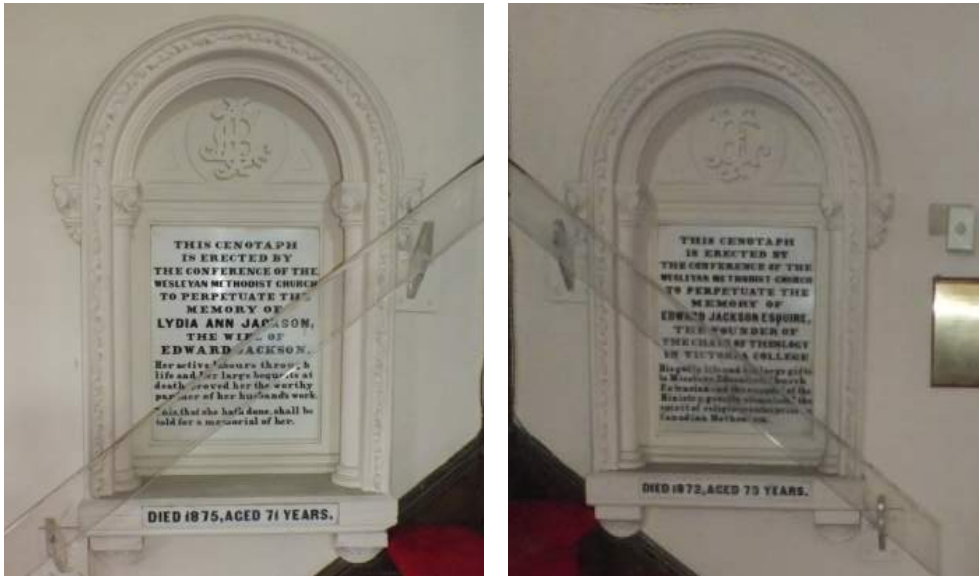


Figure 5.3 and 5.4 - (source - mcCallumSather) Photos of Cenotaphs in memory of Lydia and Edward Jackson. (Right and Left) Edward was Senior Trustee of Centenary and chief subscriber, both instrumental in the building of the church and significant contributors to various church initiatives.

new church was decided to be built. In 1868, the Centenary church was constructed, and described in the Hamilton directory of that year as an "elegant structure". A detailed description was published in the Hamilton Spectator on May 11th, 1868. The size of the auditorium is recorded as sitting 1600, measuring "86 x 68 and 40 feet high."

See image on previous page. The size of the auditorium clearly shows that it matched the desire to accommodate the overflow of congregants. Centenary was named to commemorate the 100th anniversary of the founding of the first methodist congregation on the North American Continent. In 1895 a vestibule, Sunday School and Lecture Hall addition to the building was constructed. The Sunday School and Lecture Hall addition was sold to Royal Bank in 1991 and demolished. In 1992 a one storey addition to the church was constructed.

In 1925, the Methodist, Congregational and majority of the Presbyterian churches joined together to form the United Church of Canada. From then on until 2014, Centenary became known as Centenary United Church. In June of 2014, Centenary United Church merged with St. Giles United Church. In the fall of 2014 the amalgamated church decided on a new name for itself - New Vision United Church. The church is therefore currently known as New Vision United Church, and is celebrating over 150 years of continued ministry in the downtown Hamilton community.

Centenary Women's Missionary Society

The Centenary Women's Missionary Society was formed in 1881 at Centenary Church. It was the first Women's Missionary Society of the Canadian Methodist Church. The original members were thirty three ladies from all the Methodist churches in the City of Hamilton. Martha Cartmell was the first Canadian Methodist woman missionary to go overseas when she was appointed to go to the first Methodist mission in Japan. Male Methodist missionaries had arrived in Japan in 1873 and set up a mission there, and over time had realized that



Figure 5.5 - (Source: www.centenaryunited.org) Martha Cartmell

there was evangelistic work better suited for women missionaries that would allow them to reach out to women in the community and children.

Martha Cartmell - First Canadian Woman Methodist Missionary Abroad(Canadian Methodist Church)

Leaving for Japan on November 23, 1882, Martha Cartmell became the first Canadian Woman Methodist missionary abroad, of the newly created Women's Missionary Society (1881) and in Japan. She has been an inspiration to the community, a beacon for women's education ever since. She founded a school in Tokyo, Japan which is still in operation.

When she was a girl, she attended the Wesleyan Female College, founded in 1860 by the MacNab Methodist Church. This was a unique school which welcomed girls of all denominations, to give them an education beyond 8th grade, at a time when education of women beyond that level was not as common. She later went on to attend the new Normal School for teachers in Toronto. Martha was a member at Centenary Church and remained a member the rest of her life. When she was 27 she was captivated by a powerful sermon at Centenary, reflecting the encouragement of the Methodist Church of Canada to do foreign missionary work. By 1881, when the first Women's Missionary Society of the Canadian Methodist Church was formed in Canada at Centenary Church, and shortly thereafter voted on sending a first missionary to Japan, Martha had accrued teaching experience and was well suited for the job. She had acquired several years of experience in children's education, by teaching at the Central School in Hamilton.

Once in Japan, she first found that women in Japan were not expected or allowed to have an education. Her advocacy work and persistence resulted in a school for girls opening in 1884 in Tokyo with two pupils, and rapidly grew in numbers. The school was called The Oriental Anglo-Japanese Girls' School and grew in popularity with the Japanese upper class. Today, the school is

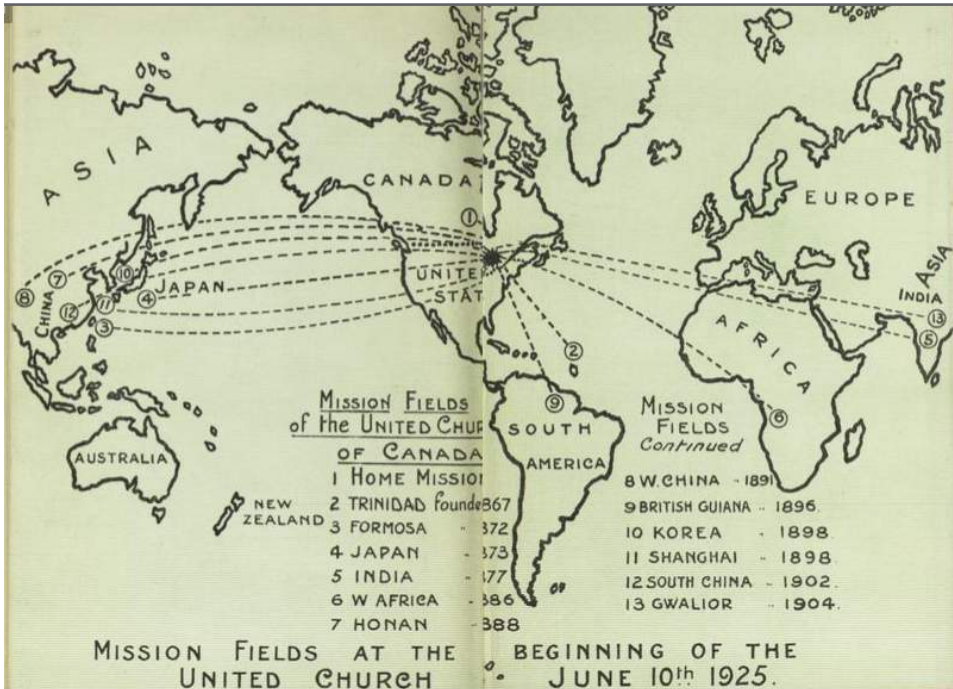


Figure 5.6- (Source: One Hundred Years of Canadian Methodist missions, 1824-1924)



Figure 5.7 - Thorold News article "Japanese alumni visit birthplace of Thorold missionary", May 7, 2019 (Source: One Hundred Years of Canadian Methodist missions)

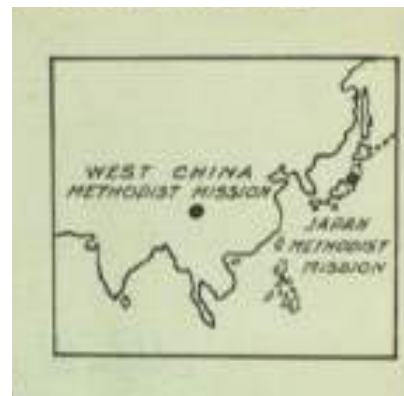


Figure 5.8 - (Source: One Hundred Years of Canadian Methodist Missions, 1824-1924)



Figure 5.9- First Wesleyan Methodist Church, photo dated 1892 (Source:Hamilton Public Library)

still in operation and it is now named Toyo Eiwa Jogakuin. Today, it provides education from the primary level through University, offering undergraduate and graduate courses.

The book "One Hundred Years of Canadian Methodist Missions, 1824-1924" includes a map titled "Beginnings of Canadian Methodist Missions" where the two missions outside of Canada are shown in Japan and West China. The West China mission was established in 1891, making the mission in Japan the earliest of both. The mission in Japan was the first Canadian Methodist mission outside of the current Canadian territory. The two earlier missions, Trinidad and Formosa, shown in the map named "Mission Fields at the Beginning of the United Church", were established by Presbyterians. Furthermore, Martha Cartmell is identified as the "first Canadian woman missionary in Japan" in A.Hamish Ion's thesis "Canadian Missionaries in Meiji Japan: The Japan Mission of the Methodist Church in Canada (1873-1889)". Therefore, research shows that Martha Cartmell was the first Canadian Methodist woman missionary in Japan and abroad.

Other Methodist Churches in Hamilton

New Vision United is the only surviving church in Hamilton of the five constructed by the Methodists in the 19th century and early 20th century in the City of Hamilton. This makes the former Centenary Church building a rare representative of a church type building constructed for the Methodist congregation in 1868 in the City of Hamilton, prior to amalgamation. The other four churches which are no longer extant are: MacNab Street Methodist (MacNab and Merrick Street,"Old Stone Church"), Simcoe Street Methodist (Founded 1850, erected 1877, later Grace Church United), First Wesleyan Methodist, First United (Originally First Methodist).

The MacNab Street Church once known as the "Old Stone Church" stood on MacNab and Merrick Street. It was dismantled to construction a larger church,



Figure 5.10 - Simcoe Street Methodist (later Grace United) Constructed 1877, Destroyed by Fire sometime in 1960s (Source:Hamilton Public Library)



Figure 5.11- First Methodist (later First United) Constructed 1914 (Source: <http://forum.skyscraperpage.com/showthread.php?p=6825365>

c. 1869. The MacNab congregation amalgamated with the new Centenary Church congregation. Centenary "would house the overflow of people that the original churches could not contain."(King, p. 115). No photos were able to be located for the MacNab Methodist Church.

The Simcoe Street Methodist stood at the north east corner of John Street North and Simcoe Street East. It was founded in 1850 and built in 1877. (Addison, 35).

First Wesleyan Methodist once stood at John and Rebecca Streets. It was built in 1840 and demolished in 1975.

First Methodist (later became known as First United in 1925) was located at the corner of King Street East and Wellington Street. It was constructed in 1914 and was destroyed by fire on September 13, 1969. Reportedly designed by W.E.N Hunter in the Italian Renaissance style influences. After the fire, the congregation merged with the First Pilgrim United Church. Prior to the 1914 building the site was occupied by an another building, which was known as the "New Stone Church", dedicated in 1869. The latter building had been constructed from salvaged material from the MacNab Street Church.

First Wesleyan Methodist once stood at John and Rebecca Streets. Albert Hills may have been involved in the construction of an enlargement to this church in 1858, as noted in the Biographical Dictionary of Architects in Canada in association with Frederick Kortum, however there is a discrepancy in the name of the church mentioned as it is entered as "Second Methodist Church" at the same location, therefore it is not conclusive.

Albert H. Hills - Architect

Born August 5, 1815 Trois-Riveres, Lower Canada, Albert H. Hills was an early Canadian architect. He is attributed the design of the original 1868 portion of former Centenary Church building. He was based in Hamilton at the time of



Figure 5.12- (source - Hamilton Public Library)Centenary c. 1860's

the construction of the church.

According to his obituary in the Hamilton Spectator in 1878, his family arrived from England approximately two hundred years earlier (approx.1678), originally settling in New England. The family refused to "take up arms against the King" in 1812 and were therefore forced to relocate, moving first to Trois-Riveres and then to Hamilton when Albert was a one year old child. The obituary describes that Hamilton at the time "was little more than 'a Howling Wilderness' with one log shack at King Street East and Wellington (Charlton's Vinegar Works)". Furthermore, the obituary describes him as "being bred an architect". He started as a builder with his brother Horace, with an office located at James Street and his son Lucien, continued in the profession of architecture under Leith and Hills Architecture Co.

Albert had to retire from building after having a leg amputated after an explosion following an expedition to the northwest, and began designing in the 1840's. Knox Presbyterian Church is one of his earliest projects. From 1853 to 1855 he was a member of the engineering staff (civil engineer) of the great Western Railway during its construction period. He later shared an office at the corner of King and James Streets with architect Frederick Kortum until Kortum's death when Hills"succeeded him as supervising architect of the custom house". Following this period, he moved his office to his home on Charles Street between Hunter and Maiden Lane (now Jackson Street). Albert Hills was married to Sarah Wythe and had 5 children. He died on November 25, 1878 at 63 years old in Hamilton and is buried in the Hamilton Cemetery.

Other projects by Albert Hills includes one church in Hamilton which is currently standing and designated under part 4, Section 29 of the Ontario Heritage Act. This is the church on 16 West Avenue South, the former Church of St. Thomas, built in the Gothic Revival Style in 1869-1870. Originally built by the Anglican community, it is currently known as the Carisma Pentecostal Church.



Figure 5.13- Former Church of St. Thomas (source - google maps)



Figure 5.14- West Flamborough Presbyterian Church (source - google maps)

The Church had the upper section of the tower completed in 1883 and the extension of the chancel in 1908. This design differs greatly from Centenary not only for its subdued grey stone exterior and structure, but also for its distinct Gothic Revival detailing in the lancet windows, more modest scale recalling a more commonly found, picturesque English country parish appearance, even though it is situated in the City. Albert Hills is also named in the City's inventory information for a second church in Hamilton, designed in the Gothic Revival, known as the MacNab Presbyterian Church. This church is designated as part of a heritage conservation district (Part V, OHA), though not individually. The HCD's inventory attributes the design of the 1857 portion to William Thomas, by the following entry his name under "Architect/Builder". However, Hills' name is also listed under "Architect/Builder". The inventory therefore does not clearly establish Albert Hill's involvement in the project. Other projects attributed to him are: Royal Hotel (James Street and Merrick, destroyed by fire in 1935), designed the Crystal Palace modelled after the original structure in England (now demolished, formerly located at the Hamilton Exhibitions Grounds, opened by Edward Prince of Wales in September 1860), West Flamborough Presbyterian Church (extant, built in 1856) and the Registry Office, in Prince's Square built in 1876.

In contrast with the large scale and urban setting of the former Centenary Church, the West Flamborough Presbyterian Church is a more modest country church, built in the Gothic Revival Style with the characteristic Gothic arched masonry open for doors and windows. It is built of stone in a simple rectangular plan, one storey high and gabled roof. It has a one storey, rectangular plan, gabled roof front vestibule projection. The front gables have a gabled parapet with pre finished metal coping.

According to the Canadian Biographical Dictionary of Canada, Albert Hills is associated with at least 61 works completed mostly in Hamilton, including 9 Ecclesiastical, 17 Institutional, 21 Commercial and Industrial, 4 residential and



Figure 5.15 and 5.16- (source - mcCallumSather photograph, July 2019)

3 Competition entries. Some are new buildings, some are additions, such as additions to the Lister Block located at James Street North and Rebecca Streets in Hamilton. His surviving work serves as a sample of the work of a productive builder and architect of the early years of the City of Hamilton.

Romanesque Revival Style of 1868 and 1896 portions

The original portion of the building (1868) and its front addition (1896) now known as New Vision United Church was designed in the Romanesque Revival Style. The Romanesque Revival Style of architecture in Ontario, was popular in the mid to late 19th century, most often used for civic, institutional and large affluent homes. Although it was not as commonly chosen for religious architecture, the Ontario Heritage Trust has gathered a number of examples in their records. Romanesque Revival architecture was inspired by Romanesque architecture of the early medieval period. This revival style is characterized by semicircular arches, use of masonry to highlight structural elements, as seen in the exterior architectural elements notably the window and door stone and brick arches, brick corbelled detailing and buttresses of New Vision United Church. The octagonal turrets are a unique design feature in New Vision, derived both from Gothic Revival and Romanesque Revival style.

In the mid 19th century the design of Christian churches was greatly influenced by the study of antiquity. Schools of thought, such as the Camden Society and the New York Ecclesiological Society, linked the design of the church to the resulting quality of worship, particularly promoting the Gothic Revival style. While the Gothic revival style was widely referred to by Anglicans and Catholics, the "Gothic style was not universally popular for nonconformist churches in Ontario. Romanesque provided an alternative for those who feared the association of property with Gothic."(Thurlby, https://raisethehammer.org/article/314/more_19th_century_churches_in_hamilton). Based on the latter study by Thurlby, the Romanesque stylistic influences together with the associated religious denomination that commissioned the



Figure 5.17- (source: Hamilton Central Library) Photo c.1912

building of the church suggests a desire to visibly distinguish the Methodist congregation from those accepting the Pope's authority. However, no written document of this explicit intent by the Centenary building committee or architect of the building has been found. The building does also relate to architectural elements found in Gothic architecture, such as the buttresses and pinnacles, but the consistent use of rounded arches over windows doors and corbelled details identify it more with the Romanesque Revival Style. A list of character defining elements including those that are representative of the Romanesque Revival Style is included in section 5 of this report.

Centenary Church was different in that, as seen in the previous section of this report, the other Methodist Churches built in Hamilton in the 19th century, had detailing influenced by both Gothic Revival and Romanesque Revival Style. None of the other churches shared the design features of a simple rectangular form and massing with Romanesque inspired arches and slim octagonal turrets.

The layout of the auditorium is another feature that was a departure from classical based design. For Centenary Methodist, the auditorium has been designed with ample proportions, with a sense that the goal was to amplify the voice of a preacher, to be heard and seen from all areas of the unified space. While there are two levels (main and upper gallery), the space is largely unified and unconstrained by large columns separating spaces. The space is referred to as an auditorium in this report, maintaining the way this space appears in historic records, as opposed to a sanctuary. The word is descriptive of the function of the space as a "preaching house", in line with the approach desired by Baptists, Congregationalists, Methodists and Presbyterian (Thurlby).

From the point of view of function, the appropriation of the Gothic style by Baptists, Congregationalists, Methodists and Presbyterians presented a

problem in that the recommended models were medieval churches with a long nave with aisles and a separate chancel. The Gothic models may have been correctly Christian but they were not ideally suited for a service in which there was emphasis on the word from the pulpit rather than ritual.

For the interior design at Centenary Methodist, the U-shaped balcony/gallery and judging by the ample size of the auditorium and its open layout, the emphasis was to get the word out to as many people as possible. This layout is not rare in Hamilton, but it is associated with the non-conformist denominations as noted above. Another example of this type of layout is found in St. Paul's Presbyterian in Hamilton. However, the entire church and its interior layout is the only and therefore rare example associated with the Methodists in Hamilton, which in turn yields information and contributes to an understanding of the variations and similarities between architectural expressions of the different faiths found in the Hamilton community over time.

Post 1908 Dormer Additions and 1992 and Addition

Sometime after 1908, two blind shed style dormer additions were constructed on each side of the rear lower gabled roof. Although no record of the change was found, these were likely added in order to accommodate additional mechanisms of the organ and enlarged organ equipment in one of the various changes and replacements made to the organ equipment over time. The benchmark date of 1908 has been identified through close analysis of a photograph dated 1908 (see appendix), which shows a view of the rear of the church, where the dormers are not apparent. The 1992 addition along the MacNab elevation and the rear elevation were designed by respected late Hamilton architect, Trevor Garwood-Jones. The addition was built to compensate for space lost when a portion of land was sold and resulted in the demolition of a previous addition.

Centenary Church: Arts Incubator & Cultural Hub

Since its construction music, has been central to the life of Centenary church and continued with New Vision's work. When the church was constructed in 1868, it included an organ. The organ was placed in a prominent area of the church, "in the north, within a spacious aisle, architecturally projected from the church, and lighted by two lofty windows, stands the organ, all its parts constructed, and the whole built, under the supervision of Mr. T. W. White, organ builder of Hamilton". The organ was enlarged in 1881 and again by Casavant Freres in 1903. As attested to in church records, "Centenary became renowned for musical leadership in the City" (Lucy, 1). Church records compiled by an unknown author also record that the organ received a lot of maintenance over the years. A new Casavant Freres organ was bought in 1924, it was repaired in 1951, the console rebuilt in 1967 and refurbished in 1984, and again repaired in 1989 (Centenary Building Fact Sheet). The extensive list of replacements and renovations of the organ equipment show that there are no original parts of the organ remaining.

Over time, different types of celebrations involving varying types of music and instruments have been a central part of this active community. The musical tradition for the Methodists was seen as supportive of their orientation towards mission. The expression of this tradition has evolved and changed over time for Centenary and New Vision United Church, and it has been enabled by the layout and design of the auditorium with the arch defining the pulpit area with choir area behind it. For this church community, the musical expression and its adaptability over time has allowed this church venue and community to thrive and be a constant in the Hamilton downtown since the parish was established.

The church is intended to also function as a concert hall venue as well as a church, and continue evolving the musical traditions and as a cultural hub. Since 2015 the auditorium has been a valued place for performers

filling a need in the area for a venue with a capacity for approximately 1000 people. Performers including Dan Lanois, the Hamilton Children's Choir, The Hamilton Philharmonic Orchestra, Matt Anderson, Terra Lightfoot, Wintersleep, Bahamas, Dan Langan, The National, Tom Wilson, and Max Kerman, many to sell out audiences. It is traditionally vital and central to the life of this church community to celebrate its musical and spiritual traditions while allowing them to continue to evolve.

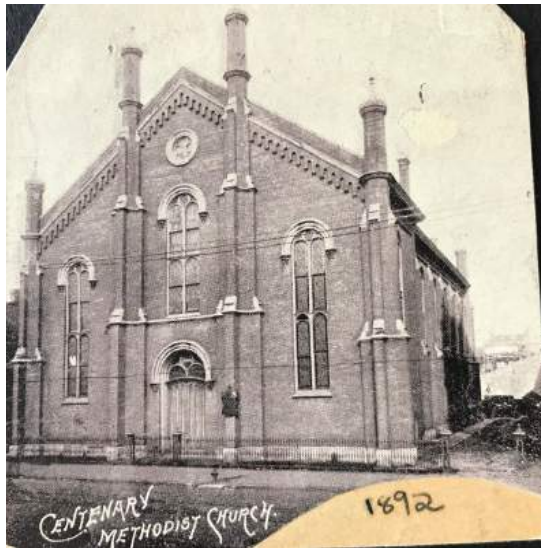


Figure 5.18- (source - Hamilton Central Library) Dated 1892 - Front View of New Vision United Church when it was known as Centenary Methodist Church

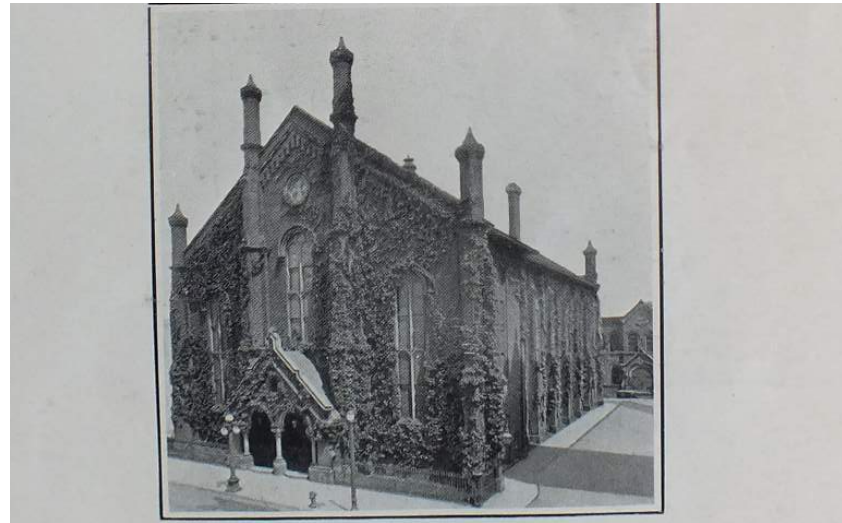


Figure 5.19 - (source - United Church Archives) Photo included "Jubilee of the Centenary Church, Hamilton, Canada, 1868-1918" - South east view of New Vision United Church when it was known as Centenary Methodist Church.



Figure 5.20 - (source - Hamilton Central Library) Dated c. 1899 - Interior view of auditorium from south east corner of upper gallery



Figure 5.21 - (source - United Church Archives) Photo included "Jubilee of the Centenary Church, Hamilton, Canada, 1868-1918" - Interior view of auditorium from south east end of main floor.

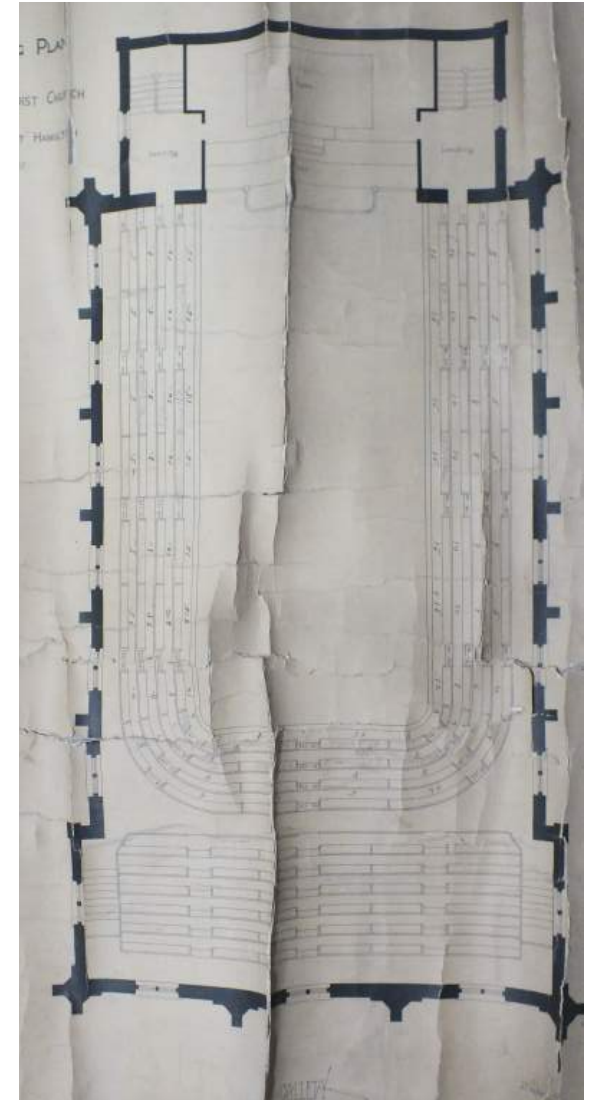
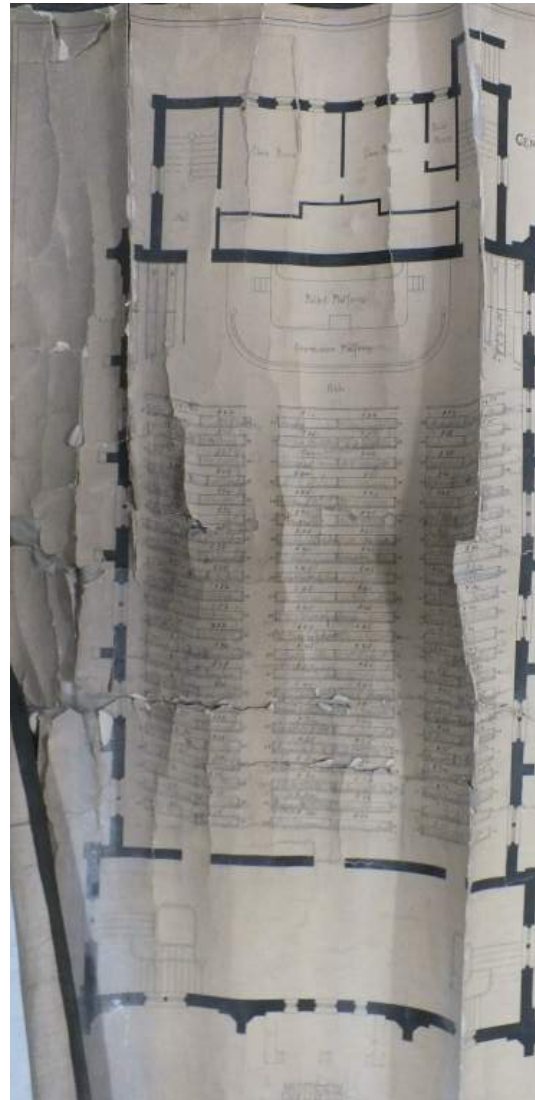


Figure 5.22 - (source - mcCallumSather photograph, New Vision Church Archives) 1895 Seating Plan

Ontario Regulation 9/06

Design or Physical Value - the property has design or physical value because it:	
is a rare, representative or early example of a style, type, expression, material or construction method	✓
displays a high degree of craftsmanship or artistic merit	✓
demonstrates a high degree of technical or scientific achievement.	X
Historical or Associative Value - the property has historical value or associative value because it:	
has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	✓
yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	✓
demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
Contextual Value - the property has contextual value because it:	
it is important in defining, maintaining or supporting the character of an area,	✓
is physically, functionally, visually or historically linking to its surroundings, or	✓
is a landmark	✓

This report evaluates the research gathered for the subject property in accordance with Regulation 9/06 of the Ontario Heritage Act and has found that the property meets 8 of the 9 criteria. The report also evaluates the research gathered in accordance with the 12 criteria endorsed by the City Hamilton's Council for Built Heritage and has found that it meets all twelve criteria.

Regarding Regulation 9/06, the report answers the following questions as outlined by Ontario Regulation 9/06 under the *Ontario Heritage Act*:

Design or Physical Value

Style: is this a rare, representative, or early example of a style?

- Yes, the building has design or physical value because it is a representative example of a Romanesque Revival red brick church in Hamilton.

Type or expression: is this a rare, representative, or early example?

- Yes, the building has design or physical value because it is a representative example of a type, a Methodist church with U-shaped balcony within its auditorium and rare because it is the only example of a Methodist church in the downtown City of Hamilton.

Material or Construction Method: is this a rare, representative, or early example of a material or construction method?

- Yes, the 1868 portion of the church is representative of a stone structure with red brick cladding construction method for the lower level walls, with brick masonry upper walls representing typical 19th century construction methods for masonry church buildings that are no longer typical in the 21st century.

Craftsmanship or Artistic Merit: does it display a high degree of craftsmanship or artistic merit? Is this a particularly attractive or unique structure because of the merits of craftsmanship or artistic merit in its design details?

- Yes, the building has design or physical value because it displays a high degree of artistic merit in the design, composition and execution of the carved limestone accents, granite column shafts, incorporation of slim octagonal buttresses, brick corbelling and castellations, and stained glass window work.
- The craftsmanship is evident in the interior through the metal columns supporting the balcony area, the carved stone memorials at either side of the choir and former pulpit area.

Technical or Scientific Achievement: Does the structure demonstrate a high degree of technical or scientific achievement?

- No, the building does not demonstrate a particularly high degree of technical scientific achievement outside of the norm for the time.

Historical or Associative Value

Direct Associations with a Theme, event, belief, person, activity, organization or institution that is significant to a community: Does this property or structure have strong associations with these aspects?:

- The property has historical or associative value because it has direct associations with the theme of religious organizations in Hamilton and their contributions to the cultural and social life of the City of Hamilton. At the time of its construction, Methodists represented a rapidly increasing number of the Hamilton population. Later, the United Church in Canada at its inception in 1924 as a union of Methodists, Congregationalists and Presbyterians instantly became the largest Protestant denomination in Canada, and remains so to this day. As such, the United Church continues to have influence in communities throughout

Canada, including Hamilton.

- The building was constructed due to a need for a growing Methodist downtown congregation. Its vast interior auditorium space specifically designed for religious worship, authoritatively symbolizes a key part of Methodist religious belief and practice, the orientation towards mission. It has continued to serve as a downtown based community hub, which will incorporate a music gathering space within the same building.
- The property has historical value because it has direct associations with the Methodist and United Church of Canada, religious organizations which are significant to the community in Hamilton. Centenary Women's missionary society, the first in Canada, was founded at the Centenary Church in 1881. Also, it is associated with Martha Cartmell, member of Centenary at the time the Centenary Women's Missionary Society was founded, remained a member the rest of her life and was first Canadian woman Methodist missionary in Japan and abroad. It is also associated with Edward Jackson, a member and trustee of the Centenary Church who funded the first chair of Theology of Victoria University, Toronto. Jackson and his wife were also major benefactors in the campaign to build Centenary.

Does the property or structure yield or has the potential to yield information that contributes to an understanding of a community or culture:

- The property has the potential to yield information that contributes to an understanding of a community or culture in the design of the interior U-shaped layout of the balcony in the auditorium, the only existing in Hamilton associated with the Methodist community.

Does the property or structure demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community?

- The property reflects the work or ideas of an architect who is

significant to a community. The church was designed by Albert H. Hills, early builder and architect in Hamilton. He is the author of several notable buildings some no longer standing: Knox Presbyterian, Royal Hotel, Crystal Palace (Opened by Prince of Wales in 1860), West Flamborough Presbyterian Church 1856, Registry Office in Prince's Square 1876.

Is the original, previous or existing use significant?

- The building has maintained its original use as a place of worship

Contextual Value

Is this property important in defining, maintaining or supporting the character of the area?

- The property has contextual value because it is important in defining the character of the heart of downtown core in Hamilton. The building was oriented to have a strong presence on the street, with a prominent entrance for pedestrians and attendees to the church. The visual prominence of the front and McNab street facades speaks of the important presence of the church building and as an organization in the neighbourhood and City. The building has been a defining architectural element of the streetscape since 1868, and from a social functional perspective, the church's presence within the downtown urban fabric demonstrates a longstanding and evolving history of a community gathering space centered within the downtown core which has included over 150 years of religious devotion, a youth community centre and a live music venue.

Is the property physically, functionally, visually or historically linked to its surroundings?

- Although the area and adjacent buildings have changed over time, the church has remained in situ, physically and visually linked to its surroundings.

Landmark: Is this a particularly identifiable property within the City or neighborhood?

The property has contextual value because it is a landmark. It's physically unique and distinct architectural features stand out from the surrounding buildings. Its grand scale and the unique octagonal turrets have held its visual prominence through history and the changing streetscape.

City of Hamilton Criteria for Built Heritage

Historical Associations

1. *Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?*
 - In the context of the community the New Vision United Church's importance as the insert historical associations relate to the theme of town development and religious organizations providing spiritual and social sustenance to the Methodist community which was a significant portion of the Hamilton population at the time of its construction.
2. *Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?*
 - The New Vision United Church is associated with Martha Cartmell's founding of the school in Japan, part of the first Methodist mission outside of the current Canadian territory, and making her the first Canadian Methodist woman missionary abroad.
3. *Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community,*

province or nation?

- It is associated with Martha Cartmell
- Mr. Edward Jackson, funded first chair of Theology at Victoria University.

Architecture and Design

4. *Architectural merit: what is the architectural value of the resource?*
 - It is a rare example of a Methodist church in downtown Hamilton, due to it being the only surviving originally Methodist Church (type) in downtown Hamilton and the only one designed in the Romanesque Style.
5. *Functional merit: what is the functional quality of the resource?*
 - The church is constructed using typical construction methods available at the time, stone foundations and brick cladding and load bearing multiwythe wall construction with timber roof structure. It also uses cast metal columns to support the balcony in the auditorium which was a growing use of the material at the time.
6. *Designer: what is the significance of this structure as an illustration of the work of an important designer?*
 - This is a unique example of the architect's, Albert Hills ecclesiastical work, it stands out stylistically and aesthetically from the other known church projects were not designed in the Romanesque Revival Style.

Integrity

7. *Location integrity: is the structure in its original location?*
 - Yes

8. *Built integrity: is the structure and its components parts all there?*

- Yes, the original structure from 1868 and addition from 1896 and their components are still existing. The building has one surviving addition from 1992, which is one storey high and distinct yet sympathetic from the original structure. It should be noted that the ownership has been continuous through history, and the owner has been an excellent steward of the site by repairing features in keeping with good heritage practice. Although interior repainting of the nave space has covered the original frescoes, the changes over time have maintained the original attributes such as the second storey balcony and location of the choir and pulpit area within the large recessed area.

Environmental Context

9. *Landmark: is it a visually conspicuous feature in the area?*

- The building is a landmark, in the context of the City's criteria involving the degree of singularity of the building. Its prominent scale on the urban fabric and streetscape and its simple gabled form provide a contrasting background for the unique and highly visible and recognizable octagonal turrets that form part of the building elements composition.

10. *Character: what is the influence of the structure on the present character of the area?*

- The structure maintains a minimal to zero setback on Main Street which has influenced the development of the area as neighbouring buildings continue to maintain the same setback. Specifically, the adjacent post-modern structure, 22 Main Street West, directly east is comparable to the church as it not only maintains the same setback, but it articulates similar size and proportions. Additionally, 22 Main Street West borrows some massing elements from church language which is

mirrored on its' facade.

11. *Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?*

- The site has maintained its original location and relationship to the street; it maintains familiar edges, districts, paths, nodes and landmarks that assist in movement and orientation.

Social Value

12. *Public perception: is the property or feature regarded as important within its area?*

- The contributions of Martha Cartmell in the Methodist Community and later the United community, in Hamilton, in her birth place Thorold, and abroad in Japan are highly regarded. At Lakeview Cemetery there are 60 cherry trees that the alumni association from the school in Japan she founded donated in 2013. The site receives regular visitors from that school to honour Martha Cartmell. Refer to News clip from Thorold News.
- The New Vision United also showcases her story in a display within the church auditorium.
- The size of the auditorium at the time of construction was appreciated because it sought to be as large as possible to accommodate overflow from other churches, accommodating 1600 people and reduced as fire codes were updated.
- The auditorium has begun to fill the need in Hamilton's downtown for a music venue seating approximately 1000 people. Performers including Dan Lanois, The Hamilton Children's choir, The Hamilton Philharmonic Orchestra, Matta Anderson, Terra Lightfoot, Wintersleep, Bahamas, Dan Langan, The National, Tom Wilson, and Max Kerman have all played in the auditorium since 2015.

6.0 statement of cultural heritage value or interest

The property is included in the City of Hamilton's Municipal Register of Properties of Heritage Value or Interest. The property is also included in the Inventory of Significant Places of Worship in the City of Hamilton (1801-2001). The initial recommendation to designate came from the results of the Downtown Built Heritage Inventory project in 2014 which also resulted in the property's addition to the Register. Using Ontario Regulation 9/06 under the Ontario Heritage Act, we identified that the property satisfies the 'Reasons to Designate' criteria and propose the Statement of Cultural Heritage Value or Interest in the subsections below.

DESCRIPTION OF PROPERTY

New Vision United Church, formerly named Centenary, municipally known as 24 Main Street West is a two storey high, gabled roof, red brick church building, built in 1868 in the Romanesque Revival style and also including Gothic Revival influences, including six octagonal turrets. It has a gabled roof entry addition on Main Street West, built in 1896, and a flat roofed, one storey addition, built in 1992. This one storey addition has decorative parapets, and extends along the MacNab Street South elevation, wrapping around the rear of the building, culminating with a facade facing the east alleyway. The building is situated on an approximately 0.36 of an acre parcel of land located on the north side of Main Street West, between James Street South and MacNab Street South in the core downtown area in the City of Hamilton.

DESIGN / PHYSICAL VALUE

The property has design or physical value because it is a rare example of a church building built for the Methodist congregation in Hamilton, as it is the only surviving example of a Methodist church in the downtown core and is a representative example of a Romanesque Revival red brick church in the City of Hamilton. It is distinguished by its interior layout of the auditorium designed in with a U-shaped plan balcony gallery, and pulpit area at one end. The 1868 building and 1896 front entrance addition have design and

physical value because they display a high degree of artistic merit, by their design, composition and execution of the carved limestone accents, granite column shafts, incorporation of slim octagonal buttresses, brick corbelling and castellations, and stained glass window work and in the interior through the metal columns supporting the balcony area, the carved stone memorials at either side of the choir and former pulpit area.

HISTORIC / ASSOCIATIVE

The property has historical or associative value because it has direct associations with the theme of religious organizations in Hamilton and their contributions to the cultural and social life of the City of Hamilton. The property has direct associations with the Methodist and then the United Church of Canada organizations which are significant to the community in Hamilton. At the time of its construction, Methodists represented a rapidly increasing number of the Hamilton population, and as a result, the building was constructed to accommodate this growing Methodist downtown congregation. The church's significant scale and its vast interior auditorium space were specifically designed for religious worship and authoritatively symbolize a key part of Methodist religious belief and practice. Later, the United Church in Canada at its inception in 1924 as a union of Methodists, Congregationalists and Presbyterians instantly became the largest Protestant denomination in Canada, and remains so to this day. As such, the United Church continues to have influence in communities. It has continued to serve as a downtown based community hub, which will incorporate a music gathering space within the same building. Centenary Women's Missionary Society, the first in Canada, was founded at the Centenary Church in 1881. It is associated with Martha Cartmell, member of the congregation and first Canadian woman Methodist missionary abroad. It is also associated with Edward Jackson, member and trustee of the Centenary Church, who funded the first Chair of theology at Victoria University in Toronto. The property reflects the work or ideas of an architect who is significant to

City of Hamilton community. The church was designed by Albert H. Hills, early builder and architect in Hamilton. He is the architect of several notable buildings some no longer standing. The Centenary Church represents a unique example of his work due to its larger scale than the other surviving ecclesiastical work, and execution of the design in the Romanesque Revival style with the unique octagonal turrets.

CONTEXTUAL VALUE

The property has contextual value because it is important in defining the character of the heart of downtown core in Hamilton. The building was oriented to have a strong presence on the street, with a prominent entrance for pedestrians and attendees to the church. The visual prominence of the front and MacNab street facades speaks of the important presence of the church building and as an organization in the neighbourhood and City. The building has been a defining architectural element of the streetscape since 1868, and from social perspective its presence within the downtown urban fabric, demonstrates a longevity to religious devotion.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value of the New Vision Church building, municipally known as 24 Main Street West resides in the following heritage attributes that are related to the cultural heritage value described above:

Exterior:

Attributes present in the 1868 portion of the church:

- Gabled roof
- Massing and form of the 1868 church building including its rectangular plan
- Moulded red brick construction, laid in a stretcher bond, with areas of brick turned on their header (not consistently for entire courses). This occurs in variations of pattern on every elevation of the building.
- Stone construction at first floor, clad in red brick

- Load bearing brick walls at second and attic level elevation
- Timber framing of roof
- Contrasting colour mortar
- Stained and coloured glass windows with their original wood frames on the west, east, south and north (closed in) elevations
- Composition, size and placement of the following architectural elements with respect to the whole:
 - Elongated window openings with masonry brick arches with stone sills and their profile on each elevation; the masonry brick arches over the window openings on the north, west and east elevations and the elaborately profiled stone arches over the windows on the south elevation
 - Brick corbelling and castellations on each elevation
 - Segmental brick arched windows with paired one over one wood windows and the segmental brick arch (formerly a window) on the east elevation
 - Symmetrically arranged architectural components identified on this list on the south elevation
 - Quatrefoil windows with elaborately profiled stone surround on the south elevation
 - Red brick slim buttresses with stone cap accents on the east and west elevations
 - 4 (four) symmetrically placed octagonal brick buttresses with decorative, intricately detailed, cut stone accents, that extend beyond the roof line to make slim decorative octagonal turrets on the south elevation and one each at the northeast and northwest corners of the main, tallest section of the building
 - 1896 front entrance addition:
 - Red brick, pattern laid on a diagonal
 - Red mortar with traces of tuck pointing with white lime mortar
- Stone accents, including but not limited to arches, quatrefoil window

surround, coping (under metal flashing)

- Red granite columns with limestone base and capital accents

Interior:

- Layout of Main Auditorium with "U-shaped plan" balcony and extension to the North of the building, separated from the nave/main auditorium space by an arch
- Balcony its supporting metal columns with decorative metal capitals
- Balcony railing made of wood and metal
- Round metal grilles at ceiling
- Curved ceiling, with decorative faux beams and associated brackets on the walls
- Interior doors into the auditoriums
- Buttresses and dressed stone base along original west exterior wall now enclosed within 1992 addition

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CULTURAL HERITAGE **ASSESSMENT REPORT**

24 Main Street West
City of Hamilton

Date:

January 2020

Prepared for:

The Corporation of the City of Hamilton

Prepared by:

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)

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1.0 INTRODUCTION

The City of Hamilton ("the City") is in the process of evaluating 24 Main Street West, Hamilton for potential designation under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18. As part of a Council-approved designation process, the City requires a Cultural Heritage Assessment be prepared to identify the cultural heritage value and significant cultural heritage features of the property.

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") was retained in January 2018 to prepare a Cultural Heritage Assessment for the property municipally addressed as 24 Main Street West in the City of Hamilton ("subject property"). The property located at 24 Main Street West contains the building known as the former Centenary United Church. This 151-year-old place of worship was added to staff's work plan for designation in 2014 as part of the Downtown Built Heritage Inventory Review. It was also added to the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest at the same time.

In conjunction with the provided Terms of Reference (included as **Appendix A** to this report), the purpose of this Cultural Heritage Assessment Report (CHAR) was threefold:

1. To identify and assess the potential cultural heritage value of the property;
2. To determine if the property should be recommended for designation under Part IV of the *Ontario Heritage Act*; and,
3. To identify the significant heritage attributes associated with the identified cultural heritage value of the property.

In preparing this CHAR, we took the following approach:

Stage 1 - Review of City Policies and Property Information: This stage included a comprehensive review and familiarization with national, provincial, and local heritage policies and legislation, the City of Hamilton's framework for evaluating the potential cultural heritage value of a property (included as **Appendix B** to this report), and the City's Cultural Heritage Assessment Report Outline (included as **Appendix C** to this report). These documents include relevant guidelines needed to effectively prepare a Cultural Heritage Assessment for the subject property. In addition, this stage included a review all relevant background information and historical documents that address the significance of the property, including staff reports, heritage property files, and former inventory work.

Stage 2 - Site Visits: This stage included the undertaking of three (3) site visits whereby, up-to-date high-resolution photographs of the property were taken, which are included throughout this report and aggregated into a Photo Documentation Inventory (included as **Appendix D** to this report).

Please note that interior access was not granted by the property owner; therefore, the cultural heritage assessment does not include the interior of the church. The discussion and photos of the interior were gathered from publicly accessible means, and are based only on research and not a first-hand account. Interior attributes, are therefore, not included on the list of designated heritage attributes.

Stage 3 - Preparation of Cultural Heritage Assessment Report: This stage included the preparation of the Cultural Heritage Assessment Report, which follows the outline provided in **Appendix C**. Subsequently, the content for a draft by-law outlining the description of the property, a draft Statement of Cultural Heritage Value or Interest and description of heritage attributes was prepared and is included as **Appendix E** to this

report. The means of examining and determining the Cultural Heritage Value or Interest of real property included known/potential built heritage features and cultural heritage landscapes, but did not include an evaluation of archaeological sites and areas. This report does not assess buried archaeological resources.

2.0 DESCRIPTION OF SUBJECT PROPERTY

This section briefly describes the physical location, legal description, and dimensions of the property as well as the provision of a physiographic context, containing a description of the physiographic region in which the subject property is located.

2.1 Location and Context

The subject property is located on the corner of MacNab Street South and Main Street West within the downtown central area of the City of Hamilton, on the north side of Main Street West. The property includes a church oriented north-south with approximately 34 metres of frontage on Main Street West, built within close proximity to the southerly property line along Main Street West.

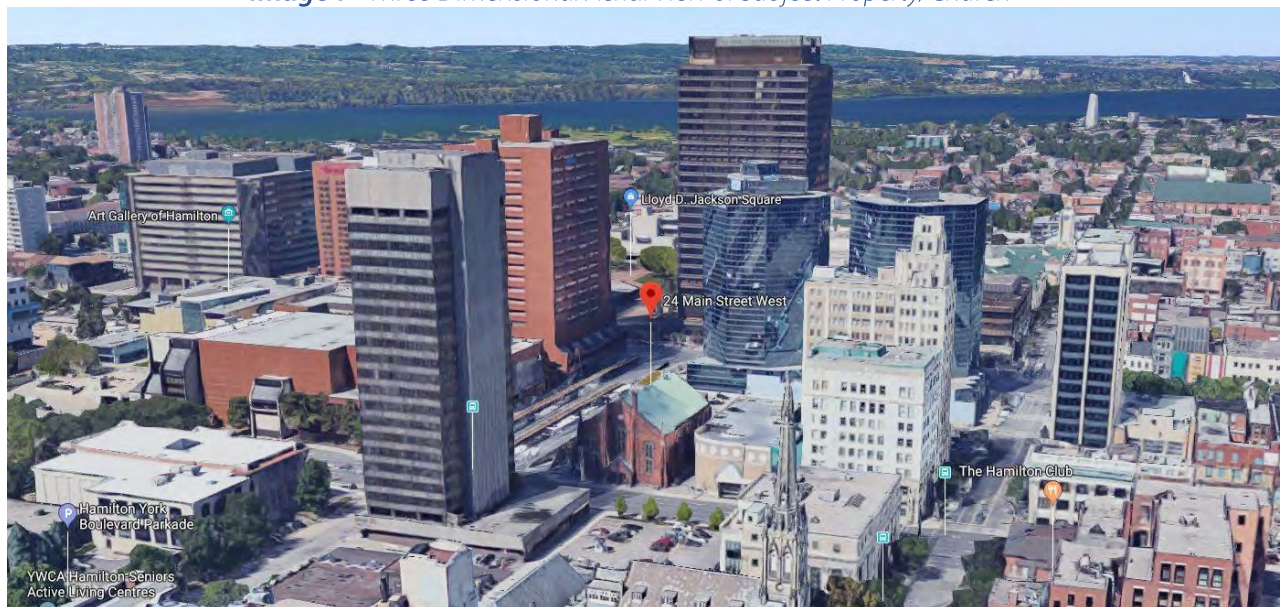
The subject property is located adjacent and west of a 3 storey above-ground parking garage structure/ youth wellness centre and south of a paved asphalt public parking lot. The subject property is located east of the MacNab Street South bus terminal, which is partially screened with trees and landscaping and north of another paved asphalt public parking lot. Refer to **Figures 1** and **2** below for additional context.

The subject property is legally described as:

Lt 41 P. Hamilton Survey City Of Hamilton; Pt Lt 42 P. Hamilton Survey City Of Hamilton; Pt Lt 40 P. Hamilton Survey City Of Hamilton; Pt Lt 23 P. Hamilton Survey City Of Hamilton (unregistered) Btn King St, James St, Main St, Macnab St Pt 2, 4 62r11805; City Of Hamilton.

The subject property is rectangular in shape and has an area of 1,568.94 square metres (0.39 acres).

Image 1 - Three-Dimensional Aerial View of Subject Property/Church



SOURCE: [Google Maps](#)

2.2 Physiographic Context

The study area is located within the Physiographic Region identified as the Lake Iroquois Plain. The Lake Iroquois Plain is a large lowland area bordering Lake Ontario, formed when the last glacier was receding, but still present in the St. Lawrence Valley. The glacier held a body of water known as Lake Iroquois (now extinct), which emptied in New York State. The Iroquois Plain that includes the study area is part of the lake bottom of Lake Iroquois, and the terrain has been smoothed by waves or deposits, in comparison to areas that were the former shorelines.

The Ontario Lakehead portion of the Plain, where the study area is located, was initially cut off from the rest of Lake Ontario by a sand strip. However, land along the shorelines in many places provided elevated, dry locations ideal for the development of urban areas (Chapman et al. 1984).

2.3 Heritage Context of Subject Property

According to the City's online interactive mapping application 'Cultural Heritage Resources' mapping, the subject property is a listed (non-designated) cultural heritage property on the City's *Inventory of Significant Places of Worship in the City of Hamilton 1801-2001* (i.e. Municipal Heritage Register) (**Figure 3**).

The subject property forms part of a nucleus of heritage buildings around the intersection of Main Street and James Street, which includes the St. Paul's Presbyterian Church, the Sun Life Building, the Hamilton Carnegie Building, the former Bank of Montreal, and the Landed Banking and Loan Company Building.

The church at 24 Main Street West is listed as a pre-confederation building within the City's Pre-Confederation Building Inventory.



Source: City of Hamilton

Figure 1
Location Map

LEGEND



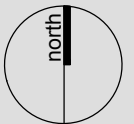
Subject Lands

DATE: March 2019

SCALE: 1:5,000

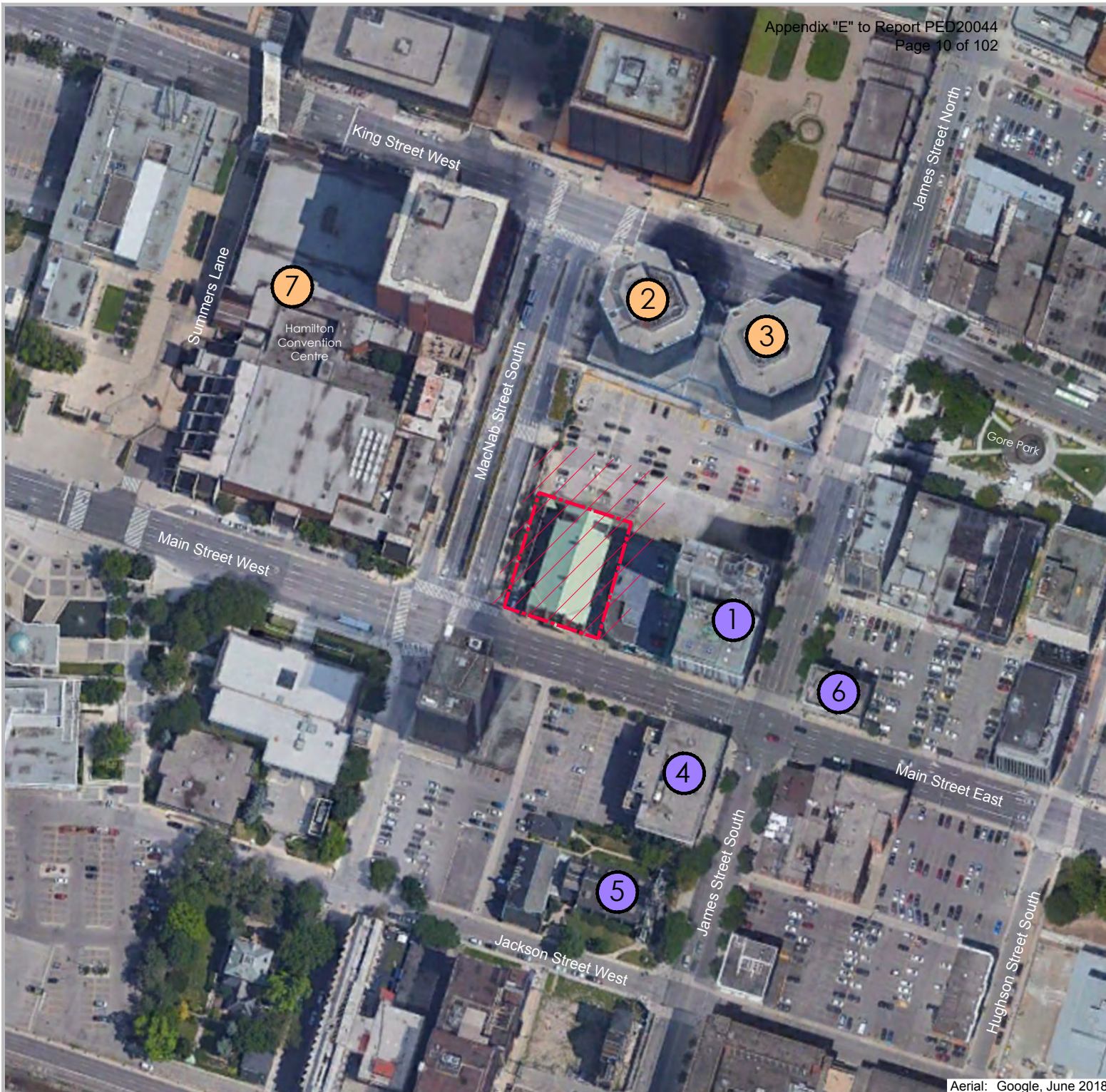
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24 Main Street W
City of Hamilton



Aerial: Google, June 2018

Figure 2
Context Map

- LEGEND**
- Subject Lands
 - Heritage Properties
 - Designated
 - Listed

1. 22 Main St W & 34-42 James St S (Sun Life Building)
2. 21 King St W (Commerce Place)
3. 1 King St W (Commerce Place)
4. 1 Main St W (Former Bank of Montreal)
5. 64 James St S (former St. Andrew's Presbyterian Church)
6. 47 James St S (Landed Banking & Loan Co. Building)
7. 1 Summers Lane (Hamilton Convention Centre)

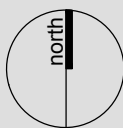
24 Main Street W
City of Hamilton

DATE: March 2019

SCALE: 1:2,000

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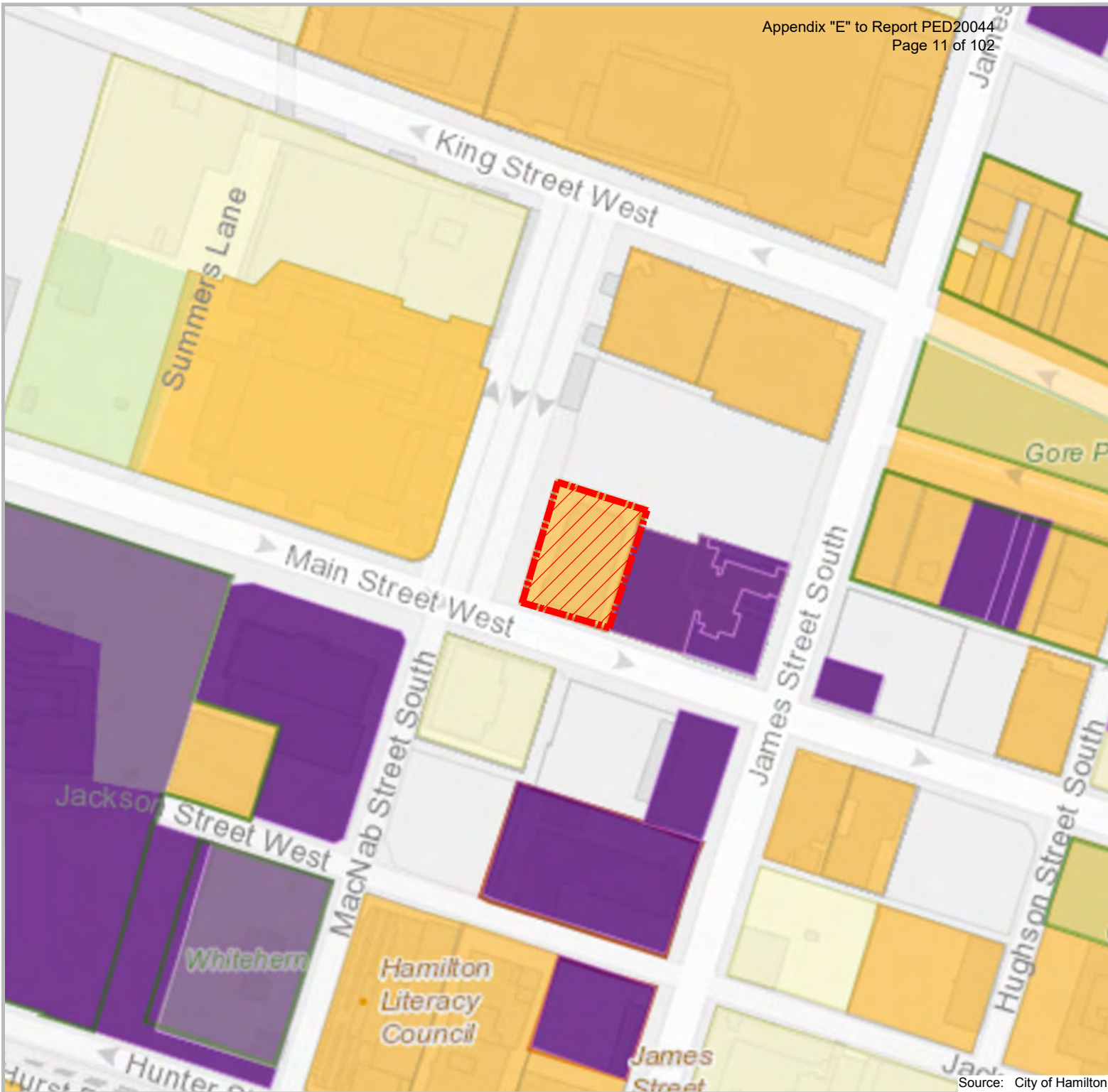
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Source: City of Hamilton

Figure 3
Heritage Mapping
(Hamilton Online
Web Mapping)

LEGEND

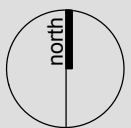
-  Subject Lands
-  Designated Properties
-  Registered Properties
-  Inventory of Places of Worship
-  Cultural Heritage Landscape Inventory

DATE: March 2019

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FILE: 0727AT

DRAWN: CAC



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24 Main Street W
City of Hamilton

3.0 SETTLEMENT CONTEXT

This section contains a description of the broad historical development of the settlement in which the subject property is located as well as the development of the subject property itself. A range of primary and secondary sources such as local histories and a variety of historical and topographical maps were used to describe the settlement history and the subject property's key heritage characteristics.

3.1 County of Wentworth, Township of Barton

The first Europeans to come into contact with the western Lake Ontario shoreline were French explorers Samuel de Champlain in the early 17th Century and Étienne Brûlé in 1615 or 1616. The French established fur trade routes and outposts along the Lake's western shoreline. French influence in Ontario ended following Britain's victory at the Plains of Abraham in 1759. In the late 18th Century, colonial officials began to purchase lands from the Mississaugas and offered 200 acres to any Loyalist family upon arrival (Weaver et al, 1982).

Robert Land was the first Euro-Canadian settler of what was to become the City of Hamilton in 1778. The first survey was not conducted until 1791, by Augustus Jones, deputy provincial land surveyor in 1791. At the time, the area was inhabited by approximately thirty one families. Further settlement occurred once the American War of Independence had ended, pushing United Empire Loyalists north into Upper Canada (Lister et al, 1913). What is now the City of Hamilton was part of Home and Niagara Districts in 1802, which included what was to become Wentworth County and included the Townships of Saltfleet, Barton, Binbrook, Glandford, Ancaster, and other lands. Wentworth was not separated into its own County by an act of Legislation until 1853. (Lister et al, 1913).

Image 2 - Map of Wentworth County 1880 with Barton Township shown in Red. (Source: Canadian County Atlas Digital Project, McGill University, 2001).



The land which became Barton Township was acquired by the British from the Mississaugas in 1784. The land was surveyed again by 1846 by D.B. Papineau, Commissioner of Crown Lands. Barton Township was bounded by Burlington Bay to the north, Saltfleet Township to the east, and Ancaster to the west. The Township was primarily settled by retired soldiers and United Empire Loyalists (Lister et al, 1913). While some areas of the Township did not provide for good agricultural land, it profited from its proximity to Burlington Bay. Barton Township included lands heavily wooded with oak, maple, black walnut, pine, spruce, and hickory (Jardine, 1990). The subject property is included as part of Lot 15, Concession 2 of Barton Township (refer to 1880 Township of Barton map below).

Image 3: Map of Township of Barton 1880, County of Wentworth. (Source: Canadian County Atlas Digital Project, McGill University, 2001).

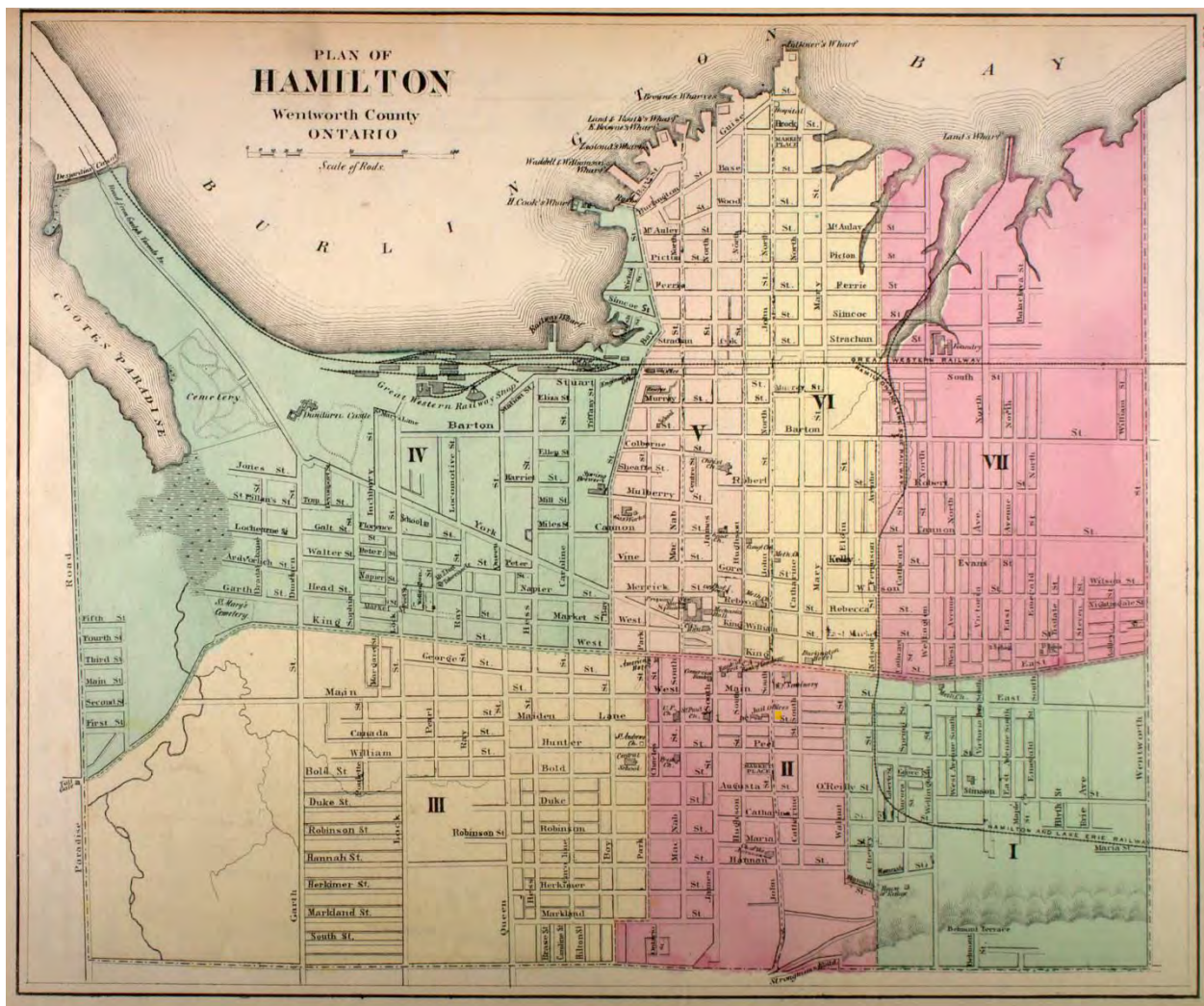


In 1815, George Hamilton purchased a house and 257 acres of land in the village known as Head of the Lake. Mr. Hamilton was the son of businessman and politician Robert Hamilton. Mr. Hamilton was involved in Ontario's lumber trade and built a successful business empire in Upper and Lower Canada exporting lumber back to Liverpool, England. Mr. Hamilton laid out a town site by delimiting roadways and selling parcels of his estate to newcomers (Weaver et al, 1982).

3.2 City of Hamilton

Hamilton was named after and founded by a Canadian merchant and politician named George Hamilton. Mr. Hamilton had purchased a large amount of farmland (which would later become Hamilton) from a man named James Durand, who was a member of the Legislative Assembly. Hamilton was incorporated as a Town in 1833, and shortly thereafter, began to establish itself into Canada's pre-eminent industrial city in the second half of the 19th century (Kristofferson, 2000).

Image 4: Map of the Plan of Hamilton 1880, Township of Barton, Wentworth County. (Source: Canadian County Atlas Digital Project, McGill University, 2001).



In 1826, the opening of a canal through the sand bar separating Lake Ontario and Burlington Bay, provided additional access to raw materials and technology from the larger manufacturing centres to the east along

the St. Lawrence and Welland Canal system. The canal, referred to as the "Burlington Canal", provides Burlington Bay/Hamilton Harbour with navigable access to the Atlantic Ocean and a connection to international trade and commerce (Kristofferson, 2000 and Public Services and Procurement Canada, 2017).

Over time, the enhanced access to international trade and commerce, provided by the Burlington Canal, contributed to Hamilton's presence as an industrial community and its growth as a community. "Between 1929 and 1934 total tonnage in the harbour doubled from one to two million tonnes annually, making Hamilton the fourth-busiest port in the country, behind Montreal, Vancouver and Toronto" (Hamilton Port Authority, n.d.).

The population of Hamilton at the time of incorporation was approximately 2,100 people (Lister et al, 1913). Hamilton continued to attract both industry and agriculture in the early to mid-19th Century, and in 1846 the Town attained "City" status, with a population of 6,832 (Weaver et al, 1982; Lister et al, 2013). In the 1850s, the introduction of Great Western Railway and other rail lines increased industrial activity and the population grew to 10,312 (Lister et al, 1913). According to the MacKay Directory of the Cities, Towns and Villages of Canada, Hamilton had been 'greatly improved' and was considered a central agricultural district which was planned to intersect with the Great Western Railroad.

The industrial success of the City of Hamilton helped to establish the Port of Hamilton as one of the largest ports in Ontario. The completion of the Welland Canal in 1932, brought a tremendous boost in shipping to Hamilton industry (Hamilton Port Authority, n.d.). Anticipating the arrival of larger Great Lakes vessels and ocean freighters, the Burlington Canal was widened and deepened at the entrance from Lake Ontario into Hamilton Harbour. In order to accommodate the huge ore and coal ships which now had direct access to the City, larger docks were constructed. The result was an increase in total tonnage in the harbour, doubling from one to two million tonnes annually between 1929 and 1934, making Hamilton the fourth-busiest port in the country, behind Montreal, Vancouver and Toronto.

"When the St. Lawrence Seaway opened in 1959, the first ship travelling up the new system was berthed in Hamilton. Cargo tonnage after the first year of Seaway operation was higher in Hamilton than at any other Canadian or American Port on the Great Lakes" (Hamilton Port Authority, n.d.). The City's industrial prowess continued to progress into the 1860s, and diversified to include a large clothing factory, a boot and shoe enterprise, cigar and tobacco plants, steam engine and boiler works, sewing machines factories, stove foundries, and other industries (Kristofferson, 2000). Hamilton's growth in the commercial and industrial industries prompted large scale emigration from the British Isles. Amongst those emigrants were Methodists.

By 1866, the population of Hamilton was 25,000, and over one fifth of that population was comprised of Methodists. According to the 1918 Jubilee of the Centenary Church, church accommodation for Methodists in Hamilton was inadequate. Given the number of Methodists in the City, the Methodist divisions initiated the development of a church to accommodate their growing congregation.

Hamilton's primary industry become steel and Hamilton was a major producer of wartime materials and products (Weaver et al, 1982). Although in the 1960's and 1970's industry declined in the downtown and harbour areas in favour of employment growth along the City's various expressways. The 20th Century also brought a shift in Hamilton's labour force from manufacturing to employment in other sectors including: universities and colleges (McMaster and Mohawk), hospitals and health sciences, and information and cultural industries (Weaver et al, 1982). The remaining lands of Barton Township were annexed by the City of Hamilton in 1960. In 2001, the municipalities of Ancaster, Dundas, Flamborough, Glanbrook, Hamilton and Stoney Creek (all municipalities within the Regional Municipality of Hamilton-Wentworth were

amalgamated, to form the current boundaries of the City of Hamilton. A brief timeline of events in the formation of the City of Hamilton and Methodism from the late 18th century to the 1870s is presented below:

- **18th Century**
 - Geneva Lake/Macassa Bay proclaimed to be Burlington Bay in 1792
 - Richard Beasley settles on the shores of Burlington Heights in 1785
 - The foundations of Methodism were laid in the Niagara Peninsula and Western Ontario in the latter part of the century.
- **1807**
 - First Division of Methodism appeared in the present City of Hamilton in 1807 (i.e. the Niagara circuit), with second division in 1808 (i.e. the Ancaster circuit).
- **1815**
 - Hamilton Harbour (Burlington Bay) sees permanent European settlement.
- **1826**
 - Burlington Canal is opened.
- **1830s**
 - Burlington Canal Lift Bridge is opened.
 - Hamilton incorporated as a Town in 1833 with a population of 2,100.
 - Small manufactures appear.
 - In 1835, Hamilton is made head of one of the six Methodist circuits comprised within the boundaries of the old Niagara circuit. Methodist membership totals 2,456.
- **1840s**
 - Town develops reputation as a regional metal centre.
 - Hamilton achieves status as a "City", with a population of 6,832.
 - A new Methodist Church, known as Third or Stone Church, (the predecessor of Centenary) was begun at Merrick and MacNab Streets.
- **1854**
 - Arrival of the Great Western Railway opens up vast new markets and attracts more industry to City.
- **1860s**
 - City's industrial prowess diversifies to include a large clothing factory, and boot and shoe enterprise, cigar and tobacco plants, steam engine and boiler works, sewing machines factories, stove foundries, and other industries.
 - Hamilton's growth in the commercial and industrial industries prompts large scale emigration from British Isles, including more Methodists.
 - Demand for services and information increases.
 - In 1866, the population of Hamilton reaches 25,000, with one fifth being Methodists.
 - Church accommodation for Methodists in City is deemed inadequate.
 - In 1866, the Centenary Methodist Church was planned and its foundations laid on the subject property. The "Centenary" in the name stems from the fact that 1866 was the centenary year of American Methodism (i.e. 100th year).
- **1870s**
 - Hamilton Street Railway (HSR) began offering horse-drawn public transportation in 1873 to accommodate growth and demand for services.
 - In 1879, the City of Hamilton becomes site of first commercial long distance telephone line in the British Empire.

3.3 Amalgamation and Annexation

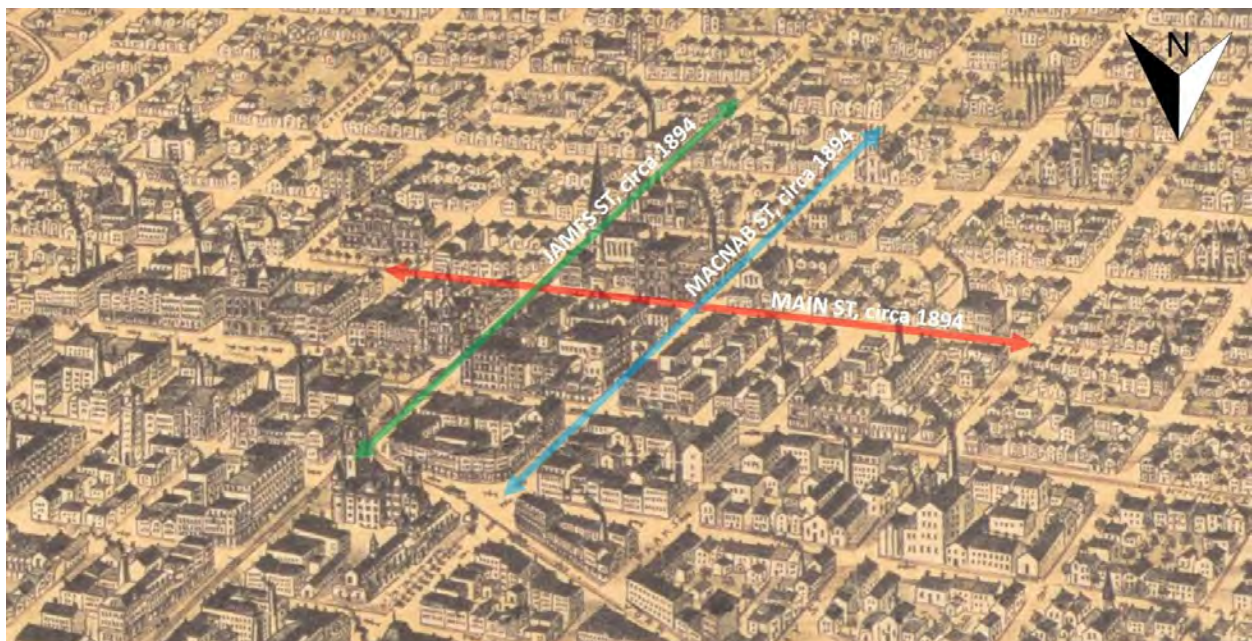
In 1816, the Gore District, named after Sir Francis Gore, Lieutenant Governor of the colony at the time, was established out of the old divisions of the Home and Niagara Districts of Upper Canada. The Gore district consisted of the counties of Wentworth and Halton. Wentworth County encompassed the Townships of Saltfleet, Barton, Ancaster, Binbrook and Glanford. As Hamilton expanded in the 1950's and 1960's it annexed portions of Ancaster, Saltfleet and all of Barton Township. In 1974 the Regional Municipality of Hamilton-Wentworth was formed.

In 2001, the City of Hamilton as it is known today came into being following removal of the Regional Municipality of Hamilton-Wentworth and the Provincially-directed amalgamation of the former municipalities and Townships. The former village of Waterdown and City of Stoney Creek were also amalgamated by the City of Hamilton (Freeman, 2001).

3.4 Main Street West

The subject property and Centenary Church is located at the northwest corner of Main Street West and MacNab Street South. Hamilton's downtown core runs generally along two one way streets: Main Street (eastbound) and King Street (westbound). A street of the name "Main Street" appears to have existed in the former Town of Hamilton as early as 1830 and is referenced on a Survey of the Town conducted by Lewis Burwell in the same year (Burwell, 1830). An artist's rendition of an 1894 bird's eye view of the City (below) illustrates Main Street as a prominent commercial and institutional thoroughfare (Toronto Lithographing Company, & Association of Canadian Map Libraries Archives, 1999).

Image 5 - *City of Hamilton 1894*. (Source: Toronto Lithographing Company, & Association of Canadian Map Libraries Archives, 1999).



MacNab Street is named after Allan Napier MacNab who was born in Niagara-on-the-Lake and fought in the war of 1812. In 1826, after receiving a law degree, MacNab moved to Hamilton and established the City's first law practice and was responsible for commissioning the architect that constructed his great mansion

called Dundurn Castle. MacNab was elected to the legislature in 1828 and served as Premier of the Canada's from 1854-1856 (Houghton, 2002).

Image 6 - Church in 1894. (Source: Toronto Lithographing Company, & Association of Canadian Map Libraries Archives, 1999).



4.0 PROPERTY DESCRIPTION

4.1 Property at 24 Main Street West and the Church

According to the City of Hamilton's Inventory of Significant Places of Worship in the City of Hamilton 1801-2001, "the origins of the Centenary Church can be traced back to the arrival of settlers at the Head of the Lake and the establishment in 1824 of the first place of worship in Hamilton". This first church, located at the corner of King Street East and Wellington Street is known as First Methodist.

As immigration increased to the area, the Methodist congregation grew and as a result additional Methodist churches were constructed within the core of the city. The mid-19th century marked a dramatic increase in attendance and as a resolution, lots were purchased on Main Street West to construct a large Methodist church in 1868 to accommodate the growing Methodist population in the City, which represented over one fifth of Hamilton's population at the time (Inventory of Significant Places of Worship in the City of Hamilton, 1801-2001, 95). According to the 1918 Jubilee of the Centenary Church, "at the time of its construction, Centenary Church was considered one of the finest and most commodious Methodist Churches in the Dominion, and while its exterior may now be regarded as somewhat old-fashioned, the interior is very little surpassed for comfort and suitability".

The Centenary Church was designed by architect A.H. Mills, in the Victorian Romanesque/Italianate style which cost \$30,000. The church was 130' by 66' and constructed of both pressed red brick and stone dressings. On May 10th, 1868, the Centenary Church was formally opened with a large ceremony, and the first service took place on the morning of that day. The church was named in memorial of the centennial anniversary of the first Methodist chapel in North America: Centenary Methodist Church.

According to the City of Hamilton's Inventory of Significant Places of Worship in the City of Hamilton 1801-2001, "in 1925, Centenary Methodist became Centenary United, with an increase in membership and commitment. During the last half of the 20th Century, changes to the population in the City core resulted in the closure of nearby churches – Wesley United amalgamated with Centenary in 1957 and in 1999, Livingston United – leaving Centenary as the most important of the United Churches in the downtown area of Hamilton".

Centenary United Church represents the oldest United Church in Hamilton's downtown core (LACAC, 1989). Moreover, according to a report from the LACAC Research Sub-Committee to the LACAC Secretary (dated November 27, 1989) "the presence of this handsome Romanesque Revival church on Main Street makes a significant contribution to the streetscape and forms part of a nucleus of landmark buildings around the intersection of Main and James, which includes the Sun Life and Pigott Buildings, and two bank buildings: the former Bank of Montreal and Mercantile Bank".

Today the subject property and church is home to the New Vision United Church, which describes themselves as, "an inclusive, diverse community of Christian faith that encourages the gifts and graces of all people".

4.2 Features

4.2.1 Exterior Features

4.2.1.1 Main Church

24 Main Street West is a brick church designed in the Romanesque Revival style with Gothic influences by architect A.H. Hills and constructed by the Webber Brothers builders and Messrs Sharp Murison carpenters circa 1868. The building totals three-and-a-half storeys in height and has a front gable metal-clad roof with a brick parapet, moulded stone courses and arched brick dentils. The projecting eaves have wooden soffits with paired brackets. Four brick pinnacles with brick buttresses and decorative stone finishes extend up from the front facade to separate the three window bays. The gable roof front portico was added in 1896, including the double-arch entrance, decorative transoms, segmental double doors, moulded stone trim, round columns, Corinthian capitals, quatrefoil windows, shaped parapet and decorative brick work. At one point, an addition for a Sunday school to the rear was constructed (circa 1891), but was demolished in the late-20th century after the severance and sale of the rear of the property. A new addition was constructed in 1992. The 1992 addition includes a rear wing and the existing one-storey addition to the west.



There is a blinded quatrefoil window below the centre gable. The upper-storey of the south façade is composed of two-storey-high semi-circular window openings with a set of paired stacked stained glass windows, wood trim and shaped stone sills. The windows in the front façade have moulded stone drip moulds with decorative finishes and the side walls have brick voussoirs. The first storey has segmental windows and entrances with brick voussoirs.

According to Thurlby (2006):

“the Gothic style was not universally popular for nonconformist churches in Ontario. Romanesque provided an alternative for those who feared the association of popery with Gothic. Romanesque, as the label suggests, it is a style based on ancient Roman architecture. It was used throughout Europe in the 11th and 12th centuries, and is characterized by the predominance of round-headed arches, massive supports and an emphasis on wall surfaces.”

Albert Harvey Hills, a Hamilton-based architect, produced a variant on the Lombard Romanesque style with the design of the Centenary Church (Thurlby, 2006). According to Thurlby (2006), when it comes to describing the Centenary Church, “there is a gesture towards Gothic with the stepped buttresses and pinnacles but the consistent use of round-headed arches, and especially the small arches on projecting stones (arched corbels) that articulate the gable”. The interior has a segmental lath-and-plaster vault, and slightly arched seats and a U-shaped gallery to focus on the pulpit platform



The total cost of the Church when first opened, was around \$40,000.

The building was named Centenary Church in honour of the 100th Anniversary of the founding of the first Methodist Chapel in North America in New York City.

In August 2014, the Hamilton Municipal Heritage Committee (Report No. 14-009(a)) identified the Centenary United Church as a Downtown Hamilton landmark due to its considerable impact on Hamilton's downtown core and its

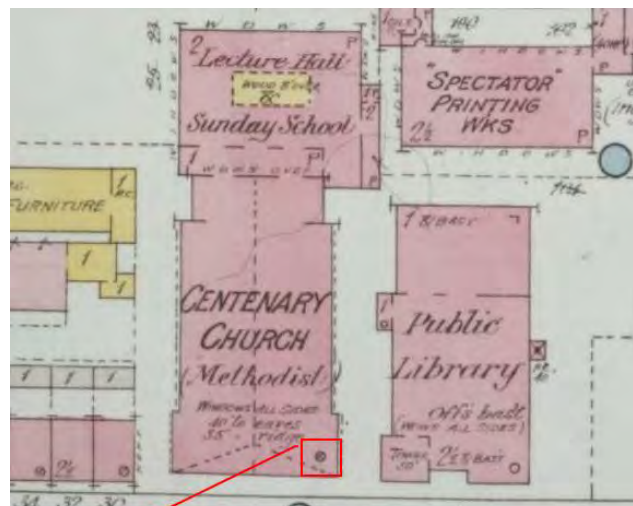
substantial contribution to the city's architectural identity (Hamilton Heritage Handbook, 1998).

4.2.1.2 Sunday School & Lecture Hall

A Sunday school with lecture hall was constructed in 1895 to meet the increasing demands for accommodation. The Sunday school and interior facilities were designed using the latest (at the time) in comfort and convenience for officers, teachers and scholars. The Sunday school was designed by architect William Stewart & Sons. The cost of the Sunday school and lecture hall was around \$17,000.

The basement of the original church, was the first location for the original Sunday school and was used for weekly evening services, and for class rooms for the more select meetings of the membership of the church. The church basement was designed to be almost entirely above ground.

In the early 1990s, the Centenary Church (renamed the Centenary United Church) was in need of repairs and the church required funding. Specifically, the Centenary United Church wanted to construct new additions and undertake conservation work on the church proper, including repair or replacement of the slate roof¹ and cleaning of the brick masonry. The Sunday School with Lecture Hall was demolished between 1991-1994 after the Local Architectural Conservation Advisory Committee (LACAC) approved the Centenary United Church's application for demolition. The



N.B. Roofs of buildings covered with shingles laid in mortar, and shingles laid on fire proof felt or tar paper are shown thus ⊗

1898 Fire Insurance Plan – Centenary Church with Sunday School Addition. NOTE: This FIP notes that the church (at this time) had a shingle roof laid on fire proof felt or tar paper.

¹ There is some mention of the church originally having a slate roof. The current roof is clad in metal.

demolition of the Sunday school allowed the Centenary United Church to sever and sell the rear portion of property, with the proceeds going towards the construction of the addition and the conservation discussed prior.

The Sunday School was replaced with a one-storey addition, facing MacNab Street South and is connected by a new corridor running behind the church to a new chapel on the east side. The addition utilized some of the original stones and woodwork, in an effort to salvage some of the original materials. A time capsule was added that is filled with items salvaged for the Sunday school building. The addition was dependent on approval of a minor variance application (No. A-91:101) to rezone the subject property from "B" District (Suburban Agriculture and Residential, etc.) to a "C" District (Urban Protected Residential, etc.) for the purpose of creating a building lot, and to allow for no setbacks to the lot lines to permit future additions to the north and west of the building. The minor variance and severance applications were approved by the City's Committee of Adjustment in May of 1991 (Hamilton Spectator, 1991). Elevation drawings of the additions are included as **Appendix F**.

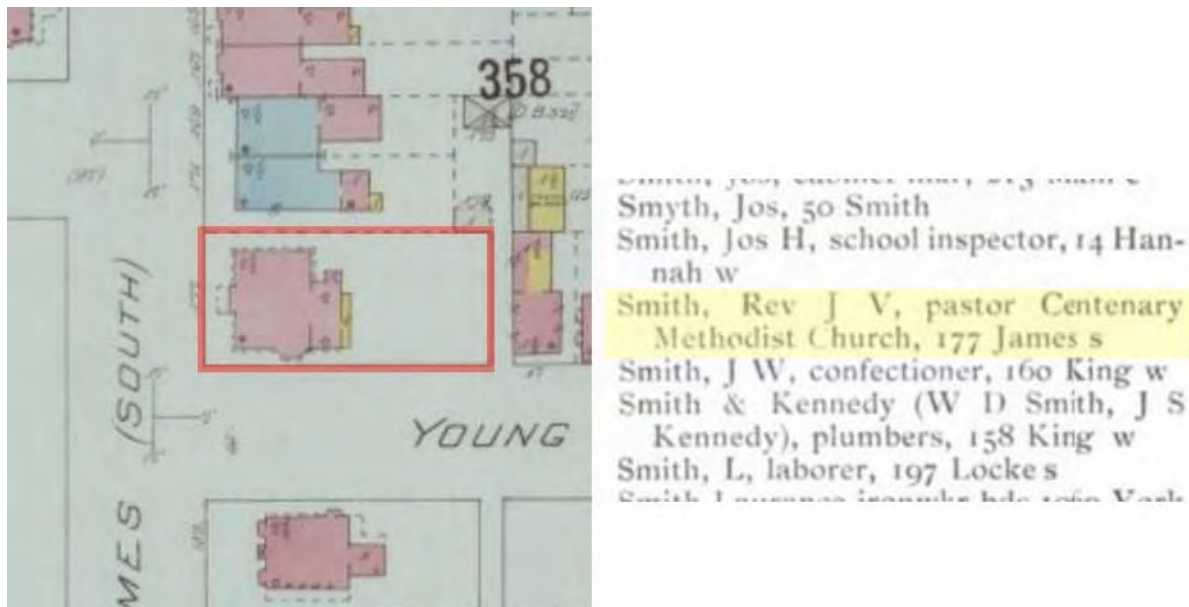
Given that the Sunday school and Lecture hall have been demolished, Cultural Heritage Value or Interest cannot be assigned.

4.2.1.3 Parsonage

A Parsonage for the Centenary Church, was constructed in 1875, just over half a kilometre (500m) south from the subject property at 177 James Street South. The parsonage was demolished in 1931 for the construction of the Hamilton Medical Arts Building (a building which is a listed heritage property in the City's Inventoried Properties).

Given that the Parsonage has been demolished, Statement of Cultural Heritage Value or Interest cannot be assigned.

Image 7 - Location of Rectory and Registry of Rev. J.V. Smith Residing in Parsonage as Pastor



4.2.1.4 Architectural Features

The Church was constructed in 1868, and architect A.H. Hills designed the building with the following key features:

- Arched brick dentils
- Blinded quatrefoil window below the centre gable
- Corinthian capitals
- Cut stone dressings
- Gable roof front portico
- Moulded stone courses
- Moulded stone trim, round columns
- Projecting eaves with wooden soffits with paired brackets
- Quatrefoil windows
- Red pressed brick masonry
- Segmental double doors
- Shaped parapet and decorative brick work
- Upper-storey facades: are composed of two-storey-high semi-circular window openings with a set of paired stacked stained glass windows, wood trim and shaped stone sills
- Windows in the front façade: have moulded stone hoods with decorative finishes and the side walls have brick voussoir
- Decorative stone finishes which extend up from the front façade to separate the three window bays
- Decorative transoms
- Double-arched entrance with hinged wood doors painted purple with glass inserts
- First storey segmental windows and entrances with brick voussoirs
- Four brick pinnacles with brick buttresses
- Front gable metal-clad roof with brick parapet

Image 8 – Visual of Significant Exterior Architectural Features. (Source: Google Maps).



4.2.2 Interior Features

The original capacity of the Centenary Church was set at 1,800, but was later reduced by several hundred when a City By-law required the removal of folding aisle chairs and other extra seating, and can now seat 300 to 1,100 people for live music and theatrical performances. The interior features of the existing and original church are described below. The descriptions are based on research, and the condition of these features has not been confirmed through an interior site visit.

4.2.2.1 Casavant Frères Organ

The first organ was constructed by organ makers in the City specifically for the Church, under the supervision of Thomas White, a practical organ builder, and organist of the old "Stone Church". The organ was considerably enlarged in 1881, and in 1903 was renewed and enlarged further under the supervision of organist W.H. Hewlett. The enlargement of the organ in 1903 produced an essentially new and larger organ with around 50 stops, operated under the electro-pneumatic system, and manufactured by the celebrated firm Casavant Frères (Casavant Brothers) of Saint-Hyacinthe, QC.

The new Casavant Frères Organ consists of four manuals, 47 speaking stops, 3,000 pipes, 27 couplers, 25 automatic adjustable pistons, combination pedals and other mechanical accessories. As of January 13, 1904, the Casavant Frères Organ would have been one of the largest and best equipped instruments in Canada. The wood work is made of quartered oak and the pipes have been artistically decorated in harmony with the architecture of the church.



Casavant Frères Organ, 2017. Source:
<http://musicallhamilton.ca/>

4.2.2.2 Choir Gallery



Choir Gallery, 2019. Source:
<http://musicallhamilton.ca/>

The choir gallery was also improved around 1904, and the improved gallery was designed to seat over 50 people. The seats were designed (at the time) to be of the most improved kind in circular form, and so arranged that each member of the choir would be visible to the organist whether sitting or standing. The console of key-board and the organ, of oak exterior and mahogany interior, was placed immediately behind the minister's seat and in front of the choir. The only connection between the key-board and the organ was a cable containing electric wires.

A new minister's settee of walnut was erected, artistically carved in keeping with the present pulpit furniture, and the whole front of the choir gallery was rearranged and redecorated. It is possible to enter the choir gallery from the church, in addition to the main entrances.

At the north end of the auditorium of the Church, two Cenotaphs were placed by the Conference of the Wesleyan Methodist Church to perpetuate the memory of the founders of the Chair of Theology of Victoria College (Mr. and Mrs. Edward Jackson).

4.2.2.3 The Elevator

One feature of Centenary Church, unique in the City of Hamilton, and perhaps in Canada, is the elevator which was installed by Mrs. W.E. Sanford early in the 20th century to lift the weak and disabled from the vestibule to the main floor of the church. As the elevator holds only two people with the volunteer operator, those who were fit were expected to climb the long flight of steps. The elevator works on the hydraulic system and it has been suggested that if it ever ceased to function, there might be difficulty in finding someone to repair the antique apparatus.

Some interior features of the church may display a high degree of craftsmanship and have the potential to yield information that contributes to an understanding of the Methodist community in Hamilton. This would need to be confirmed through an interior site visit. Other noteworthy interior features include the:

1. Stained Glass Windows;
2. Pews;
3. Original Chandeliers Ceiling Mounts (original chandeliers have since been removed);
4. Decorative Ceiling;
5. Modern Light Installations; and,
6. Acoustic Design/Materials.



The Elevator, 1968. Source: Centenary United Church Centennial Pamphlet

1. Stained Glass Windows



2. Pews



3. Chandeliers & Ceiling Mounts



4. Decorative Ceiling



5. Modern Light Installations



6. Acoustic Design/Materials



4.3 Intangible Features

4.3.1 Women's Missionary Society

The Centenary Church was also home to the origin of the Woman's Missionary Society. The Women's Missionary Society is a community of Christians whose purpose is to encourage one another and all the people of the church to be involved in local and world mission through prayer, study, service and fellowship. According to the Woman's Missionary Society via United Church of Canada (1961), "the Woman's Missionary Society was organized first in the Methodist Church in 1889, in response to an appeal from the Board of Missions, through their secretary, the late Dr. Sutherland, who put the question to the Christian women of the Church, as to what they could do for their sisters in foreign lands".

The first auxiliary of the Woman's Missionary Society was formed in the Centenary Church, Hamilton, on June 23, 1881. According to the City of Hamilton's Inventory of Significant Places of Worship in the City of Hamilton 1801-2001, the most notable achievement of the Women's Missionary Society the "sending of the first female missionary, Martha Cartmell, to Japan" in 1882. Ms. Cartmell founded the Tokyo Eiwa High School for girls in Tokyo and is revered by the Japanese for her work in revolutionizing education for Japanese women.

4.3.2 Musical Leadership

The Centenary United Church has a history as a venue and attraction for musical entertainment.

The enlargement of the of the organ in 1903 by the celebrated firm, Casavant Frères (Casavant Brothers) of Saint-Hyacinthe (Quebec), produced an essentially new and larger organ with around 50 stops, and operated under the electro-pneumatic system. The excellence of the Casavant Frères organ established the Centenary Church as a musical leader within the City. In 1918, the church held a concert to celebrate its Jubilee, at which Boris Hambourg, a Russian-Canadian cellist from New York, was the guest star.

According to an article in the Hamilton Spectator dated October 23, 1923, during an unveiling of a new gymnasium and banquet hall at the church, one of the main features of the evening was a musical program rendered by the Collegian orchestra. The musical program included six classical musical numbers and was a delight for the crowd.

In another article in the Hamilton Spectator dated October 11, 1924, the church hosted three concerts to celebrate the new organ. The first concert featured the organist W. H. Hewlett and a Miss Rosa Hamilton, a contralto soloist from New York. The second concert featured a famous organ soloist Charles M. Courboin, from Belgium (considered, at the time, one of the world's greatest organ players according to the article). The third concert featured the Centenary's own choir who sung Mendelssohn's oratorio St. Paul, alongside other eminent artists.

On November 14, 1957 the Centenary United Church hosted musician Jean Madeira (a contralto) and the Medallion Chorus under the direction of Flora Webb, which was production by the Vienna State Metropolitan Opera.



4.3.3 Architect Albert Harvey Hills

Albert Harvey Hills (1816-1878) was a significant architect in the City of Hamilton renowned for his prowess in designing churches and commercial architecture throughout the City. Among other projects, he was the architect responsible for designing:

- the Centenary Church, a listed, non-designated heritage property (24 Main Street West, Hamilton);
- the MacNab Street Presbyterian Church, a designated heritage property under the OHA, designed in the Gothic Revival style (116 MacNab Street South, Hamilton);
- the Carisma Pentecostal Church (former Church of St. Thomas), a designated heritage property under the OHA, designed in Gothic Revival style (16 West Avenue South, Hamilton); and
- the Crystal Palace, which was a commercial building made of a fragile structure of wood and glass and lasted only 30 years. It was modelled on London, England's 1851 building of the same name. The Crystal Palace was erected to attract the Provincial Agricultural Fair, which later became the Canadian National Exhibition. The Crystal Palace was formerly located in Victoria Park, Hamilton.

The following is an excerpt from the Biographical Dictionary of Architects in Canada 1800-1950 (2009):

"HILLS, Albert Harvey (1816-1878), an early and important Hamilton architect, was the son of a Loyalist family that fled from New England during the War of 1812 and settled at Trois Rivières, Que. Hills was born there on 5 August 1816 and brought to Hamilton, Ont. the following year by his family. In the late 1830's he opened a builder's office with his brother Horace H. Hills, and carried on the trade for several years until 1846 when he began to practice as an architect under his own name, and was '...prepared to superintend all kinds of Grecian and Italian Villas, Elizabethan and Swiss cottages, public buildings, and trusts his

fifteen years' experience will give satisfaction' (Hamilton Gazette, 25 March 1847, 1, advert. first published 21 Sept. 1846).

During his early career he made frequent expeditions to the Canadian northwest but a serious accident during one trip necessitated the amputation of a leg, an event that may be related to the sudden bankruptcy of the Hills company of builders and carpenters in 1848 (British Colonist [Toronto], 28 April 1848, 3). He withdrew from active building and joined the staff of the Great Western Railway in 1853-55, but returned to the profession in 1856 and the following year formed a partnership with the German-born Frederick Kortum in October 1857 (Globe [Toronto], 1 Oct. 1857, 3).

Their collaboration was short-lived however, and dissolved in early 1859 (Hamilton Times, 10 Feb. 1859, 2). Shortly after Hills received one of the most important commissions of his career, that for the Hamilton Crystal Palace, an immense glass shed completed the following year and opened by the Prince of Wales in September, 1860. Hills was an adept designer who possessed a sophisticated knowledge of the repertoire of styles which were emerging during the rapid growth of the southern Ontario region in the mid-nineteenth century.

It may be claimed that was the first to introduce the 'full ornamental Gothic' to commercial architecture in Hamilton with his unique and imposing designs for Carpenter's new store in 1847. From 1868 he was assisted by his son Lucien Hills who took over the practise in 1876. Hills died in Hamilton on 25 November 1878 and was buried at Hamilton Cemetery (obituary in Spectator [Hamilton], Evening Edition, 26 Nov. 1878, 4; biog. in Dictionary of Hamilton Biography, i, 1981, 103; inf. Stephen Otto, Kent Rawson, Toronto)".

5.0 POLICY CONTEXT

5.1 Planning Act & Provincial Policy Statement

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or in Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to "encourage the co-operation and co-ordination among the various interests". Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, [...]

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

5.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. Under the *Ontario Heritage Act* municipalities can pass by-laws to designate properties of Cultural Heritage Value or Interest.

Designation of heritage properties is a way of publically acknowledging a property's value to a community. At the same time, designation helps to ensure the conservation of these important places for the benefit and enjoyment of present and future generations.

This Cultural Heritage Screening Report has been guided using the criteria provided in Regulation 9/06 of the *Ontario Heritage Act* which outlines the mechanism for determining Cultural Heritage Value or Interest. The regulation sets forth categories of criteria and several sub-criteria.

5.2.1 Ontario Regulation 9/06

The criteria for determining Cultural Heritage Value or Interest of an individual property are defined in O. Reg. 9/06 under the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 as follows:

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of Cultural Heritage Value or Interest:

1. The property has design value or physical value because it:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

5.3 Guiding Documents

Guidelines for undertaking the assessment of cultural heritage resources are provided by various government ministries, including the Ministry of Tourism, Culture and Sport (now the Ministry of Heritage, Sport, Tourism and Culture Industries [MHSTCI]), which administers the *Ontario Heritage Act*, and is ultimately responsible for the conservation, protection, and preservation of cultural heritage.

The MHSTCI has issued guidelines to assist in the identification and assessment of cultural heritage resources as part of the environmental assessment process. One of these guides is the Ontario Heritage Tool Kit. The Ontario Heritage Tool Kit is a series of guides for municipal councils, municipal staff, Municipal Heritage Committees, land use planners, heritage professionals, heritage organizations, property owners and others. It was designed to provide an understanding of the heritage conservation process in Ontario. Individual titles in the Ontario Heritage Toolkit, which are relevant to this CHAR include:

- **Heritage Property Evaluation** – A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities.
 - This tool provides a guide to listing, researching and evaluating cultural heritage property in Ontario communities.
- **Heritage Places of Worship** – A Guide to Conserving Heritage Places of Worship in Ontario Communities
 - This tool provides a guide to assist in the conservation and protection of all heritage places of worship in Ontario.

The MHSTCI has also provided a guiding a document called the information sheet series, which is intended to provide guidance and information regarding cultural heritage and archaeological resource conservation in land use planning. The document *Heritage Resources in the Land Use Planning Process* has been referenced in the preparation of this CHAR.

The MHSTCI has also issued a checklist entitled, *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes – A Checklist for the Non-Specialist*. The purpose of this checklist is to determine if a property, properties, or project area is a recognized heritage property, or if it may be of Cultural Heritage Value or Interest. It includes all areas that may be impacted by project activities, including – but not

limited to: the main project area; temporary storage; staging and working areas; and, temporary roads and detours. This checklist was completed as part of the preparation of this CHAR, and is included as **Appendix G**.

Lastly, this CHAR was prepared in accordance with the City of Hamilton's guiding documents including: the Terms of Reference for Cultural Heritage Assessment for Heritage Designation of dated June, 2017 (**Appendix A**); the City of Hamilton Framework for Cultural Heritage Evaluation (**Appendix B**); and, generally follows the City of Hamilton Cultural Heritage Assessment Report Outline (**Appendix C**).

This CHAR has had regard for the above cultural heritage policy considerations and guiding documents.

The framework for evaluating the Cultural Heritage Value or Interest of property for designation under Part IV of the *Ontario Heritage Act* utilizes O.Reg 9/06 (above) and the City of Hamilton's Framework for Cultural Heritage Evaluation.

6.0 EVALUATION OF HERITAGE ATTRIBUTES

This section of the report evaluates the significance of the subject property. In addition, this section has been structured using the City of Hamilton's Framework for Cultural Heritage Evaluation (**Appendix B**). The criteria below have been used either as "stand-alone" or in conjunction with the criteria under Ontario Regulation 9/06.

It should be noted that on December 8, 1987, the Local Architectural Conservation Advisory Committee (LACAC) gave preliminary approval to the designation of both the Church and the Sunday School addition under Part IV of the OHA. Apparently, the Centenary United Church, at the time, had expressed interest for designation in an effort to obtain heritage funding. The LACAC wrote the Board of Trustees of the Centenary United Church in February of 1988 confirming the preliminary approval for designation under the OHA and suggested that the Centenary United Church's Board of Trustees decide in favour of designation. In March 1990, the Centenary United Church's Board of Trustees voted against designating the property and Church, stating that, "at the present time, there is no need to proceed with designation as heritage funding opportunities are not being sought for restoration or otherwise". The Board of Trustees' refusal to designate occurred around the same time that the rear portion of the property (i.e. the Sunday School) was severed, demolished, and sold to the Royal Bank of Canada.

Article by Brian Henley in December 29, 1988 issue of the Hamilton Spectator stated that "so great was the interest among Hamiltonians of all faiths concerning the Methodist church on Main Street West, the Spectator devoted nearly a full page of its May 29, 1866 issue to a detailed history description of the church building project".

6.1 Evaluation Criteria

This Cultural Heritage Assessment Report has identified and evaluated the features of the subject property using O.Reg 9/06 and as required by the City of Hamilton's Framework for Cultural Heritage Evaluation (**Appendix B**). The following sub-sections provide an analysis of the significance of the subject property as per Ontario Regulation 9/06, being related to design/physical, contextual, and associative values. In addition, the criteria provided below make up City of Hamilton's Framework for Cultural Heritage Evaluation and build off of the criteria presented in O.Reg 9/06, and have been considered in conjunction with the criteria under Ontario Regulation 9/06 in the evaluation below.

Historical Associations

- *Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?*
- *Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?*
- *Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?*

Architecture and Design

- *Architectural merit*: what is the architectural value of the resource?
- *Functional merit*: what is the functional quality of the resource?
- *Designer*: what is the significance of this structure as an illustration of the work of an important designer?

Integrity

- *Location integrity*: is the structure in its original location?
- *Built integrity*: is the structure and its components parts all there?

Environmental Context

- *Landmark*: is it a visually conspicuous feature in the area?
- *Character*: what is the influence of the structure on the present character of the area?
- *Setting*: what is the integrity of the historical relationship between the structure and its immediate surroundings?

Social Value

- *Public perception*: is the property or feature regarded as important within its area?

6.2 Evaluation Under O. Reg. 9/06

6.2.1 Design Value and/or Physical Value

The cultural heritage value of the 24 Main Street West is related to its design value or physical value as a church representative of the Romanesque Revival style with Gothic Revival influences and its display of a high degree of craftsmanship. The Romanesque Revival styles were often combined in institutional structures of the late 19th century. The Romanesque Revival style is typically characterized by a massive heavy stone or brick construction, and by semi-circular arches as a motif. Romanesque architecture is closely related to Gothic Revival architecture which experienced a period of popularity in Ontario in the late 19th century. In churches, the style was characterized with a buttressed tower, arched windows, hood moulds, and lancet windows.

The Romanesque influence on the Centenary Church (now the New Vision United Church) is evidenced by the: red brick exterior; moulded stone courses; arched brick dentils; projecting eaves with wooden soffits and paired brackets; and the gable roof front portico with double-arch entrance, decorative transoms, segmental double doors, moulded stone trim, round columns, Corinthian capitals, quatrefoil windows, shaped parapet and decorative brick work. The Gothic influence is seen in the stepped buttresses and four brick pinnacles with brick buttresses and decorative stone finishes and the consistent use of round-headed arches, especially the small arches on projecting stones, (arched corbels) that articulate the gable.

6.2.2 Historical Value and/or Associative Value

The cultural heritage value of the property located at 24 Main Street West is also related to its historical value or associative value through its association with the Methodist movement in Hamilton and through its association with the period of industrial development from 1850 to 1900. At the time of its construction, one fifth of all Hamiltonians were estimated to be Methodists, and construction of the Centenary Church served as a place of worship to the growing Methodist movement in Hamilton at the time. Given this, the property and church have the potential to yield information that contributes to an understanding of the religious,

and specifically Methodist community, within the City of Hamilton. In addition, the church reflects the work or ideas of architect Albert Harvey Hills (1816-1878), who was a significant architect in the City of Hamilton renowned for his prowess in designing churches and commercial architecture throughout the City. Furthermore, the church also reflects the work of the Canadian organ building company Casavant Frères, through the existing pipe organ. The company (Casavant Frères) was founded in 1879, and is based out of in Saint-Hyacinthe, Quebec, founded by brothers Joseph-Claver (1855–1933) and Samuel-Marie (1859–1929). Casavant Frères is an internationally well-known and respected pipe organ builder.

Prior to the Casavant Frères organ, the first organ in the church was constructed by organ builders in the City specifically for the Church, under the supervision of Thomas White, a practical organ builder, and organist of the old "Stone Church".

The organ was then considerably enlarged in 1881, and in 1903 was renewed and enlarged further under the supervision of organist W.H. Hewlett. The enlargement of the organ in 1903 produced an essentially new and larger organ with around 50 stops, operated under the electro-pneumatic system, and manufactured by the celebrated firm Casavant Frères (Casavant Brothers) of Saint-Hyacinthe, QC.

The new Casavant Frères Organ consists of four manuals, 47 speaking stops, 3,000 pipes, 27 couplers, 25 automatic adjustable pistons, combination pedals and other mechanical accessories. As of January 13, 1904, the Casavant Frères Organ would have been one of the largest and best equipped instruments in Canada. The wood work is made of quartered oak and the pipes have been artistically decorated in harmony with the architecture of the church.

6.2.3 Contextual Value

Lastly, the cultural heritage value of the 24 Main Street West is related to its contextual value as a defining feature within the downtown core of the City of Hamilton. The property and church are located along Main Street, which since at least 1830, has existed as a prominent thoroughfare within the City. The mid-19th century marked a dramatic increase in Methodism, and as a resolution, lots were purchased on Main Street West to construct the church in 1868. The Centenary United Church has been identified as a Downtown Hamilton landmark due to its considerable impact on Hamilton's downtown core and its substantial contribution to the city's architectural identity. The building's architectural distinctiveness as a Romanesque Revival building with Gothic Revival influences stands as an excellent example of Canadian 19th-century church architecture. The building is reminiscent of Hamilton's early religious roots within the downtown core. Located at the corner of MacNab Street South and Main Street West, the building is an important part of the streetscape, and a distinctive part of the historical core of the City. Other heritage properties in the area include: St. Paul's Presbyterian Church, the Sun Life Building, the Hamilton Carnegie Building, the former Bank of Montreal, and the Landed Banking and Loan Company Building. Its, contribution to the reinforcement of the Methodist movement in Hamilton, its scale, massing, building materials, architectural distinctiveness within the downtown core, and its proximity to other heritage properties, make the Centenary United Church a landmark of Hamilton's downtown.

The following Table summarizes the evaluation under O.Reg 9/06.

Table 1 - Evaluation of Cultural Heritage Value or Interest of Centenary Church

O. REG. 9/06 CRITERIA	
Design Value Or Physical Value	
• Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓
• Displays a high degree of craftsmanship or artistic merit, or	✓
• Demonstrates a high degree of technical or scientific achievement.	✗
Historical Value Or Associative Value	
• Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	✓
• Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	✓
• Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
Contextual Value	
1. Is important in defining, maintaining or supporting the character of an area,	✓
2. Is physically, functionally, visually or historically linked to its surroundings, or	✓
3. Is a landmark.	✓

6.3 Additional Criteria of the City of Hamilton

6.3.1 Social Value

The place of worship at 24 Main Street West has social value for its association with the Women's Missionary Society, and for its history in musical leadership.

The Centenary Church was once home to the origin of the Woman's Missionary Society. The Woman's Missionary Society was first organized in the Methodist Church in 1889, in response to an appeal from the Board of Missions, through their secretary, the late Dr. Sutherland, who put the question to the Christian women of the Church, as to what they could do for their sisters in foreign lands. The first auxiliary of the Woman's Missionary Society was formed in the Centenary Church, Hamilton, on June 23, 1881. The most notable achievement of the Women's Missionary Society here, was when they sent the first female missionary, Martha Cartmell, to Japan in 1882. Ms. Cartmell went on to found the Tokyo Eiwa High School for girls in Tokyo and is revered by the Japanese for her work in revolutionizing education for Japanese women.

The Centenary Church was originally designed with music in mind. The place of worship's first organ was constructed in the City specifically for the Church, under the supervision of Thomas White, a practical organ builder, and organist of the old "Stone Church". The organ was considerably enlarged in 1881, and in 1903 was renewed and enlarged further under the supervision of organist W.H. Hewlett. The enlarged organ operated under the electro-pneumatic system, and was manufactured by the celebrated firm Casavant Frères (Casavant Brothers) of Saint-Hyacinthe, QC.

To compliment the Organ, an advanced choir gallery was installed in the church in 1904, and the improved gallery was designed to seat over 50 people. The seats were designed (at the time) to be of the most improved kind in circular form, and so arranged that each member of the choir would be visible to the organist whether sitting or standing. The console of key-board and the organ, of oak exterior and mahogany

interior, was placed immediately behind the minister's seat and in front of the choir. The only connection between the key-board and the organ was a cable containing electric wires. The excellence of the Casavant Frères organ combined with the interior seating capacity established the Centenary Church as a musical leader within the City. Many larger concerts were held over the years, which helped contribute to the church's social value within the City. For example, on November 14, 1957 the Centenary United Church hosted musician Jean Madeira (a contralto) and the Medallion Chorus under the direction of Flora Webb, which was production by the Vienna State Metropolitan Opera.

7.0 CONCLUSIONS & RECOMMENDATIONS

7.1 Conclusions

The property at 24 Main Street West meets the criteria required for designation under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 for its Cultural Heritage Value or Interest as per our evaluation of the property under O.Reg 9/06. The property and all portions of the church as currently exist meets the criteria for determining Cultural Heritage Value or Interest as prescribed by the Province of Ontario under O. Reg. 9/06 and as prescribed by the City of Hamilton's Framework for Cultural Heritage Evaluation (**Appendix B**).

The property at 24 Main Street West has been identified as a resource of culture heritage value or interest for the following reasons:

- It has design value and/or physical value in that it is representative of the Romanesque Revival style with Gothic Revival influences, and displays of a high degree of craftsmanship through its variety of unique exterior features.
- It has historical value and/or associative value for its association with the Methodist movement in Hamilton during the period of industrial development from 1850 to 1900.
- It has historical value and/or associative value for its contribution to the understanding of the Methodist movement in Hamilton. At the time of its construction, one fifth of all Hamiltonians were estimated to be Methodists, and construction of the Centenary Church served as a place of worship to the growing Methodist movement in Hamilton at the time.
- It has historical value and/or associative value for its reflection of the work of prominent architect Albert Harvey Hills (1816-1878), who was a significant architect in the City of Hamilton renowned for his prowess in designing churches and commercial architecture throughout the City.
- It has contextual value for its important supporting role, since at least 1830, as a church along the prominent Main Street thoroughfare within the City.
- It has contextual value for its physical, visual, and historical link to the mid-19th century Methodist movement in the City within the City's downtown core;
- It is landmark in the City of Hamilton's downtown core, due to its considerable impact on Hamilton's downtown core and its substantial contribution to the city's architectural identity.

7.2 List of Identified Heritage Attributes

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified. They include the following exterior attributes (listed alphabetically):

1. arched brick dentils;
2. blinded quatrefoil window below the centre gable;
3. Corinthian capitals;
4. cut stone dressings;

5. decorative stone finishes which extend up from the front façade to separate the three window bays;
6. decorative transoms;
7. double-arched entrance with hinged wood doors with glass inserts;
8. first storey segmental windows and entrances with brick voussoirs;
9. four (4) brick pinnacles with brick buttresses;
10. front gable metal-clad roof with brick parapet;
11. gable roof front porch;
12. moulded stone courses;
13. moulded stone trim and round columns;
14. projecting eaves with wooden soffits with paired brackets;
15. quatrefoil windows;
16. red pressed brick masonry;
17. Romanesque Revival style;
18. segmental double doors;
19. shaped parapet and decorative brick work;
20. stained glass windows; and
21. upper-storey facades composed of two-storey-high semi-circular window openings with a set of paired stacked stained glass windows, wood trim and shaped stone sills.

Please note that the discussion above, mentions various historical and potentially significant interior features within the church, which may be suitable for the list of identified heritage attributes that could be included within the designating by-law. However, as access to the interior of the church was not permitted by the owner, the existing condition of: the Casavant Frères Organ; the choir gallery; the decorative ceiling; the interior acoustics; the original chandelier ceiling mounts; the pews; and the elevator, are unknown and cannot be recommended for designation until their condition is confirmed.

Also note that the identified heritage attributes are intended to be conserved within their existing context; however, there should be some flexibility in the designating by-law in order to allow for future design interventions of the broader church, including potential for minor alterations, subtractions, or renovations to accommodate new uses. For example, although the church should be conserved in its entirety, it should not be restricted to evolve into new suitable uses over time due to the requirement to maintain, for example, the pews within the building and in their current configuration/location. Rather, interior features such as the pews could be conserved over time using adequate salvage and/or storage methods (as approved by the City's Municipal Heritage Committee), for potential future use in a new form (e.g. the church becomes a brewery, and the pews become seating for an associated tap house or get deconstructed for reuse as a wood counter tops).

7.3 Future Adaptive Reuse

The City of Hamilton Official Plan defines adaptive reuse as the adaptation of an existing building for another land use. The definition of adaptive reuse can be taken a step further, to be defined as a type of conservation, which extends the life of buildings by introducing a new use through their modification for a compatible use while retaining its cultural heritage value (Wong, 2017). Adaptive reuse is tool that can be used to revitalize neighbourhoods through transformative interventions, and should be able undertaken in a way that capitalizes on the available host structure. According to Wong (2017, p. 104):

"Host buildings are wrappers of different kinds, manifested as physical construction into which life is introduced. Their ability to sustain a new use depends on many specific and individual factors: their

conditions, their potential to sustain additional load, their spatial fit with the demands of a new use, their memory, their placement in context."

According to Wong (2017), there are six types of host structures: 1) entity, 2) shell, 3) semi-ruin, 4) fragmented, 5) relic, and 6) group structures. The most common type of host structure is an existing whole and intact building that is available for conversion to a new use. These "entity" structures (whole buildings) can host conversions ranging from subtractions to additions.

Host Structure Types. (Source Wong, 2017, p. 106).

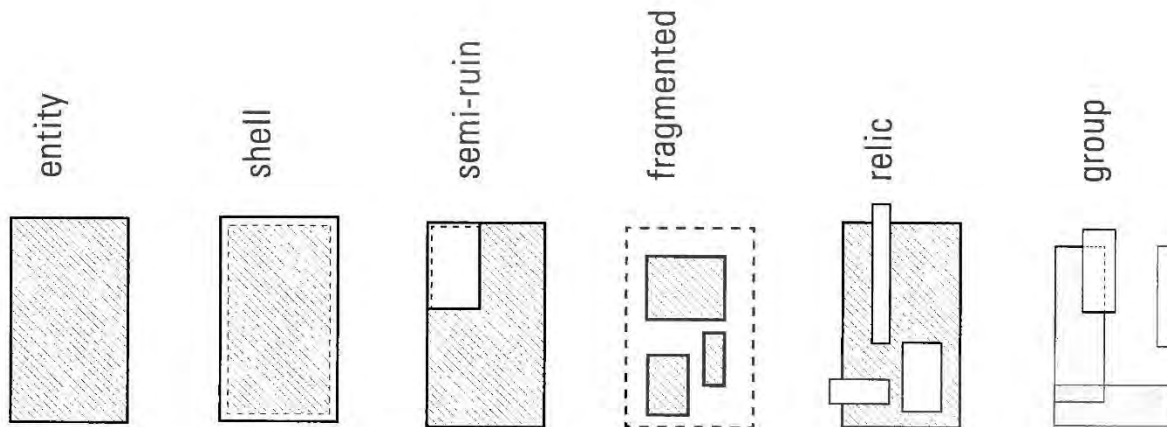


Table 2 - Host Structure Information²

Host Structure Type	Description	Types of Adaptation Possible	Example
Entity	Existing whole and intact buildings available for conversion to a new use.	Design interventions can occur on both the exterior and the interior of the structure and can include renovations, subtractions or additions	Castelvecchio Museum - Verona, Italy
Shell	Often, though not exclusively a heritage building with a designated protected exterior (i.e., a shell for interior conversion to contain new and different activities).	Adaptation does not intervene on the exterior of the buildings but interior conversions can engage the structural system within.	Selexyz Dominicanen Bookstore – Maastricht, Netherlands
Semi-ruin	Buildings that are not entirely intact and are missing elements of either the structure, the infrastructure or both.	Design interventions include interior insertions and additions with the purpose of bringing the existing ruined structure back to a whole state and, second, to extend, if desired, the extent and the	Moritzburg Museum – Halle, Germany

² Source: Sugden, 2017 p. 34; & Wong, 2017 p. 102-121

		capacity of the host building in its new use.	
Fragmented	Buildings that are characterized by an extent of incompleteness rendering it uninhabitable and range from a fragment of a building to its infrastructure, façade or structure.	Adaptation includes additions to the fragments to achieve a new state of completion. Adaptation must be justified by the importance of the fragment itself and includes historic significance and economy.	The Urban Plaza of Chiesa Madre – Salemi, Italy
Relic	Simply a relic of the past that is not transformed but serves as the catalyst for new construction. Its significance is in the recall of a memory: an event, history, a period of time	The spirit of these relics pervades the detailing of the new building, guiding spatial experience that recalls the old one.	The Long Museum – West Bund, Shanghai, China
Group	Host structures that are grouped together and not necessarily bound to one building and which are differentiated by whether the buildings are elements that comprise part of one single complex or individual elements in an overall urban environment	Adaptation usually includes the preservation of a historic event, community or moment in time, such as the sites protected by UNESCO.	Zollverein Coal Mine and Coking Plant – Essen, Germany

The preferred conservation approach to the church at 24 Main Street West, should be conservation of the building, over time, as a complete entity, but the designating by-law should account for potential future uses through adaptive reuse. This will help ensure the church is conserved over time, in one form or another as a whole structure or otherwise, as approved. The designating by-law should allow flexibility for proposals to adaptively reuse the church via design interventions on both the exterior and interior of the building so long as the proposed new use utilizes and maintains the church as an entity (whole structure) and respects the heritage context and attributes listed therein. The intention of the adaptive reuse would be to allow for minor design interventions to ensure conservation of the entire church through its adaptation.

Additional Examples:

- Silversmith Brewing Company → 1523 Niagara Stone Road, Virgil, Ontario
- Mixed-Purpose Space → St. John's Anglican Church, Chapleau, ON

Any subtraction, alteration, or removal of identified attributes should be approved by the City's Municipal Heritage Committee. Removal of any heritage attributes should be adequately salvaged and storage, or reused where possible, through approval by the City's Municipal Heritage Committee.

The church should always be conserved in its entirety. For purposes of continued conservation of the building through adaptive reuse, no alteration, subtraction, or removal of heritage attributes should occur without approval from the City's Municipal Heritage Committee. Overall, the City should be proactive in

recognizing the need for and facilitating the adaptive reuse of the church at 24 Main Street West, if an existing use becomes incompatible or obsolete.

7.4 Recommendations

Given the above evaluation, we recommend that the property municipally addressed as 24 Main Street West in the City of Hamilton, Ontario be designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 for its design and physical value, its historical value and associative value, and its contextual value.

We also recommend that the identified heritage attributes listed above in Section 7.2 be specifically included within the Part IV designated so as to guarantee their conservation through written acknowledgment of their significance.

Furthermore, in accordance with Section 27 of the *Ontario Heritage Act*, we recommend that once a Part IV designation is applied by by-law to the subject property, that 24 Main Street West be added to the City's Municipal Register of Heritage Properties. Specifically, the property municipally addressed as 24 Main Street West should, once designated under Part IV of the *Ontario Heritage Act*, be added to the following municipal documents under the City's Municipal Heritage Register:

- Section A-1: Individually Designated Heritage Properties and Properties with Heritage Conservation Easements under the *Ontario Heritage Act*; and
- Section A-2: Reasons for Designation OR Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes under Part IV of the *Ontario Heritage Act*.

We recommend adoption of the draft designating by-law, statement of cultural heritage value, and list of attributes attached as **Appendix E**.

Finally, we recommend that the City recognize the need for potential future adaptations and be flexible in facilitating the adaptive reuse of the church at 24 Main Street West, if an existing use becomes incompatible or obsolete in the future.

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APPENDIX A – City of Hamilton’s Terms of Reference

Cultural Heritage Assessment for Heritage Designation of 24 Main Street West, Hamilton

Terms of Reference

Prepared: June, 2017

Your firm, referred to as the Consultant, is invited to submit a detailed work plan for a Cultural Heritage Assessment, in accordance with the following Terms of Reference. Your firm has been solicited through the City of Hamilton's roster assignment and any fees and disbursements included as part of your quote and final invoice must be in accordance with the 2017-2018 Roster Contract.

1.0 INTRODUCTION

The City of Hamilton Council-approved process for designating a property under Part IV of the *Ontario Heritage Act* (APPENDIX 1) requires that a Cultural Heritage Assessment be completed in accordance with Ontario Regulation 9/06 - *Criteria for Determining Cultural Heritage Value or Interest* (APPENDIX 2) and with the criteria endorsed by City Council (APPENDIX 3).

2.0 BACKGROUND

The property located at 24 Main Street West contains the building known as the former Centenary United Church (APPENDIX 4: Location Map).

The property was added to staff's work plan for designation in 2014 as part of the Downtown Built Heritage Inventory Review. It was also added to the City of Hamilton's *Register of Property of Cultural Heritage Value or Interest* at this time.

3.0 PURPOSE

The purpose of the Cultural Heritage Assessment of the subject property is to:

1. Identify and assess the potential cultural heritage value of the property;
2. Determine if the property should be recommended for designation under Part IV of the *Ontario Heritage Act*; and,
3. Identify the significant heritage attributes associated with the identified cultural heritage value of the property.

4.0 METHODOLOGY

The program of the evaluation will entail three steps:

1. *Review of City Policies and Property Information*

The Consultant is required to familiarize themselves with the *Criteria for Determining Cultural Heritage Value or Interest*, as defined in Ontario Regulation 9/06 of the *Ontario Heritage Act* (APPENDIX 2), City of Hamilton's framework for evaluating the potential cultural heritage value of a property (APPENDIX 3), and the City's Cultural Heritage Assessment Report Outline (APPENDIX 5). These

documents include relevant guidelines needed to effectively prepare a Cultural Heritage Assessment for the subject property.

In addition, the Consultant should review all relevant background information and historical documents that address the significance of the property, including staff reports, heritage property files, and former inventory work.

2. Site Visit

The Consultant will be required to conduct a site visit and take up-to-date high-quality photographs of the property to be included in the report, including the interior of the building. The site visit will be coordinated by City staff.

3. Prepare Cultural Heritage Assessment Report

The Consultant will prepare a Cultural Heritage Assessment Report, which follows the outline provided in APPENDIX 5, evaluating the cultural heritage value of the subject property, including the identification of significant heritage attributes. The Cultural Heritage Assessment Report shall be prepared in accordance with the aforementioned criteria. Subsequently, the Consultant shall prepare the content for a draft by-law outlining the description of property, statement of cultural heritage value or interest and description of heritage attributes.

5.0 DELIVERABLES

Draft Report

The Consultant shall submit a draft of the completed Cultural Heritage Assessment Report, as well as the accompanying content for the proposed designation by-law, for review by Planning Staff and the Hamilton Municipal Heritage Committee. The draft report and by-law content should have a "DRAFT" watermark and be submitted to Planning staff in the form of two (2) digital copies (PDF and Word format).

Final Report

Final revisions to the Cultural Heritage Assessment Report and by-law content will be completed by the Consultant prior to Staff preparing a report for consideration by Planning Committee and Council. The final report shall be submitted to Planning staff in the form of one (1) printed colour copy and of two (2) digital copies (PDF and Word format).

In addition, it is expected that the author of the Cultural Heritage Assessment will attend the Municipal Heritage Committee and Planning Committee/Council meetings at which the subject assessment will be discussed.

Note: The Consultant shall consider the legibility and clarity of any images included in Cultural Heritage Assessment Report given that the final version provided to Planning Committee and Council will be a black and white photocopy. The report should use a footer to accommodate the running title and page numbers and an appropriate amount

of blank space shall be provided in the header to allow the insertion of the City report header on the final report. A standard 12 point font, such as Arial and Verdana, should be used to ensure compatability with most software and web browsers.

6.0 TIMELINE

The subject property is on the City of Hamilton's priority list for Requests to Designate Properties under Part IV of the *Ontario Heritage Act* for completion in 2017. The timeline will be discussed and agree upon following the acceptance of the proposed work plan (see APPENDIX 6 for a sample). The general timeline for the preparation of a draft report is 2 months.

7.0 REMUNERATION

The City will compensate any fees and disbursements identified by the Consultant in accordance with the approved work plan and the 2017-2018 Roster Contract.

Note: The quote and final invoice prepared by the Consultant and provided to the City shall be itemized to reflect with the fee structure and disbursements identified in the approved 2017-2018 Roster Contract. Please see APPENDIX 6 for a work plan sample illustrating how billing should be broken down.

8.0 ADDITIONAL INFORMATION

Attached you will find the following:

- APPENDIX 1: City of Hamilton Designation Process
- APPENDIX 2: Criteria for Determining Cultural Heritage Value or Interest, Ontario Regulation 9/06 under the *Ontario Heritage Act*
- APPENDIX 3: City of Hamilton Framework for Cultural Heritage Evaluation
- APPENDIX 4: Location Map of Subject Property
- APPENDIX 5: City of Hamilton Cultural Heritage Assessment Report Outline
- APPENDIX 6: Work Plan/Billing Sample

APPENDIX B – City of Hamilton’s Framework for Cultural Heritage Evaluation

APPENDIX 3:

City of Hamilton Framework for Cultural Heritage Evaluation

A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*

1. Introduction

The following evaluation criteria seek to provide a consistent means of examining and determining the cultural heritage value or interest of real property. They will be used by staff and the City of Hamilton's Municipal Heritage Committee (formerly the Local Architectural Conservation Advisory Committee or LACAC) in determining whether to designate property under the *Ontario Heritage Act*.

It is anticipated that properties to be designated must have one or more demonstrated attributes of cultural heritage value or interest. The greater the number of attributes the more likely it is that a property will be of significant or considerable cultural heritage value.

These criteria recognize the housekeeping changes made to the *Ontario Heritage Act* as per the *Government Efficiency Act, 2002*. Municipalities are enabled to designate those properties of *cultural heritage value* and to identify those heritage attributes that account for the property's cultural heritage value or interest.

In keeping with contemporary heritage conservation and management practice these are considered to be those properties that have cultural heritage value expressed in the following forms:

- Archaeological sites and areas
- Built heritage features, and
- Cultural heritage landscapes.

These categories follow the direction and guidance in the Provincial Policy Statement issued pursuant to the Ontario Planning Act. No guidance is yet provided under the *Ontario Heritage Act*.

2. Archaeology

2.1. Introduction

The designation of archaeological sites under the Ontario Heritage Act (OHA) has traditionally been at the discretion of the Provincial Government, until the recent amendments to the OHA under the *Government Efficiency Act, 2002*. Among other

effects, these changes extend this capacity to municipalities, hence the process herein of defining the City of Hamilton criteria for OHA designation of archaeological sites.

2.2. Hamilton Archaeology

The City of Hamilton has approximately 735 archaeological sites currently (2001) registered by archaeologists on the Ontario Archaeological Sites Database, maintained by the Ontario Ministry of Culture (MCL). Numerous other sites are known to exist, but are not as yet registered on the OASD. Further, a large number of unknown sites exist, but have not yet been identified. Many of these sites, whether registered or not, are too small to warrant significant investigation, other than to establish and map their presence and general nature.

The registration of known sites by licensed archaeologists under the OHA serves to record the sites' presence, cultural affiliation, and status. Sites, which have been fully excavated, and therefore exist only in the form of excavation records, removed artifacts and reports, remain registered.

The overall pattern in the data is that the highest density of registered sites occurs in areas that have been the focus of survey, whether driven by development proposals and Planning Act requirements or academic research.

2.3. Archaeological Work

Archaeology is by its nature a destructive discipline. Sites are identified through survey, arising from some form of soil disturbance, which informs the archaeologist that a site or sites are present. Apart from establishing a site presence and some broad ideas of site boundaries and cultural horizons, however, the nature of a site is largely unknown until excavation activities take place.

The difference between the archaeological excavation of a site and its undocumented removal by construction activities lies in the records retained and reported on by the archaeologists. The knowledge of the archaeological site persists, however, and while it may be absent, the former presence indicates that the area in which it occurs is one of archaeological potential, if the landscape remains relatively intact.

Soil disturbance can take many forms, and has varied effects on the archaeological resource. Much of archaeology in Ontario occurs in the topsoil horizon, with some extending into the subsoil, which affects its visibility and sensitivity to disturbance.

Most of the archaeology in Hamilton has been identified as a result of over a hundred years of agricultural activities, namely tilling the soil. While cultivation disturbs sites, it does so with only moderate loss of site information. More intensive forms of agricultural, such as tree or sod farms, have a more substantial and deleterious effect. Soil disturbances such as grade alteration or compaction essentially obliterate archaeological resources.

2.4. Archaeologists

Terrestrial and aquatic archaeology in Ontario is administered through the MCL, while some authority has been downloaded to municipalities. In addition to maintaining the site registry, MCL is responsible for licensing archaeologists: only licensed archaeologists are permitted to carry out archaeological fieldwork (Section 4.48.1), or alter archaeological sites through the removal or relocation of artifacts or any other physical evidence of past human use or activity, from the site (Section 4.48.2).

While recognizing this, much archaeological work has been conducted in the past by unlicensed archaeologists. This group falls into two categories: avocational or lay archaeologists, and “pothunters.” Avocational archaeologists typically work in association with licensed archaeologists or the MCL. Pothunters tend to avoid working with archaeologists or the Ministry and are known to loot sites for artifacts, either to add to collections or sell on the open market. Such activities are illegal under the OHA.

2.5. Designation of Archaeological Sites

As with other types of cultural heritage resources, “designation” is one of many conservation tools that a municipality may use to wisely manage its cultural heritage. With respect to archaeological sites, there are a number of unique aspects arising from the designation of archaeological sites. The protection of archaeological sites or areas of archaeological potential is possible through designation, and is also a means by which to flag such properties for closer scrutiny through the development application process. The amended components of Part VI of the OHA also provide stronger and more appropriate means by which the resource can be protected.

The designation of existing sites may serve as a flag, which could result in unauthorized excavation, inferring some potential responsibility of the City of Hamilton to protect such sites. However, sites of sufficient significance to warrant designation are likely already well known to the pothunter population. In turn, the fact that many registered sites have already been fully excavated, primarily as part of the development process, does play a factor in the designation process and goals (i.e. inferring the recognition of a site no longer present).

While there is no official Ministry policy on the municipal designation of archaeological sites, the existence of provincially designated archaeological sites suggests that the recognition of such significant resources is warranted. The criteria below are to be used either as “stand-alone” criteria for the evaluation of archaeological sites and areas of archaeological potential suitable for designation or are to be used in conjunction with other criteria in the designation of heritage properties, such as heritage buildings and cultural heritage landscapes.

2.6. Determination of Significance

1. *Cultural Definition: is the site used to define a cultural complex or horizon at the local or regional scale?*

Select archaeological sites are used to define specific cultural complexes or horizons, to which similar sites are compared for closeness of fit and relative position in cultural chronology and site function. Their identification as type-sites is typically achieved through academic discourse, for example the Princess Point site in Cootes Paradise.

2. *Temporal Integrity: does the site represent one or more readily distinguished cultural horizons, or a multi-component mixture of poorly-defined occupations?*

Archaeological sites are frequently re-occupied over a long period of time by different cultural groups. While soil stratification may separate these sequences and provide valuable information, agricultural and other activities can cause admixture of these separate components, resulting in a loss of information.

3. *Site Size: is the site a large or high-density occupation, or a small, low-intensity occupation?*

A higher level of importance tends to be placed on larger archaeological sites, as they generally represent larger or more frequent/long-term occupations. They also tend to yield more diagnostic material objects or settlement patterns, and so can be better defined chronologically and culturally, but can likewise be less clearly defined. Smaller sites can also yield diagnostic artifacts, and are typically the predominant site size of earlier Native and Euro-Canadian occupations, and may be subject to lower degrees of stratigraphic mixture.

4. *Site Type: is the site of a distinctive and well-defined type, with respect to its function or the activities carried out at the site?*

Sites range in nature from highly specialized to generalized, with a related range of interpretability: sites where many activities occur can make it hard to differentiate these activities, such as a pioneer farmstead. Sites where limited activities took place tend to show more identifiable patterns, like point manufacturing sites. While both end of this continuum represent similarly important parts of their inhabitants' lifeways, information may be more readily derived from those of lower complexity.

5. *Site Integrity: is the site largely intact?*

Sites that remain primarily intact retain significant levels of data, while degree of impact closely correlates with the extent of data-loss, particularly when all or some of the site has been impacted or removed through excavation, mitigation or other activities.

6. *Historical Association: does the site represent the archaeological remnants of a significant historical event, person, or group?*

The **direct** association of an archaeological site with a historical event, person, family or group can have a bearing on the significance of an archaeological site, depending on the significance to the community, province or nation of the event or person(s) involved. The nature of the association, such as transitory or long-term, also has a bearing on whether this association is of little or considerable significance.

7. *Setting: what is the integrity of the context surrounding the site?*

Sites do not exist independently, but rather are embedded (at varying scales) within the landscape encompassing them. As such, some semblance of the physiography (cultural heritage landscape) and relevant built culture concurrent to the site's occupation can provide an important context to the information derived from the site.

8. *Socio-political value: is there significant public value vested in the site?*

Real or perceived social or political value may be imparted to an archaeological site for various reasons by the public as a whole, or subsets of stakeholders and interest groups. Regardless of the origin of the value(s) ascribed the site, perception and expediency may play a large role in its identification as a significant feature.

9. *Uniqueness: is this a unique archaeological site?*

While all sites are by their nature unique, some are more so than others by nature of their distinctive type, role or character, which identifies them as "one-of-a-kind" within a specified frame of reference. The recognition of a site having such a unique nature as to warrant this distinction essentially refers to the information value implicit in such an identification. As a result, this will largely be the result of professional discourse.

10. *Rarity: is this a rare archaeological site?*

Rarity may be a measure of cultural affiliation, site type, function, location, artifact assemblage, and age, to mention some potential elements. This can take two forms: either because they occurred only very rarely as a site type originally, or because only a small number remain extant owing to destruction of the original set of sites. In both cases, the rarity of these sites warrants their identification as a result of their information value regarding such a limited resource. Evaluation of the distinct nature of such sites will largely originate through professional discourse.

11. *Human Remains: are there identified or probable burials on the site?*

Human remains can be encountered in a variety of circumstances, including within an archaeological site. Depending on the context, these can take the form of an approved cemetery, unapproved cemetery, unapproved Aboriginal Peoples cemetery, or irregular burial site. Regardless of the specific circumstance, burials carry a high cultural value in and of themselves. In addition, their significance can be evaluated as a sub-set of archaeological sites in complement with the standard cemetery management process. Native and pioneer cemeteries in particular can be assessed in reference to other archaeological sites and communities, as well as specific persons and events.

12. *Archaeological Potential: is the area of substantially high potential?*

The archaeological potential of a property is determined through an evaluation of a variety of factors. These include proximity to physiographic features, known

archaeological sites, historic features, and degrees of landscape alteration/disturbance. If a property is identified as having very high potential, designation may be warranted prior to field survey, or further impact.

3. Built Heritage

3.1. Introduction

For the past 25 years Part IV of the *Ontario Heritage Act* primarily concerned itself with the designation and hence protection and management of *buildings* of architectural or historic value or merit. The *Ontario Heritage Act* now enables municipalities to designate *property*, i.e., real property including buildings and structures. This may now include not only buildings but also plantings, landscaping elements and archaeological features (See preceding section 2.2).

As with archaeological evaluation the criteria below are to be used either as “stand-alone” or are to be used in conjunction with other criteria in the designation of heritage properties.

Historical Associations

1. *Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?*

The criterion evaluates the resource in the context of broad themes of community history. In assessing a resource, the evaluation should relate its importance specifically and with some precision to relevant themes usually of some duration, such as agricultural settlement, village or town development, recreational activities, suburbanization and industrial growth.

2. *Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?*

This criterion evaluates the resource with respect to its **direct** association with events, (i.e., the event took place in the building or on the property). The significance of the event must be clearly and consistently evaluated by examining the impact the event had on future activities, duration and scale of the event and the number of people involved. Battles, natural disasters and scientific discoveries are frequently recognized under this criterion.

3. *Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?*

This criterion evaluates the feature with respect to its **direct** association with a person or group, (i.e., ownership, use or occupancy of the resource). The significance of the person or group must be clearly described such as the impact on future activities, duration and scale of influence and number and range of people

affected, e.g., the Calder or Book family in Ancaster. Public buildings such as post offices or courthouses though frequented by many important persons will seldom merit recognition under this criterion.

Architecture and Design

4. Architectural merit: what is the architectural value of the resource?

This criterion serves to measure the architectural merit of a particular structure. The evaluation should assess whether the structure is a notable, rare, unique, early example or typical example of an architectural style, building type or construction techniques. Structures that are of particular merit because of the excellence and artistic value of the design, composition, craftsmanship and details should be identified whether or not they fall easily into a particular stylistic category (i.e., vernacular architecture).

5. Functional merit: what is the functional quality of the resource?

This criterion measures the functional merit of the structure apart from its aesthetic considerations. It takes into account the use or effectiveness of materials and method of construction. The criterion is also intended to provide a means of giving value to utilitarian structures, engineering works and industrial features that may not necessarily possess a strict "architectural" value.

The evaluation should note whether the structure is a notable, rare, unique, typical or early example of a particular material or method of construction.

6. Designer: what is the significance of this structure as an illustration of the work of an important designer?

This criterion evaluates the importance of the building in a designer's career. "Designer" may include architects, builders or engineers, either in private and public practice, or as individuals or professional firms. The evaluation will have to account for or describe whether or not a designer is important in terms of the impact that the person had on trends in building and activities in the community, province or nation before evaluating the importance of the specific structure in the designer's career. Comparisons should focus on surviving examples of the designer's work.

Integrity

7. Location integrity: is the structure in its original location?

The integrity of a resource relies in part on its relationship to its original site of construction. Original sites or locations of structures are benchmarks in the past physical, social, economic and cultural development of any area. The continued presence of heritage structures often contributes to a strong sense of place. Those features that have been moved from their original sites are considered to be of lesser cultural heritage value.

8. *Built integrity: is the structure and its components parts all there?*

The integrity of a resource may affect the evaluation of the built heritage feature particularly where there have been either:

- adverse alterations, such as the loss of significant or noteworthy building elements; or
- unsympathetic additions, that obscure or detract from original building fabric.

Properties that remain intact or that have been systematically and sensitively added to over a number of decades (such as farmhouses) are considered to have greater value than those that have experienced detrimental effects. Building ruins may warrant special consideration where there are other important cultural heritage values, e.g., "The Hermitage", Ancaster.

Environmental Context

9. *Landmark: is it a visually conspicuous feature in the area?*

This criterion addresses the physical importance of a structure to its community. The key physical characteristic of landmarks is their singularity, some aspect that is unique or memorable in its context. Significant landmarks can have a clear form, contrast with their background or have prominent locations. Landmarks are often used by people as reference points, markers or guides for moving or directing others through an area.

10. *Character: what is the influence of the structure on the present character of the area?*

This criterion measures the influence of the resource on its surroundings. The character of the immediate area must be established before the site's contribution can be assessed. (In the case of complexes, "area" may be defined as the complex itself, e.g., hospital, university, industrial plant.) Areas can convey a sense of cohesion through the similarity and/or dissimilarity of their details. Cohesion can be established by examining such things as scale, height, proportion, siting, building materials, colours and relationships to other structures and spaces.

11. *Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?*

This criterion examines the degree to which the immediate environment enhances the structures physical value or prominence. It assesses the importance of the site in maintaining familiar edges, districts, paths, nodes and landmarks that assist in movement and orientation. Structures or sites may exhibit historic linkages such as those between a church and cemetery or a commercial block and service alleys. Other examples are original settings that provide the context for successive replacement of bridges at the same location or traditional relationships such as those between a station and hotel located next to a rail line.

Social Value

12. Public perception: is the property or feature regarded as important within its area?

This criterion measures the symbolic importance of a structure within its area to people within the community. "Community" should not solely reflect the heritage community but the views of people generally. Examination of tourist brochures, newspaper articles, postcards, souvenirs or community logos for the identification of a site as a prominent symbolic focal point is sometimes useful.

4. Cultural Heritage Landscapes

4.1. Introduction

Prior to defining evaluation criteria, it is worthwhile to enumerate several general principles for understanding cultural heritage landscapes. The Provincial Policy Statement issued under the Planning Act states in 2.5.1, *Cultural Heritage and Archaeological Resources* that:

Significant built heritage resources and cultural heritage landscapes will be conserved.

"Cultural heritage landscape" is specifically defined to mean:

a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place.

In addition, "Significant" is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. As cultural heritage landscapes and built heritage resources may be considered an "other matter", the following definition of "significant" applies:

in regard to other matters, important in terms of amount, content, representation or effect.

These formal quasi-legislative definitions are important in defining the scope and limitations of what constitutes a significant cultural heritage landscape. The word "culture" or "cultural" is used here and in the context of the policy statement to differentiate between those environmental features that are considered to originate in "nature" and have "natural" forms or attributes. The use of the word culture in this context should not be misconstrued to indicate a refined or developed understanding of the arts or civilization.

Typically cultural heritage landscapes comprise many items or objects that have been made or modified by human hands. Importantly, cultural heritage landscapes reflect human activity (including both the intended and accidental results of development,

conservation and/or abandonment) and thus all landscape artifacts reflect “culture” in some way, shape or form. Accordingly, for the purposes of understanding a cultural landscape, most components of the landscape are usually equally important in giving some insight into the culture or historical past of an area (fields, farmsteads, treelines, woodlots, mill ponds, raceways, manufactories, etc.) Present landscapes that are inherited from the past typically represent the aspirations, value, technology and so on of previous generations. Many present-day cultural heritage landscapes are relics of a former age. Small towns and rural hamlets, for instance, often represent nineteenth century rural lifeways that are no longer being built.

In order to understand the cultural heritage significance of a landscape it is important to understand not only the physiographic setting of an area but importantly the broader historical context of change. The role of technology and communications is particularly important at any given time as these often provided the physical artifacts or means available to permit change to occur within the landscape.

In the evaluation of cultural landscapes for the purpose of heritage conservation, the establishment of criteria is essentially concerned with attempting to identify those landscapes that have particular meaning, value or importance and consequently require some form of active conservation management including informed municipal decision making through the designation process. Traditionally, “landscapes” have tended to be evaluated on the basis of some measure of scenic merit, particularly those considered to be views of “nature”, free from the effects of noticeable human activity. In identifying cultural heritage landscapes there is less a concern for assigning value based solely on scenic attributes. Attributes that address historical associations and social value are also equally important. The following criteria provide a broader base for evaluation.

4.2. Applying the Evaluation Criteria

The evaluation framework for cultural heritage landscapes is a set of criteria to be used in the assessment of cultural heritage landscapes throughout the City of Hamilton. These criteria are based on established precedents for the evaluation of heritage resources. It is anticipated that this framework will be applied to a broad range of landscapes in a consistent and systematic manner. It may be utilized either on a long-term basis as part of continuing survey and assessment work or on an issue oriented case-by-case manner. The evaluation criteria are also to serve the purposes of determining cultural heritage value or interest for the purposes of designation under the *Ontario Heritage Act*.

The criteria recognize the value and merit of all types of cultural heritage landscapes. If at any time it is proposed to undertake a comparative evaluation amongst many landscapes such comparative analysis should be used only to compare like or similar landscapes. An industrial landscape, for example must be assessed through comparison with other industrial landscapes, not with a townscape or rural landscape. The intent in applying the criteria is not to categorize or differentiate amongst different types of landscape based upon quality. In using and applying the criteria it is important that particular types of cultural heritage landscapes are each valued for their inherent character and are consistently evaluated and compared with similar or the same types.

4.3. The Evaluation Criteria for Cultural Heritage Landscapes

Historical Associations

1. *Themes: how well does the cultural heritage landscape illustrate one or more historical themes representative of cultural processes in the development and/or use of land in the context of the community, province or nation?*

This criterion evaluates the cultural landscape in the context of the broad themes of the City's history. In assessing the landscape, the evaluation should relate the landscape specifically to those themes, sub-themes and material heritage features, e.g., ports/industrial areas and cottage and resort communities.

2. *Event: is the cultural landscape associated with a specific event that has made a significant contribution to the community, province or nation?*

This criterion evaluates the cultural landscape's **direct** association with an event, i.e., the event took place in the area. The significance of the event must be evaluated by explicit description and research such as the impact event had on future activities, the duration and scale of the event and the number of people involved. Battle sites and areas of natural disasters are recognized under this criterion.

3. *Person and/or Group: is the cultural landscape associated with the life or activities of a person, group, organization or institution that has made a significant contribution to the community, province or nation?*

This criterion evaluates the cultural landscape's **direct** association with a person or group, i.e., ownership, use or development of the cultural landscape. The significance of the person or group must be considered in the context of impact, scale and duration of activities. Cultural landscapes resulting from resource based activities such as forestry, mining or quarrying, etc. may be identified with a particular corporate group. Conversely, individuals may play a pivotal role in the development of cultural landscapes such as a town site, industrial operation or resort complex.

Scenic Amenity

4. *Sense of place: does the cultural heritage landscape provide the observer(s) with a strong sense of position or place?*

This criterion evaluates the sensory impact to an observer either viewing the cultural heritage landscape from within or from an exterior viewpoint. Such landscapes are recognizable as having a common, identifying character derived from buildings, structures, spaces and/or natural landscape elements, such as urban centres, ports, villages and cottage communities.

5. *Serial Vision: does the cultural heritage landscape provide the observer(s) with opportunities for serial vision along paths of pedestrian or vehicular movement?*

This criterion measures the visual impact to an observer travelling through the cultural landscape. Sidewalks or streets in urban areas and roads or water routes in rural or beach areas often provide an observer with a series of views of the landscape beyond or anticipated to arrive within view. Such serial vision may be observed at a small scale in an urban area, moving from residential street to commercial area; or at a larger scale from urban to rural.

6. *Material Content: is the cultural heritage landscape visually satisfying or pleasing to the observer(s) in terms of colour, texture, style and scale?*

This criterion attempts to evaluate the visual impact to an observer of the content of the cultural landscape in terms of its overall design and appearance, however formally or informally, consciously or unconsciously planned. Material content assesses whether the landscape is pleasing to look at regardless of historical completeness.

Integrity

7. *Integrity: is it all there?*

The evaluation of the integrity of a cultural heritage landscape seeks to identify the degree to which adverse changes have occurred. Landscapes that have suffered severe alterations, such as the removal of character defining heritage features and the introduction of intrusive contemporary features, may be weaker in overall material content, serial vision and the resultant sense of place that it provides.

Design

8. *Design: has the landscape been purposefully designed or planned?*

This criterion applies only to those landscapes that have been formally or purposefully designed or planned and includes examples such as “planned” communities, public parks, cemeteries, institutional grounds and the gardens of residences. Typically, they are scarce in comparison to evolving or relict landscapes. This criterion evaluates the importance of the landscape in the designer’s career. “Designer” may include surveyors, architects, or landscape architects, both private and public, either as individuals or as professional firms. The evaluation assesses whether or not a designer is important in terms of the impact on trends in landscape design before evaluating the importance of the specific landscape in the designer’s career. Comparisons should focus on surviving examples of the designer’s work.

Social Value

9. *Public perception: is the landscape regarded as having importance within the City?*

This criterion measures the importance of the landscape as a cultural symbol. Examination of advertisements of the day, popular tourism literature and artifacts, public interviews and local contacts usually reveal potential landscapes of value.

APPENDIX C – City of Hamilton’s Cultural Heritage Assessment Report Outline

APPENDIX 5:

City of Hamilton Cultural Heritage Assessment Report Outline

A Cultural Heritage Assessment report shall be prepared as part of a standard process that assists in determining the cultural heritage value of properties and their prospective merit for designation under Part IV of the *Ontario Heritage Act*.

The report shall include nine sections:

Section 1, *Introduction*, comprises an introduction to the report.

Section 2, *Property Location*, briefly describes the physical location, legal description, and dimensions of the property.

Section 3, *Physiographic Context*, contains a description of the physiographic region in which the subject property is located.

Section 4, *Settlement Context*, contains a description of the broad historical development of the settlement in which the subject property is located as well as the development of the subject property itself. A range of secondary sources such as local histories and a variety of historical and topographical maps are used to describe settlement history and the subject property's key heritage characteristics.

Section 5, *Property Description*, describes the subject property including its heritage characteristics (attributes) providing the base information to be used in Section 6.

Section 6, *Cultural Heritage Evaluation*, comprises a detailed evaluation of the subject property using the three evaluation categories: archaeology; built heritage; and, cultural heritage landscapes. The Cultural Heritage Evaluation shall be completed in accordance with the City of Hamilton's criteria and the criteria outlined in Ontario Regulation 9/06.

Section 7, *Cultural Heritage Value: Conclusions and Recommendations*, comprises a brief summary of the Cultural Heritage Evaluation and provides a list of those criteria that have been satisfied in determining cultural heritage value. This section shall contain a recommendation as to whether or not the subject property should be designated under the *Ontario Heritage Act*. If the property is recommended for designation, this section shall also include the accompanying statement of cultural heritage value or interest and list of heritage attributes.

Section 8, *Bibliography*, comprises a list of sources used in the compilation of this report.

Section 9, *Qualifications*, comprises a CV outlining the qualifications of the author of the report.

APPENDIX D - Photo Documentation Inventory

Appendix D - Photo Documentation Inventory

View of Church looking East



View of Exterior Features (e.g. Romanesque Revival)



View of Double-Arched Entrance & Hinged Wood Doors



View of Church looking NE, at MacNab St. S.



Brick Pinnacles & Buttresses



View from Church looking east along Main St. W.



View of First Storey Segmental Windows



Moulded Stone Trim & Round Columns



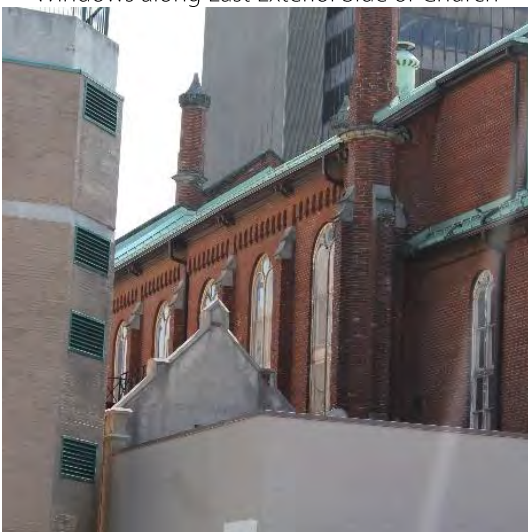
Quatrefoil Window & Segmental Double Doors



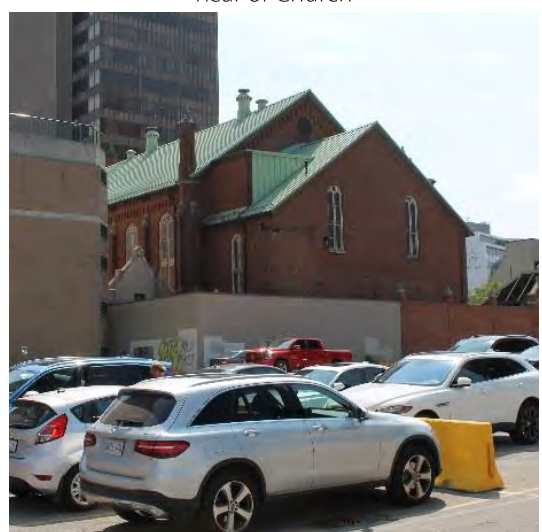
Arched Brick Dentils



Windows along East Exterior Side of Church



Rear of Church



West Exterior Side of Church



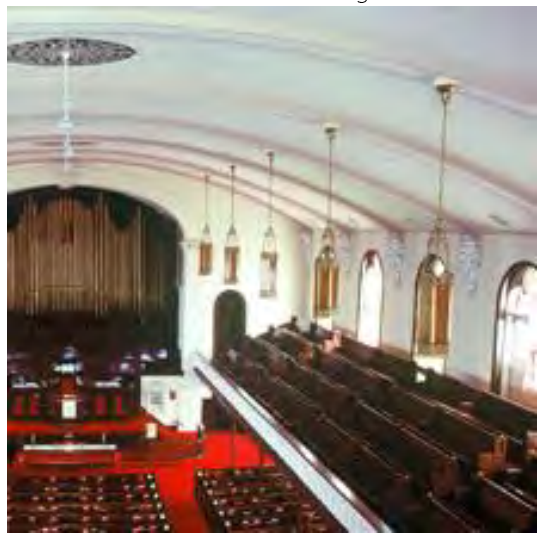
Decorative Brick Work



Choir Gallery



Decorative Ceiling



Stained Glass Windows



Interior Acoustics and Chandelier Ceiling Mounts



Pews and Choir Gallery



Casavant Frères Organ



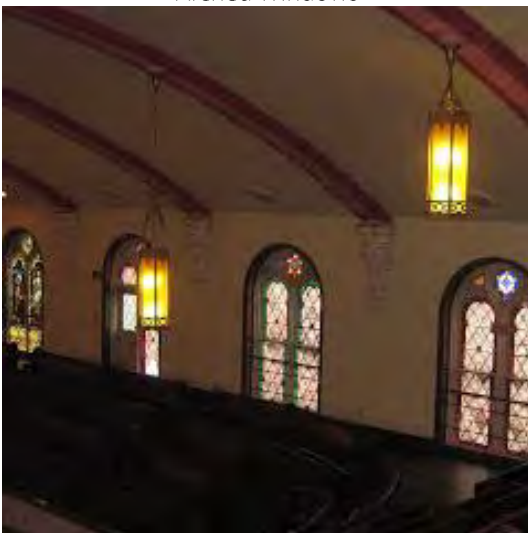
Chandelier Ceiling Mounts



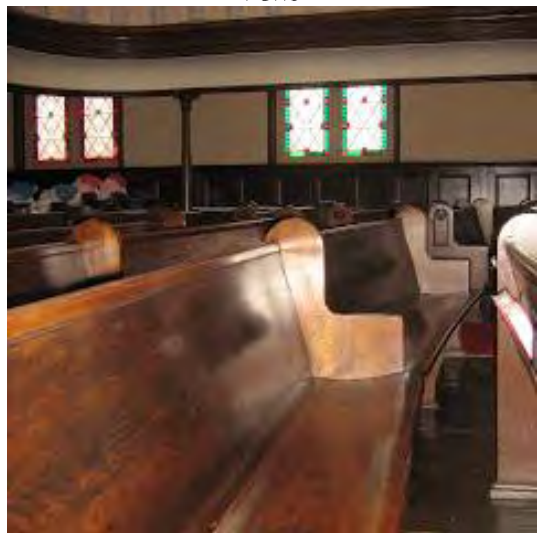
Casavant Frères Organ



Arched Windows



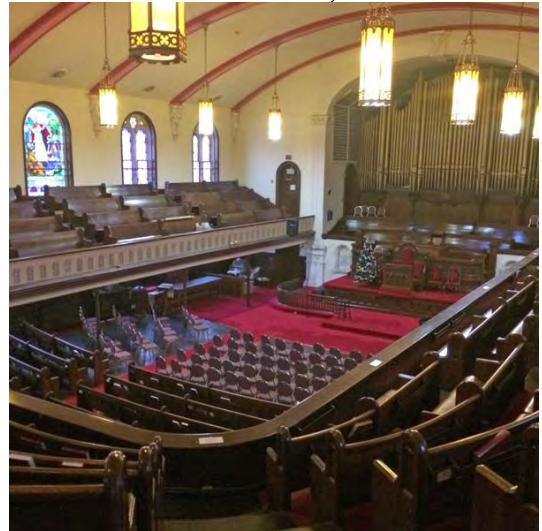
Pews



Interior Acoustics



Choir Gallery



Stained Glass Windows



Kitchen



NOTE: All photos were taken or acquired from public sources. Interior photos were compiled through online research and some were acquired from the City of Hamilton.

APPENDIX E - Draft Designating By-law, Statement of CHVI, & List of Attributes

CITY OF HAMILTON
BY-LAW NO. XX-XXX
To Designate
LAND LOCATED AT 24 MAIN STREET WEST, CITY OF HAMILTON
As Property of
CULTURAL HERITAGE VALUE

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6) (a) of the said Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The property located at 24 Main Street West, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this ____ day of _____, _____.

To Designate Land Located at 24 Main Street West, City of Hamilton
as property of Cultural Heritage Value

Deputy Mayor

City Clerk

DRAFT

To Designate Land Located at 24 Main Street West, City of Hamilton
as property of Cultural Heritage Value

Page 3 of 8

Schedule "A"

To

By-law No. XX-XXX

24 Main Street West

Hamilton, Ontario

PIN: 171660005

ARN: 251802012100070

Legal Description:

LT 41 P. HAMILTON SURVEY CITY OF HAMILTON; PT LT 42 P. HAMILTON SURVEY CITY OF HAMILTON; PT LT 40 P. HAMILTON SURVEY CITY OF HAMILTON; PT LT 23 P. HAMILTON SURVEY CITY OF HAMILTON (UNREGISTERED) BTN KING ST, JAMES ST, MAIN ST, MACNAB ST PT 2, 4 62R11805; CITY OF HAMILTON

To Designate Land Located at 24 Main Street West, City of Hamilton
as property of Cultural Heritage Value

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Schedule "B"

To

By-law No. XX-XXX

24 Main Street West

Hamilton, Ontario

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

Statement of Cultural Heritage Value or Interest

Description of Historic Place

The property at 24 Main Street West features a mid-19th century place of worship designed by architect A.H. Mills, in the Romanesque Revival style with Gothic influences, built by the Webber Brothers builders and Messrs Sharp Murison carpenters circa 1868. The place of worship (formerly the Centenary United, and prior to that, the Centenary Methodist Church) was named in memorial of the centennial anniversary of the first Methodist chapel in North America: Centenary Methodist Church.

Centenary Methodist became Centenary United, with an increase in membership and commitment. During the last half of the 20th Century, changes to the population in the City core resulted in the closure of nearby churches – Wesley United amalgamated with Centenary in 1957 and in 1999, Livingston United – leaving Centenary as the most important of the United Churches in the downtown area of Hamilton.

The place of worship at 24 Main Street West represents the oldest United Church in Hamilton's downtown core. The property is located on the corner of MacNab Street South and Main Street West within the downtown central area of the City of Hamilton, on the north of Main Street West. The existing place of worship is oriented north-south with approximately 34 metres of frontage on Main Street West, built within close proximity to the southerly property line along Main Street West.

The place of worship totals three-and-a-half storeys in height and has a front gable metal-clad roof with a brick parapet, moulded stone courses and arched brick dentils. The projecting eaves have wooden soffits with paired brackets. Four brick pinnacles with brick buttresses and decorative stone finishes extend up from the front facade to separate the

To Designate Land Located at 24 Main Street West, City of Hamilton
as property of Cultural Heritage Value

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three window bays. The gable roof front porch was added in 1896, including the double-arch entrance, decorative transoms, segmental double doors, moulded stone trim, round columns, Corinthian capitals, quatrefoil windows, shaped parapet and decorative brick work. There is a blinded quatrefoil window below the centre gable. The upper-storey facades are composed of two-storey-high semi-circular window openings with a set of paired stacked stained glass windows, wood trim and shaped stone sills. The windows in the front façade have moulded stone hoods with decorative finishes and the side walls have brick voussoirs. The first storey has segmental windows and entrances with brick voussoirs.

At one point, an addition for a Sunday school to the rear was constructed (circa 1891), but was demolished in the late-20th century after the severance and sale of the rear of the property. A new addition was constructed in 1992. The 1992 addition includes a rear wing and a one-storey addition to the west.

A Parsonage for the Centenary Church, was constructed in 1875, just more than half a kilometre (500m) south from the subject property at 177 James Street South. The parsonage was demolished in 1931 for the construction of the Hamilton Medical Arts Building.

Heritage Value

The property at 24 Main Street West demonstrates design and physical value, historical and associative value, contextual value, social value, and has a high degree of integrity.

Design Value or Physical Value:

The place of worship at 24 Main Street West has design and physical value in that it is an early and representative example of the Romanesque Revival style with Gothic influences. The building displays a high degree of craftsmanship through its variety of unique exterior and interior features. The Romanesque Revival style was often combined in institutional structures of the late 19th century, and is typically characterized by a massive heavy stone or brick construction, and by semi-circular arches as a motif. Romanesque architecture is closely related to Gothic Revival architecture which experienced a period of popularity in Ontario in the late 19th century. In churches, the style was characterized with a buttressed tower, arched windows, hood moulds, and lancet windows.

The Romanesque influence on the Centenary Church is evidenced by the: moulded stone courses; arched brick dentils; projecting eaves with wooden soffits and paired brackets;; and the gable roof front porch with double-arch entrance, decorative transoms, segmental double doors, moulded stone trim, round columns, Corinthian capitals, quatrefoil

To Designate Land Located at 24 Main Street West, City of Hamilton
as property of Cultural Heritage Value

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windows, shaped parapet and decorative brick work. The Gothic influence is seen in the stepped buttresses and four brick pinnacles with brick buttresses and decorative stone finishes and the consistent use of round-headed arches, especially the small arches on projecting stones, (arched corbels) that articulate the gable.

Historical and Associative Value

The place of worship at 24 Main Street West has historical and associative value through its association with the Methodist movement in Hamilton during the period of industrial development from 1850 to 1900. At the time of its construction, one fifth of all Hamiltonians were estimated to be Methodists, and construction of the Centenary Church served as a place of worship to the growing Methodist movement in Hamilton at the time. Given this, the property and church have the potential to yield information that contributes to an understanding of the religious, and specifically Methodist community, within the City of Hamilton. In addition, the church reflects the work or ideas of architect Albert Harvey Hills (1816-1878), who was a significant architect in the City of Hamilton renowned for his prowess in designing churches and commercial architecture throughout the City.

Furthermore, the church also reflects the work of the Canadian organ building company Casavant Frères, through the existing pipe organ. The company (Casavant Frères) was founded in 1879, and is based out of in Saint-Hyacinthe, Quebec, founded by brothers Joseph-Claver (1855–1933) and Samuel-Marie (1859–1929). Casavant Frères is an internationally well-known and respected pipe organ builder. The Casavant Frères Organ consists of four manuals, 47 speaking stops, 3,000 pipes, 27 couplers, 25 automatic adjustable pistons, combination pedals and other mechanical accessories. As of January 13, 1904, the Casavant Frères Organ would have been one of the largest and best equipped instruments in Canada. The wood work is made of quartered oak and the pipes have been artistically decorated in harmony with the architecture of the church.

Contextual Value

The place of worship at 24 Main Street West has contextual value for its status as a defining feature within the downtown core of the City of Hamilton. The property and church are located along Main Street, which since at least 1830, has existed as a prominent thoroughfare within the City. The mid-19th century marked a dramatic increase in Methodism, and as a resolution, lots were purchased on Main Street West to construct the church in 1868. The Centenary United Church has been identified as a Downtown Hamilton landmark due to its considerable impact on Hamilton's downtown core and its substantial contribution to the city's architectural identity. The building's architectural distinctiveness as a Romanesque Revival building with Gothic Revival influences stands as an excellent example of Canadian 19th-century church architecture. The building is

To Designate Land Located at 24 Main Street West, City of Hamilton
as property of Cultural Heritage Value

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reminiscent of Hamilton's early religious roots within the downtown core. Located at the corner of MacNab Street South and Main Street West, the building is an important part of the streetscape, and a distinctive part of the historical core of the City. Other heritage properties in the area include: St. Paul's Presbyterian Church, the Sun Life Building, the Hamilton Carnegie Building, the former Bank of Montreal, and the Landed Banking and Loan Company Building. Its, contribution to the reinforcement of the Methodist movement in Hamilton, its scale, massing, building materials, architectural distinctiveness within the downtown core, and its proximity to other heritage properties, make the Centenary United Church a landmark of Hamilton's downtown.

Social Value

The place of worship at 24 Main Street West has social value for its association with the Women's Missionary Society, and for its history in musical leadership.

The Centenary Church was once home to the origin of the Woman's Missionary Society. The Woman's Missionary Society was first organized in the Methodist Church in 1889, in response to an appeal from the Board of Missions, through their secretary, the late Dr. Sutherland, who put the question to the Christian women of the Church, as to what they could do for their sisters in foreign lands. The first auxiliary of the Woman's Missionary Society was formed in the Centenary Church, Hamilton, on June 23, 1881. The most notable achievement of the Women's Missionary Society here, was when they sent the first female missionary, Martha Cartmell, to Japan in 1882. Ms. Cartmell went on to found the Tokyo Eiwa High School for girls in Tokyo and is revered by the Japanese for her work in revolutionizing education for Japanese women.

The Centenary Church was originally design with music in mind. The place of worship's first organ was constructed in the City specifically for the Church, under the supervision of Thomas White, a practical organ builder, and organist of the old "Stone Church". The organ was considerably enlarged in 1881, and in 1903 was renewed and enlarged further under the supervision of organist W.H. Hewlett. The enlarged organ operated under the electro-pneumatic system, and was manufactured by the celebrated firm Casavant Frères (Casavant Brothers) of Saint-Hyacinthe, QC.

To compliment the Organ, an advanced choir gallery was installed in the church in 1904, and the improved gallery was designed to seat over 50 people. The seats were designed (at the time) to be of the most improved kind in circular form, and so arranged that each member of the choir would be visible to the organist whether sitting or standing. The console of key-board and the organ, of oak exterior and mahogany interior, was placed immediately behind the minister's seat and in front of the choir. The only connection between the key-board and the organ was a cable containing electric wires.

To Designate Land Located at 24 Main Street West, City of Hamilton
as property of Cultural Heritage Value

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The excellence of the Casavant Frères organ combined with the interior seating capacity established the Centenary Church as a musical leader within the City. Many larger concerts were held over the years, which helped contribute to the church's social value within the City. For example, on November 14, 1957 the Centenary United Church hosted musician Jean Madeira (a contralto) and the Medallion Chorus under the direction of Flora Webb, which was production by the Vienna State Metropolitan Opera.

Description of Heritage Attributes

Exterior attributes

- Arched brick dentils;
- Blinded quatrefoil window below the centre gable;
- Corinthian capitals;
- Cut stone dressings;
- Decorative stone finishes which extend up from the front façade to separate the three window bays;
- Decorative transoms;
- Double-arched entrance with hinged wood doors with glass inserts;
- First storey segmental windows and entrances with brick voussoirs;
- Four (4) brick pinnacles with brick buttresses;
- Front gable metal-clad roof with brick parapet;
- Gable roof front porch;
- Moulded stone courses;
- Moulded stone trim and round columns;
- Projecting eaves with wooden soffits with paired brackets;
- Quatrefoil windows;
- Red pressed brick masonry;
- Romanesque Revival style;
- Segmental double doors;
- Shaped parapet and decorative brick work; and
- Upper-storey facades composed of two-storey-high semi-circular window openings with a set of paired stacked stained glass windows, wood trim and shaped stone sills.

APPENDIX F - Detailed Elevation Drawings

APPENDIX G - Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes



Ministry of Tourism,
Culture and Sport

Programs & Services Branch
401 Bay Street, Suite 1700
Toronto ON M7A 0A7

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes A Checklist for the Non-Specialist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Cultural Heritage Assessment for Potential Designation under Part IV of the Ontario Heritage Act

Project or Property Location (upper and lower or single tier municipality)

24 Main Street West, City of Hamilton, Ontario, Canada

Proponent Name

City of Hamilton

Proponent Contact Information

Chelsey Tyers, Cultural Heritage Planner, chelsey.tyers@hamilton.ca, 905.546.2424 x1202

Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, please follow the pre-approved screening checklist, methodology or process.**If No**, continue to Question 2.**Part A: Screening for known (or recognized) Cultural Heritage Value**2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area):

Yes	No
-----	----

- | | | |
|---|--------------------------|-------------------------------------|
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. has a special association with a community, person or historical event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- [Ontario Heritage Trust](#)
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- [Ontario Heritage Trust](#) - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- [Ontario Heritage Trust](#)

v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada website](#).

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

Part C: Other Considerations**5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?**

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through [Ontario Trails](#).

APPENDIX H - Curriculum Vitae



CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Niagara-on-the-Lake, Corridor Design Guidelines

Cambridge West Master Environmental Servicing Plan

Township of West Lincoln Settlement Area Expansion Analysis

Ministry of Infrastructure Review of Performance Indicators for the Growth Plan

Township of Tiny Residential Land Use Study

Port Severn Settlement Area Boundary Review

City of Cambridge Green Building Policy

Township of West Lincoln Intensification Study & Employment Land Strategy

Ministry of the Environment Review of the D-Series Land Use Guidelines

Meadowlands Conservation Area Management Plan

City of Cambridge Trails Master Plan

City of Kawartha Lakes Growth Management Strategy

City of Cambridge Growth Management Strategy

City of Waterloo Height and Density Policy

City of Waterloo Student Accommodation Study

City of Waterloo Land Supply Study

City of Kitchener Inner City Housing Study

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dcurrie@mhbcplan.com
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CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg, Heritage Master Plan
Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan
City of Kingston, Barriefield Heritage Conservation District Plan Update
Burlington Heights Heritage Lands Management Plan
City of Markham, Victoria Square Heritage Conservation District Study
City of Kitchener, Heritage Inventory Property Update
Township of Muskoka Lakes, Bala Heritage Conservation District Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan
City of Toronto, Garden District Heritage Conservation District Plan
City of London, Western Counties Cultural Heritage Plan
City of Cambridge, Heritage Master Plan
City of Waterloo, Mary-Allen Neighbourhood Heritage District Plan Study
City of Waterloo Rummelhardt School Heritage Designation

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

EDUCATION

2016

Master of Arts in Planning,
specializing in Heritage
Planning

*University of Waterloo,
School of Planning*

2010

Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology

Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects (such as the Architectural Salvage Program).

Vanessa is a member of the Canadian Association of Heritage Professionals and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including Heritage Conservation Districts (HCDs), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques). Vanessa is also able to comment provide comments regarding Stages 1-4 Archaeological Assessments due to her experience as a practicing field archaeologist and experience writing archaeological reports submitted to the Ministry of Tourism, Culture and sport.

PROFESSIONAL EXPERIENCE

June 2016 - Present Cultural Heritage Specialist/ Heritage Planner
MacNaughton Hermsen Britton Clarkson Planning Ltd.

2012 - 2016 Program Manager, Heritage Planning
Town of Aurora

May 2012 - October 2012 Heritage Planning Assistant
Town of Grimsby

2007 - 2010 Archaeologist
Archaeological Research Associates Ltd.

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CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs) 2016-2018

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge

Heritage Impact Assessment - 47 Spring Street Waterloo, Albert/MacGregor Neighbourhood HCD

Heritage Impact Assessment - 107 Concession Street, City of Cambridge

Heritage Impact Assessment - 33 Laird Drive, City of Toronto

Heritage Impact Assessment - Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington

Heritage Impact Assessment - 362 Dodge Drive, City of Kitchener

Heritage Impact Assessment - 255 Ruhl Drive, Town of Milton

Heritage Impact Assessment - 34 Erb Street East, City of Waterloo

Heritage Impact Assessment - 474 and 484 Queen Street South (and Schneider Haus National Historic Site), City of Kitchener

Heritage Impact Assessment - 883 Doon Village Road, City of Kitchener

Heritage Impact Assessment - 57 Lakeport Road, City of St. Catharines

Heritage Impact Assessment - 8331 Heritage Road, City of Brampton

Heritage Impact Assessment - 55 Fallbrook Lane, City of Cambridge

Heritage Impact Assessment - Langmaids Island, Lake of Bays

Heritage Impact Assessment - 28 Burgetz Avenue, City of Kitchener

Heritage Impact Assessment - 1679 Blair Road, City of Cambridge

Heritage Impact Assessment - 13373 Guelph Line, Milton

Heritage Impact Assessment - 64 Margaret Avenue, City of Kitchener

Heritage Impact Assessment - 51 David Street, City of Kitchener

CULTURAL HERITAGE EVALUATION REPORTS (CHERs) 2016-2018

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute

Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville

Cultural Heritage Evaluation Report - 317 Mill Street, 28/30 Elizabeth Street South, 16 Elizabeth Street South, Town of Richmond Hill

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CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage Landscape

Cultural Heritage Evaluation Report – 28 Burgetz Avenue, City of Kitchener

Cultural Heritage Evaluation Report – 13373 Guelph Line, Milton

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

Conservation Plan – 28 Burgetz Avenue, City of Kitchener

DOCUMENTATION AND SALVAGE REPORTS

Documentation and Salvage Report – Main Street Properties, Township of Whitchurch-Stouffville

Documentation and Salvage Report & Commemoration Plan – 474 and 484 Queen Street South, City of Kitchener

Documentation Report – 64 Grand Avenue South, City of Cambridge

Documentation and Salvage Report – 487424 30 Side Road, Town of Mono

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

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CURRICULUM VITAE

Evan Sugden, HBASc, MA

EDUCATION

2017
Master of Arts (MA)
Planning
University of Waterloo

2015
Honours Bachelor Arts &
Science (HBASc)
Geography
Lakehead University

Evan Sugden, is a Planner with MHBC specializing in development, parks and recreation, and cultural heritage planning.

Mr. Sugden is passionately dedicated to making a defining contribution to his community. He is a strategist and visionary thinker who strives to continuously promote civic engagement and innovative thinking in both public and private environments. Evan provides planning research and analysis for the public and private sectors. He has a range of experience from preparing and reviewing official plans, zoning by-laws, planning justification reports, and master plans to coordinating and submitting development applications including plans of subdivision, condominiums, site plans, consents, and minor variances. Evan has also worked on expropriations, and is well-versed in cultural heritage planning, and adaptive reuse.

Evan has a variety of experience in land development, redevelopment, waterfront planning, and parks and recreation planning stemming from project experience and an interdisciplinary background in Aviation, Forestry, Geomatics, Land Surveying, Civil Engineering and Planning. Evan is passionate about cultural heritage planning and applying a sustainable approach to urban and regional planning.

During his Master's studies at the University of Waterloo, he published a Thesis entitled "Assessment Criteria for the Adaptive Reuse of Industrial Heritage Buildings". As an undergraduate with Lakehead University, he also wrote a thesis which explored the impacts that active transportation infrastructure has on automobile dependency in Canadian cities.

PROFESSIONAL ASSOCIATIONS

- Candidate Member, Canadian Institute of Planners (CIP)
- Candidate Member, Ontario Professional Planners Institute (OPPI)
- Full Member, Canadian Association of Geographers (CAG)
- Member, Ontario Expropriation Association (OEA)

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CURRICULUM VITAE

Evan Sugden, HBASc, MA

PROFESSIONAL HISTORY

- 2017 - Present **Planner,**
MacNaughton Hermsen Britton Clarkson Planning Ltd.
- 2016 - 2017 **Planner,**
Skelton Brumwell and Associates Inc.
- 2016 - 2016 **Junior Planner,**
Planscape Inc.
- 2015 - 2016 **Teaching Assistant, Planning and Environmental Law
and Planning Professional Practice**
University of Waterloo
- 2013 - 2015 **Wildfire Firefighter (Fire Ranger)**
Ontario Ministry of Natural Resources and Forestry
- 2012 - 2012 **Planning & Design Technician**
PLANbyDESIGN
&
Landscape Designer
landscapeplanner.ca (Division of PLANbyDESIGN)
- 2010 - 2011 **Junior Construction Inspector (Civil Engineering)**
C.C. Tatham & Associates Ltd.
- 2009 - 2010 **Survey Technician**
TULLOCH Engineering
- 2008 - 2009 **Survey Technician**
T.A. Bunker Surveying Ltd.

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CURRICULUM VITAE

Evan Sugden, HBASc, MA

SELECTED PROJECT EXPERIENCE

Cultural Heritage Planning

- Built Heritage and Cultural Landscape Assessment for Reconstruction of a 3-Span Bridge in Jordan's Hollow (Part of Municipal Class EA), **Lincoln, ON**
- Built Heritage and Cultural Landscape Assessment for Reconstruction of a Historic Culvert (Part of Municipal Class EA), **Lincoln, ON**
- City of Guelph Cultural Heritage Action Plan, **Guelph, ON**
- Cultural Heritage Assessment Report for Designation of Church, **Hamilton, ON**
- Cultural Heritage Due Diligence and Planning Opinion for Adaptive Reuse of Heritage Structures (Added High-Rise onto Heritage Fabric), **Toronto, ON**
- Cultural Heritage Due Diligence and Planning Opinion for Redevelopment of Private Property, **Cambridge, ON**
- Cultural Heritage Impact Assessment for 40-Storey Luxury Hotel, **Niagara Falls, ON**
- Cultural Heritage Impact Assessment for a Road Extension (Part of Municipal Class EA), **Town of Essex, ON**
- Cultural Heritage Impact Assessment for Adaptive Reuse of Church to Mosque, **Brampton, ON**
- Cultural Heritage Impact Assessment for Severance and Minor Variance Applications for Private Property in Community of Ayr, **North Dumfries, ON**
- Cultural Heritage Screening Report for the Kelso/Glen Eden Urban Servicing Extension, **Milton, ON**
- Preparation of a Commemorative Plaque for a Historic Farmstead, **Waterloo, ON**
- Historic Aerial Photo Assessment and Analysis for Property on Winston Churchill Boulevard, **Oakville, ON**

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CURRICULUM VITAE

Evan Sugden, HBASc, MA

Municipal Planning

- City of Guelph Cultural Heritage Action Plan
- Municipality of Kincardine Parks and Recreation Master Plan
- Town of Grimsby East Waterfront Strategic Plan
- Town of Grimsby Parks, Recreation and Culture Master Plan
- Town of Parry Sound Zoning By-law
- Township of Adjala-Tosorontio Official Plan

Development Planning - Project Management

- Due Diligence Planning Review & Opinion for 10 lot Development on Private Services along Victoria Street North, **Woolwich, ON**
- Due Diligence Planning Review & Opinion for Asphalt Plant, **Clarington, ON**
- Due Diligence Planning Review & Opinion for Residential Subdivision off of Eliza Street, Arthur, **Wellington North, ON**
- Due Diligence Planning Review & Opinion, **Brantford, ON**
- Due Diligence Planning Review for Waterfront Subdivision and Development along McDonough Lane, **Northern Bruce Peninsula, ON**
- Land Use Compatibility Assessment for Settlement Boundary Rationalization, **Wilmot, ON**
- Minor Variance Applications for Condominium Development on Silver Spear Road, **Mississauga, ON**
- Official Plan and Zoning By-law Amendments to Permit Mixed-Use Commercial/Residential Development along Dundas St. South, **Cambridge, ON**
- Plan of Condominium (Vacant Land) and Site Plan in Doon South, **Kitchener, ON**
- Plan of Condominium, Woolwich Street, **Waterloo, ON**
- Plan of Subdivision in Community of Glen Allan, **Mapleton, ON**
- Plan of Subdivision, Atwood, **North Perth, ON**
- Plan of Subdivision, Drayton Heights Registration, **Mapleton, ON**
- Plan of Subdivision, Grasslands of Stauffer Woods Registration, **Kitchener, ON**

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CURRICULUM VITAE

Evan Sugden, HBASc, MA

- Plan of Subdivision, Huron Village Registration, **Kitchener, ON**
- Plan of Subdivision, Vista Hills Registration, **Kitchener, ON**
- Planning Review & Opinion on Commercial Retail Uses/Opportunities, **Waterloo, ON**
- Review of Proposed New Comprehensive Zoning By-law and Urban Design Guidelines and Implications to Operations of Commercial Entertainment Facility, **Kitchener, ON**
- Severance for Property along New Dundee Road, **Kitchener, ON**
- Severance on Hillcrest Court, **Kitchener, ON**
- Site Plan for Development of Long-Term Care Facility along County Rd 22, **Lakeshore, ON**
- Site Plan for Self-Storage Facility, **Kitchener, ON**
- Site Plan for Reorganization due to Expropriation, **Cambridge, ON**
- Station Park Brownfield Redevelopment - Master Planned Mixed Use Development, **Kitchener, ON**
- Washington Sand & Gravel Pit Expansion, Ayr, **North Dumfries, ON**
- Zoning By-law Amendment and Site Plan to Permit Commercial Use Expansion for Heritage Property on Blair Road, **Cambridge, ON**
- Zoning By-law Amendment and Site Plan to Permit Stacked Townhouse Development on Jansen Avenue, **Kitchener, ON**
- Zoning By-law Amendment and Site Plan to Permit Independent Retirement Home, **Tay, ON**
- Zoning Review and Analysis for Properties on King Street, **Kitchener, ON**

Local Planning Appeal Tribunal | Ontario Municipal Board

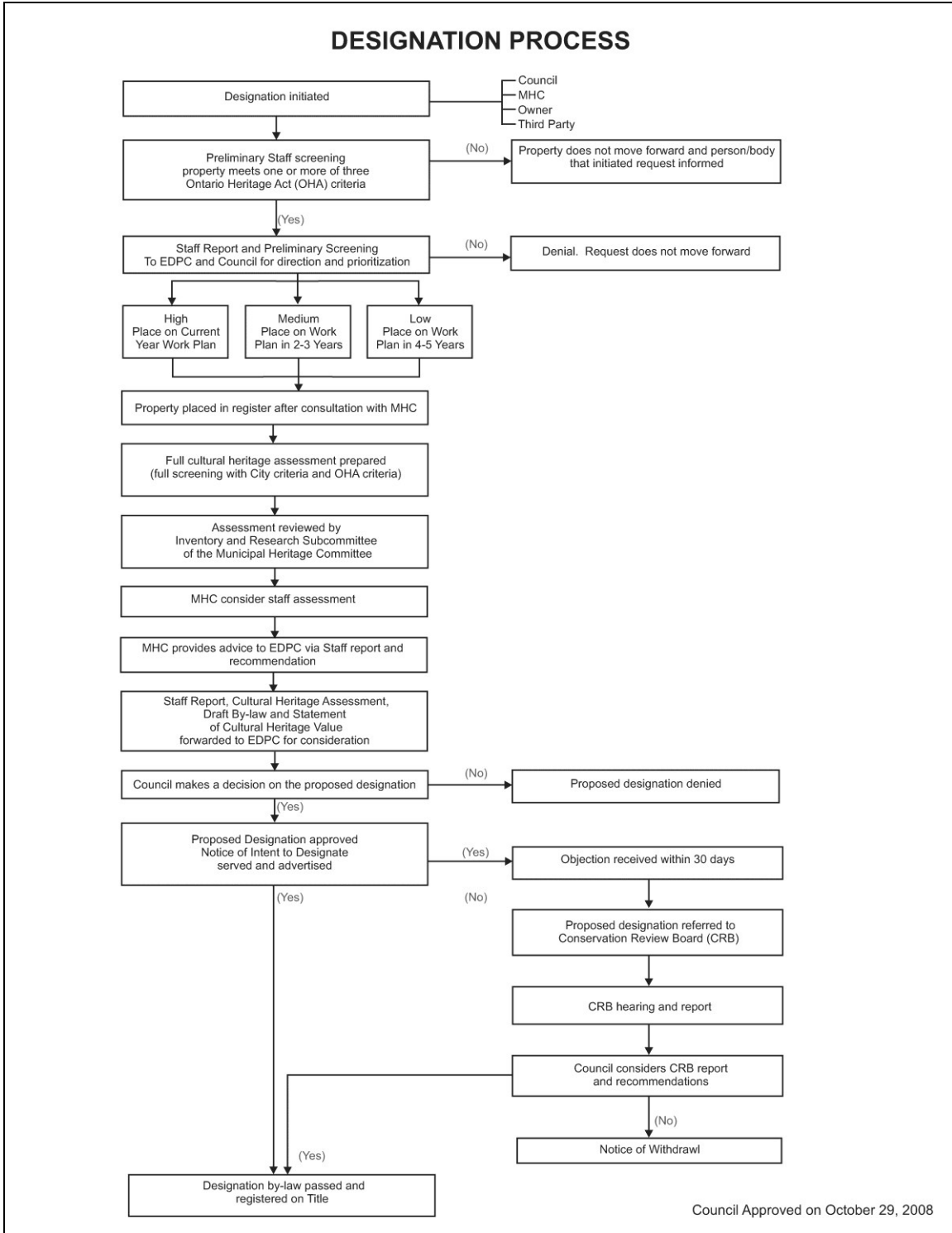
- Cambridge West Community LPAT Proceeding (PL170301, PL170682)
- Riverbank Estates Expropriation LPAT Mediation
- Appeal of Town of Milton Official Plan Amendment No. 31 (PL 180954)
- OMB Proceeding regarding Development and Zoning Compatibility Issues of former Old Dairy site in Windermere, Township of Muskoka Lakes

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A R C H I T E C T U R E





CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 20, 2020
SUBJECT/REPORT NO:	Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the <i>Ontario Heritage Act</i> (PED20050) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	David Addington (905) 546-2424 Ext. 1214
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the designation of 127 Hughson Street North, Hamilton (Firth Brothers Building), shown in Appendix "A" to Report PED20050, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED20050, be approved; and,
- (c) That the City Clerk be directed to take appropriate action to designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED20050.

EXECUTIVE SUMMARY

127 Hughson Street North, Hamilton is the site of the Firth Brothers Building. The Firth Brothers were a local, family-run manufacturer of textiles that operated at the subject property from approximately 1911 until 1974. More recently the building has housed Copley Apparel in advance of moving to a new downtown manufacturing facility. The subject property consists of two buildings that are connected to each other – the west or interior section built circa 1911 and the east section facing Hughson Street North built in 1929.

In March 2019, staff were made aware that the property owner of 127 Hughson Street North, Hamilton was interested in pursuing designation under Part IV of the *Ontario Heritage Act*. The property owners opted to retain their own heritage consultant to complete a Cultural Heritage Assessment for the purposes of designation. As a result, staff have not had the opportunity to add the property to the City's work plan for designation. As the property is considered to be under immediate development pressure, it is considered a high priority for designation to ensure its heritage value is preserved.

The subject property was evaluated using both the Council adopted heritage evaluation criteria and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9/06 of the *Ontario Heritage Act*. It has been determined that the property, comprised of 127 Hughson Street North, Hamilton, has design/physical value, historical/associative value, and contextual value, and meets six of the City's twelve criteria and four of nine criteria as defined in Ontario Regulation 9/06. Therefore, staff recommends designation of the property under Part IV of the *Ontario Heritage Act*.

The final Cultural Heritage Assessment report completed by Letourneau Heritage Consulting Inc., dated January 21, 2020, is attached as Appendix "D" to Report PED20050 and the recommended Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes is attached as Appendix "B" to Report PED20050.

Alternatives for Consideration – See Page 10

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act*, and provide for adequate notice of Council's intention to

designate the property. Formal objections may be made under the *Ontario Heritage Act*, and heard before the Conservation Review Board, prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grants and loan programs to assist in the continuing conservation of properties, once they are designated.

PROJECT BACKGROUND

The subject property was added to the City of Hamilton's Register of Property of Cultural Heritage Value or Interest in September 2014 as part of the comprehensive Downtown Built Heritage Inventory Project (DBHI). Staff report PED14191, which included the recommendation to add 127 Hughson Street North, Hamilton to the Register among other downtown properties, was approved by Planning Committee on September 16, 2014 and ratified by Council on September 24, 2014.

The current property owner contacted staff in March 2019 to consider potentially designating the subject property under the *Ontario Heritage Act*. Since the subject property had not been included on the work plan for designation, the property owner elected to complete a Cultural Heritage Assessment to comprehensively assess the property's heritage merit including the preparation of a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes. The owner-initiated Cultural Heritage Assessment completed by Letourneau Heritage Consulting Inc. was initially submitted to the City by the owner in March 2019 and revised and resubmitted in January 2020.

The property owner indicated that the existing building on site is projected to be redeveloped to new, multi-tenant commercial uses. The redevelopment would involve mostly interior renovations to facilitate the new uses and the replacement of windows that are noted as having eroding steel muntin bars and frames in the Cultural Heritage

SUBJECT: Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the *Ontario Heritage Act* (PED20050) (Ward 2) - Page 4 of 11

Assessment. The replacement windows are to be modern multi-panel replicas of the existing, early 20th century industrial-style windows.

The comprehensive research and cultural heritage assessment work that has been submitted is intended to inform staff's recommendation and to provide Committee and Council with adequate information upon which to base a decision regarding designation under the *Ontario Heritage Act*.

The property's cultural heritage value was assessed using the Council adopted heritage evaluation criteria and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9/06 of the *Ontario Heritage Act*. As outlined in the Cultural Heritage Assessment, it has been determined that the subject property meets six of the City's twelve criteria and four of nine criteria as defined in Ontario Regulation 9/06. Therefore, staff recommend the designation of the subject property under Part IV of the *Ontario Heritage Act*.

HISTORICAL BACKGROUND

Brothers Norman and John Firth purchased a storefront at 144 James Street North to be used as a tailoring store. It was to the rear of this storefront that they soon built the first tailoring workshop on the lot as a two storey brick building circa 1911 in order to supply the James Street storefront. This building had been enlarged with two additional storeys by 1927 and exists now as the western section of the Firth Brothers building. Subsequently, the brothers were able to acquire and consolidate adjacent lots that led to the 1929 construction of the larger manufacturing facility that currently fronts onto Hughson Street North. When the new building was built, not only did it vastly expand the Firth brothers' manufacturing operation but it received a great deal of attention and was credited with revitalizing the area.

The industrial adoption of the sewing machine towards the late 19th century enabled the production and popularization of ready-made clothing, an advancement that provided a new alternative to custom tailored clothing. By the early 20th century, tailors such as the Firth Brothers utilized the advancements in manufacturing practices to produce clothing in bulk as well as with special order garments to achieve cost savings. As Hamilton's industrial growth continued in the early 20th century, the area had established the infrastructure needed to support the wartime effort. It was in this context that the Firth Brothers gained their fortune, expanding rapidly to supply the Dominion and British Empire in both World Wars.

Through the first half of the 20th century, Norman and John ran the company together at the subject property and the company remained in the ownership of the Firth family until the operation closed in 1974 following an industrywide downturn in textile

manufacturing. The Firth Brothers employed hundreds of workers over the company's history, many of whom likely lived nearby.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology and the following section applies, amongst others:

“2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

The recommendations to designate the subject lands under Part IV of the *Ontario Heritage Act* of Report PED20050 are consistent with this policy.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) include the following policies related to cultural heritage, amongst others:

“B.3.4.2.1(a) The City of Hamilton shall, in partnership with others where appropriate, protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.

B.3.4.2.1(b) The City of Hamilton shall, in partnership with others where appropriate, identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.

B.3.4.2.3 The City may by By-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the *Ontario Heritage Act*, including buildings, properties, cultural heritage landscapes, heritage conservation districts, and heritage roads or road allowances.”

The recommendations to designate the subject lands under Part IV of the *Ontario Heritage Act* of Report PED20050 comply with these policies.

RELEVANT CONSULTATION

Pursuant to Sub-section 29 (2) of the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1) of the Act. Typically, Cultural Heritage Assessments are reviewed by the Inventory and Research Working Group (IRWG) of the Hamilton Municipal Heritage Committee in accordance with the Council approved process attached as Appendix “E” of Report PED20050.

A draft Cultural Heritage Assessment prepared by Letourneau Heritage Consulting Inc. (dated March 2019) was reviewed by the IRWG at their meeting on May 6, 2019. The IRWG received the draft report and supported the Cultural Heritage Assessment’s recommendation for designation. The IRWG recommended that windows, particularly those on the Hughson Street North frontage and elements of the foyer be included in the Description of Heritage Attributes. Letourneau Heritage Consulting Inc. provided a revised Cultural Heritage Assessment (dated January 21, 2020) that incorporated these recommendations.

Staff have consulted with the property owner regarding the proposed adaptive reuse of the Firth Brothers building and in the drafting of the recommended Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Staff also informed the Ward Councillor of the request to designate and the recommendations of Report PED20050. The Ward Councillor expressed support of the designation of 127 Hughson Street North, Hamilton.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage change and alterations to the property through the Heritage Permit process and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws.

Adaptive Re-use:

The expected repurposing of the Firth Brothers building to new, multi-tenant commercial uses will ensure that the building remains utilized after Copley Apparel vacates the site. The continued use of the building will animate this downtown space and help promote the ongoing stewardship of a valued heritage resource.

SUBJECT: Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the *Ontario Heritage Act* (PED20050) (Ward 2) - Page 7 of 11

The property's designation will not prevent the anticipated repurposing of the building. In cases where impacts to heritage attributes are unavoidable, such as with the potential replacement and replication of windows, Heritage Permits will be required to ensure that there is minimal impact to the attribute through the application of appropriate mitigation measures.

The 1911 building on the interior portion of the site has not been included in the Description of Heritage Attributes at the request of the property owner who desires to maintain flexibility to alter this building in a potential future development phase. This will have the effect of allowing the owner to alter this building without requiring Heritage Permits.

Staff are of the opinion that the 1911 building retains heritage value that ideally would be included in the Description of Heritage Attributes to provide a similar level of protection as the 1929 building. However, staff acknowledge that the majority of the physical, exterior heritage attributes are featured on the 1929 building fronting on Hughson Street. These attributes on the 1929 building will be protected through inclusion in the Description of Heritage Attributes and subject to the Heritage Permit process for any proposed alterations. While the 1911 building does retain design elements of heritage value including its original window openings, some original windows and brickwork, its heritage value lies primarily in its contextual link to the tailor's storefront at 144 James Street North and association with the early development of the Firth Brothers' textile manufacturing legacy. Although the owner will have the ability to alter the features of the 1911 building, there are mechanisms within the *Ontario Heritage Act* that will provide protection of this building from demolition and therefore can assist in protecting its contextual and associative heritage value. As a result of this protection provided for designated properties in the *Ontario Heritage Act* and given that the property's designation has been initiated by the property owner, staff have agreed to the owner's request to have it excluded from the Description of Heritage Attributes.

In the event that an owner seeks to demolish the 1911 building, Section 34(1) of the *Ontario Heritage Act* requires that the owner apply and receive written consent from Council before any building or structure is demolished or removed from a designated property. Additionally, Council may set out any information it may require to inform their decision. Council's decision must be made within 90 days of serving a receipt to the applicant notifying them that all information has been received. Should there be an application for demolition, it will be recommended that a Cultural Heritage Impact Assessment (CHIA) be submitted by the applicant when any demolition application is submitted to help inform Council's decision. This same recommendation would also apply to the 1929 building.

Additionally, should significant alterations be proposed to any part of the building that would require an application under the *Planning Act*, a CHIA may be required by staff as part of the review process in accordance with Urban Hamilton Official Plan Policy B.3.4.2.12 for Cultural Heritage Impact Assessments.

Cultural Heritage Evaluation:

Designation is guided by the process of cultural heritage evaluation and assessment. The evaluation process, as documented in the Cultural Heritage Assessment, attached as Appendix “D” to Report PED20050, attempts to clearly identify those heritage values associated with a property.

Council-Adopted Evaluation Criteria:

A set of criteria were endorsed by the City of Hamilton’s Municipal Heritage Committee on June 19, 2003 and were adopted by Council as The City of Hamilton: Cultural Heritage Evaluation Criteria on October 29, 2008 (Appendix “B” to Report PED08211). The criteria are used to identify the cultural heritage values of a property, and to assess their significance. This evaluation assists in determining a property’s merit for designation under the *Ontario Heritage Act*, as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Through the consultant’s evaluation, the property meets six of the City’s twelve criteria pertaining to built heritage value as outlined in the Cultural Heritage Assessment attached as Appendix “D” to Report PED20050.

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest:

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1 (2) of Ontario Regulation 9/06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9/06 identifies criteria in three broad categories: Design/Physical Value, Historical/Associative Value and Contextual Value.

As outlined in the attached Cultural Heritage Assessment (see Appendix “D” to Report PED20050), the subject property meets four of the nine criteria contained in Ontario Regulation 9/06 in all three categories.

1. Design / Physical Value:

- i. The property is a representative example of an early 20th century vernacular industrial building that has Art Deco influences. The scale, size, massing and large window openings are a representative example of an early 20th century industrial building. The decorative façade of the east section of the building displays brick pilasters, unique brickwork, stylized parapets and decorative entrance and foyer area which are influenced by the Art Deco style.
- ii. The property does not display a high degree of craftsmanship or artistic merit.
- iii. The property is not considered to have a high degree of technical or scientific achievement.

2. Historical / Associative Value:

- i. The property has a direct association with the Firth Brothers, Norman and John Firth. Norman Firth began the clothing business in 1909. The two brothers, with Norman acting as president, officially incorporated as Firth Brothers Limited in 1918. Members of the Firth family owned and operated the business from this location until 1974. As a result of the success and growth of the Firth Brothers clothing store, the property has associative value as a contributor to the growth of the textile industry of Hamilton during the turn of the century and throughout the wartime period. The building played a role in the economic revitalization of the neighbourhood when it was built. The Firth Brothers employed hundreds of workers throughout its lifetime, many of whom likely lived nearby.
- ii. The property does not have the potential to yield information that contributes to an understanding of a community.
- iii. The property does not reflect the work or ideas of an architect who is significant to the City of Hamilton as the architect and builder are unknown.

3. Contextual Value:

- i. The property is important in defining and maintaining the industrial heritage and character of the downtown Hamilton mixed-use downtown neighbourhood in which it is located. The property is one of the largest

SUBJECT: Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the *Ontario Heritage Act* (PED20050) (Ward 2) - Page 10 of 11

industrial buildings in the immediate area and a prominent building along this section of Hughson Street North.

- ii. The property is historically linked to 144 James Street North, which was the original storefront for the Firth Brothers clothing business.
- iii. The property is not considered a landmark.

Conclusion:

The consultants have determined that the subject property, 127 Hughson Street North, Hamilton is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Staff concur with the findings of the Cultural Heritage Assessment report and recommend designation of 127 Hughson Street North, Hamilton under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix “B” to Report PED20050 and the draft Notice of Intention to Designate attached as Appendix “C” to Report PED20050.

ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate property or decline to designate property.

Decline to Designate:

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City’s heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A” - Location Map
- Appendix “B” - Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix “C” - Notice of Intention to Designate
- Appendix “D” - Letourneau Heritage Consulting Inc., Cultural Heritage Assessment Report for 127 Hughson Street North, Hamilton, January 21, 2020
- Appendix “E” - Council-Adopted Heritage Designation Process



● Site Location



Key Map - Ward 2

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
PED20050


Date:
January 24, 2020

Appendix "A"

Scale:
N.T.S

Planner/Technician:
DA/NB

Subject Property

 127 Hughson Street North, Hamilton

127 Hughson Street North, Hamilton

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

Statement of Cultural Heritage Value or Interest

The property, municipally known as 127 Hughson Street North, Hamilton is a former industrial complex. The western section of the building was the original four storey factory built circa 1911 and was joined to the storefront located at 144 James Street North. The eastern section of the building was opened in 1929 and was known as 'Style Park'. The building is a vernacular industrial building that features Art Deco influences.

127 Hughson Street North is located on the east side of Hughson Street North, Hamilton. The property is east of James Street North, west of John Street North, north of Wilson Street, and south of Cannon Street East.

DESIGN / PHYSICAL VALUE

The property is a representative example of an early 20th century vernacular industrial building with art deco influences. This value is represented in the decorative façade of the 1929 east section of the building and displays brick pilasters, unique brickwork, stylized parapets and a decorative entrance and foyer area which are representative of an Art Deco style of this era. The massing and large window openings reinforce the industrial history of the building. The two stone 'F's' located in the parapets and the 'F' located in foyer flooring are a unique feature to the building and represent the Firth Brothers.

HISTORICAL / ASSOCIATIVE VALUE

The property has associative value in its direct association with Norman and John Firth. Norman Firth began a clothing business in Hamilton in 1909. Eventually joined by his brother John, the brothers incorporated as Firth Brothers Ltd. in 1918 with Norman acting as president. The Firth Brothers had a storefront, located at 144 James Street North, and the original section of the factory (west section) was located at the rear of the storefront. The brother's clothing operation was very successful and in 1929, they expanded the factory. The new building, known as 'Style Park' cost the company \$250,000, revitalizing the area and allowing the Firth Brothers to expand their operation vastly. Members of the Firth family owned and operated the business until 1974. The property has associative value as a contributor to the industrial heritage of Hamilton.

CONTEXTUAL VALUE

The property has contextual value for its location in what may be considered Hamilton’s first industrial neighbourhood. The Firth Brothers manufacturing operations began as a small-scale family run business and grew throughout the early 20th century. The property acts as a reminder of the neighbourhood’s industrial past and reinforces the mixed use nature which has historically been associated with the area. The property is one of the largest industrial buildings in the immediate area and is important in defining and maintaining the industrial character of Hughson Street North.

Description of Heritage Attributes

The Cultural Heritage Value or interest of the property resides in the four storey east section of the structure, built in 1929.

Key heritage attributes associated with the split level foyer include:

- The use of marble, brass and wood;
- The marble and pebble tile Firth Brothers ‘F’ logo at the top of the stairs; and,
- The timber rafters with dentils and decorative supports.

Key heritage exterior attributes of the 1929 east section of the building associated with the façade include:

- Vernacular interpretation of Art Deco style architecture;
- Red brick construction and polychrome brick façade;
- Brick pilasters;
- The multi-panelled window profiles and the locations, configuration, size, scale, and shape of these openings which reinforce the industrial character of the building;
- Brick work, including a double herringbone pattern and soldier courses with square-shaped stone insert;
- Decorative and symmetrical use of stone throughout the brickwork, including at the top and bottom of the brick pilasters;
- Flat roof with a pair of decorative parapets with centrally placed stone ‘F’s’;
- Defined main entrance with stone lintel, pilasters, and dentils;
- Decorative brickwork above the main entrance; and,
- Large rectangular transom and sidelights openings found at the front door.

CITY OF HAMILTON

Notice of Intention to Designate

127 Hughson Street North, Hamilton

The City of Hamilton intends to designate 127 Hughson 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

The property, municipally known as 127 Hughson Street North, Hamilton, is a former industrial complex associated with the Firth Brothers Ltd. textile manufacturers. The western section of the building was the original four storey factory built circa 1911 and was joined to the storefront located at 144 James Street North. The eastern section of the building was opened in 1929 and was known as 'Style Park'. The building is a vernacular industrial building that features Art Deco influences.

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, Hamilton, Ontario, 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.

Dated at Hamilton, this [REDACTED] day of [REDACTED], 2020.

Andrea Holland
City Clerk
Hamilton, Ontario

CONTACT: David Addington, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1214, E-mail: davidaddington@hamilton.ca

Website: www.hamilton.ca/heritageplanning

REPORT:

CULTURAL HERITAGE EVALUATION REPORT

**127-131 Hughson Street North,
Hamilton, Ontario**



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March 2019 revised January 21, 2020

Project # LHC0138



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1.0 INTRODUCTION

Letourneau Heritage Consulting Inc. (LHC) was retained by Blacks Point Development Inc. in October 2018 to complete a Cultural Heritage Evaluation Report (CHER) for 127-131 Hughson Street North¹, in the City of Hamilton, Ontario. The subject property is *listed* on the City of Hamilton's (the City) *Register of Property of Cultural Heritage Value or Interest* (the Register) under Section B-1: Non-designated Properties. The property, noted as Firth Brothers Ltd., was added to the Register on 9 September 2014; the register was last updated 25 September 2017. The Register "...is the official record of cultural heritage properties that have been identified as being important to the community".²The Register includes properties designated under Part IV, Section 27 and Section 29 of the *Ontario Heritage Act* (OHA), and non-designated properties identified by Council as "being of cultural heritage value or interest".³

127-131 Hughson Street North is included on *Hamilton Downtown Built Heritage Inventory*. The inventory was carried out in 2014. The comprehensive report divided the downtown into seven 'precincts' for which historic context statements were prepared. As part of this inventory, 127-131 Hughson Street North was identified as being a "Character-Defining Resource" located within the Beasley precinct.

The purpose of this CHER is to evaluate the cultural heritage value or interest of the property known legally as 127-131 Hughson Street North, Hamilton, Ontario. This includes determining if the property at 127-131 Hughson Street North meets the criteria outlined within Ontario Regulation 9/06 (O. Reg. 9/06) *Criteria for Determining the Cultural Heritage Value or Interest under the Ontario Heritage Act*.

LHC prepared this CHER according to the City of Hamilton's *Cultural Heritage Assessment Report Outline* and the City of Hamilton *Framework for Cultural Heritage Evaluation* (Section 3: Built Heritage) (See Appendix A). These documents were provided by City of Hamilton planning staff.

¹ The property will be referred to as 127-131 Hughson Street North throughout this report. Many City of Hamilton documents refer to the property as 127 Hughson Street North; however, the property is legally known as 127-131 Hughson Street North.

² City of Hamilton, "Municipal Heritage Register," 2017. Accessed December 10, 2018. <https://www.hamilton.ca/city-planning/heritage-properties/municipal-heritage-register>

³ City of Hamilton, "Heritage Property Mapping". <https://www.hamilton.ca/city-planning/heritage-properties/heritage-resources>

2.0 STUDY APPROACH

2.1 Definitions and Abbreviations

Definitions are based on those provided in the City of Hamilton's *Urban Hamilton Official Plan* (OP, 2018), *Provincial Policy Statement* (PPS) (2014) and the *Ontario Heritage Act* (OHA) (1990).

Adjacent: In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property (OP, 2018).

Adjacent Lands: means those lands contiguous to hazard lands, a specific natural heritage feature, or area where it is likely that development or site alteration would have a negative impact on the hazard, feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives (OP, 2018).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and "alteration" has a corresponding meaning ("transformer", "transformation") (OHA, 1990).

Built Heritage Resources: means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (PPS, 2005). These resources may be identified through inclusion in the City's Register of Property of Cultural Heritage Value or Interest, designation or heritage conservation easement under the Ontario Heritage Act, and/or listed by local, provincial or federal jurisdictions (OP, 2018).

Conserve: means the identification, protection, use and/or management of cultural heritage and archaeological resources (OP, 2018).

Conserved: in the context of cultural heritage resources, means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact statement (PPS, 2005); (OP, 2018).

Cultural Heritage Properties: Properties that contain cultural heritage resources (OP, 2018).

Cultural Heritage Resources: Structures, features, sites, and/or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, and/or scenic value that may also represent intangible heritage, such as customs, ways-of-life, values, and activities (OP, 2018).

Cultural heritage landscape refers to a defined geographical area of heritage significance which has been modified by human activities and is valued by a community, typically involving a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts (OP, 2018).

Designated Properties refers to properties that are designated by a Municipality has having cultural heritage significance under the OHA (OHA, 1990).

Heritage attributes means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property (PPS, 2005) (OP, 2018).

'Heritage attributes' means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; ("attributs patrimoniaux") (OHA, 1990).

Paleo-Indian: Native cultural horizon, approximately 12,000 to 9,500 years ago, associated with the first human colonization of the American continents (OP, 2018).

Protected Heritage Property: means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss (PPS, 2005) (OP, 2018).

Significance In regard to cultural heritage and archaeology, means cultural heritage resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (PPS, 2005) (OP, 2018).

2.2 Policy and Legislative Context

The policy review assessed relevant provincial and municipal documents. Analysis was focused upon heritage planning and designation and did not include a comprehensive planning review.

2.2.1 Provincial Legislation/Policy

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under provincial legislation, policy, regulations and guidelines. For example, while the *OHA* directly addresses cultural heritage, including the management of provincial properties, the *Planning Act* through the *Provincial Policy Statement (PPS) 2014* also addresses cultural heritage as an area of provincial interest. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and policies indicate broad support for the protection of cultural heritage by the Province.

2.2.1.1 Planning Act

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I, Section 2, d:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁴

Under Section 3 of the *Planning Act* the *PPS* is issued, and all decisions affecting land use planning matters "shall be consistent with" the *PPS*.

⁴ Province of Ontario. 1990. *Planning Act*. Part I (2, d).

2.2.1.2 Provincial Policy Statement (2014)

The *PPS* sets the policy foundation for regulating the development and use of land in Ontario. Land-use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The document asserts that cultural heritage and archaeological resources provide important environmental, economic and social benefits, and directly addresses cultural heritage in Sections 1.7.1d and 2.6.

Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage with relevant policies including:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

In accordance with Section 3 of the *Planning Act*, a decision of the Council of a municipality, a local board, a planning board, a Minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” the *PPS*.

Section 4.7 of the *PPS* states that official plans are the most important vehicle for implementation of the *PPS*, and that comprehensive, integrated, and long-term planning is best achieved through official plans. Additionally, it states that official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of heritage features and other resources, evaluation may be required.

Significant, in regard to cultural heritage and archaeology, means resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Within this *PPS* it states that criteria for determining significance for cultural heritage resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

2.2.1.3 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) is directly concerned with heritage conservation within Ontario and serves to give municipalities and the provincial government powers to conserve Ontario’s heritage. The OHA has provisions for conservation of heritage at the individual property level, as a heritage district, and/or through easements. Regarding

provincial matters, the OHA is administered by the Ministry of Tourism, Culture, and Sport (MTCS); the OHA also empowers municipalities to regulate locally designated properties under Section 29, Part IV, and Part V of the OHA.

Ontario Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act* (O. Reg. 9/06) spells out criteria for determining cultural heritage value or interest for eligibility for designation under Section 29 Part IV of the OHA. These criteria are used in determining if an individual property is a significant cultural heritage resource. Any properties being considered for designation must be evaluated against the following three criteria, each with three sub-criteria:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Assessment of a property involves research, site assessment and evaluation. Historical research into the history of the property can include dates of construction of any structures; research into people, events, technologies or philosophies that may be associated with the property, or any other pertinent details about a property. The MTCS recommends that site analysis involve at least two site visits to examine the site in its context and find physical evidence related to the site's history. Results from site visits and research are evaluated against the criteria of O. Reg. 9/06. Only one of the criteria of O. Reg. 9/06 must be met for a property to have cultural heritage value or interest. In many cases, a property meets multiple criteria.

2.2.2 City of Hamilton

2.2.2.1 City of Hamilton Official Plan

An Official Plan (OP) is a legal document which provides policies and guidance for long term growth and development in a municipality. There are several policies outlined in the City of Hamilton's *Urban Official Plan, Volume 1*, which address cultural heritage polices and heritage designation. These include:

- Chapter B, Section 3.4 Cultural Heritage Resource Policies which establish a number of goals and policies for the conservation of City's *cultural heritage resource*.

- Section 3.4.2 *General Cultural Heritage Policies* the City of Hamilton, notes in Section 3.4.2.1. that the City shall:
 - a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.
 - b) Identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.
 - c) Promote awareness and appreciation of the City's cultural heritage and encourage public and private stewardship of and custodial responsibility for the City's cultural heritage resources.
 - d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential.
 - e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners, and provide guidance on sound conservation practices.
 - f) Support the continuing use, reuse, care, and conservation of cultural heritage resources and properties by encouraging property owners to seek out and apply for funding sources available for conservation and restoration work.
 - g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals.
 - h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.
 - i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources.
- Section 3.4.2.3. *Heritage Designation* states:

The City may by by-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the Ontario Heritage Act, including buildings, properties, cultural heritage landscapes, heritage conservation districts, and heritage roads or road allowances.

- Section 3.4.2.9 Cultural Heritage Evaluation Criteria states:

For consistency in all heritage conservation activity, the City shall use, and require the use by others, of the following criteria to assess and identify cultural heritage resources that may reside below or on real property:

- a) prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City;
- b) prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City;
- c) architectural, engineering, landscape design, physical, craft, or artistic value;
- d) scenic amenity with associated views and vistas that provide a recognizable sense of position or place;
- e) contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and,
- f) landmark value.

Per Section 3.4.2.10, “Any property that fulfills one or more of the foregoing criteria listed in Policy B.3.4.2.9 shall be considered to possess cultural heritage value. The City may further refine these criteria and provide guidelines for their use as appropriate.”

2.2.2.2 *City of Hamilton Framework for Cultural Heritage Evaluation*

The City of Hamilton has developed a set of 12, Council-approved, criteria for the evaluation of built heritage resources outlined in their document, *A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act (Appendix A)*. Table 1 outlines the criteria.

The evaluation of the subject property considered criteria outlined in O. Reg. 9/06, the City's OP, and *A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act*. The evaluation can be found in Section 7, of this report.

Table 1: Evaluation Criteria for Built Heritage

Historical Associations	1. Thematic: How well do the features or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?
	2. Event: Is the property associated with a specific event that has made a significant contribution to the community, province or nation?
	3. Person and/or Group: Is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?
Architectural Description	4. Architectural Merit: What is the architectural value of the resource?

	5. Functional merit: What is the functional quality of the resource?
	6. Designer: What is the significance of this structure as an illustration of the work of an important designer?
Integrity	7. Location Integrity: Is the structure in its original location?
	8. Built Integrity: Is the structure and its components all there?
Environmental Context	9. Landmark: Is this a visually conspicuous feature in the area?
	10. Character: What is the influence of the structure on the present character of the area?
	11. Setting: What is the integrity of the historical relationship between the structure and its immediate surroundings?
Social Value	12. Public perception: Is the property or feature regarded as important within its area?

2.3 Report Outline

The CHER has been prepared to meet the requirements outlined in the City of Hamilton’s *Cultural Heritage Assessment Report Outline* (Appendix A). The CHER is organized in the following sections:

Introduction

Section 1 of this report comprises an introduction to the report.

Study Approach

In addition to the required content outlined in the City’s *Cultural Heritage Assessment Report Outline*, this report includes an overview of LHC’s approach and the Policy and Legislative Context under which the property has been evaluated. The Study Approach comprises Section 2 of this report.

Property Location

A description of the property has been provided in Section 3 of the report; this includes a written and visual description of the physical location, the legal description, and dimensions.

Physiographic Context

Section 4 of this document contains a description of the physiographic region in which the subject property is located.

Settlement Context

A review of the historical development of the surrounding area, the subject property and structure was undertaken using a variety of sources (see Section 11 for sources). This included: historical atlases, historical maps, census

records, land registry documents, historical photographs, and textual materials. LHC generated a history of the area, the property, the building, and the owners. Section 5 of this report presents the findings of the historical research.

Property Description

The subject property, including its physical attributes, is described visually and textually in Section 6.

Cultural Heritage Evaluation

The findings from the historical research, legislative/policy analysis, and the site review were used as the basis to conduct the evaluation. Three sets of evaluation criteria were used in the evaluation. The subject property was evaluated against *O. Reg. 9/06*, the twelve criteria outline in the *City of Hamilton Framework for Cultural Heritage Evaluation Section 3: Built Heritage*, and the criteria outlined in Section 3.4.2.9 of the City of Hamilton Official Plan. The evaluation is outlined in Section 7.

Cultural Heritage Value: Conclusions and Recommendations

A brief summary of the findings of the evaluation and a draft statement of cultural heritage value or interest, including a list of heritage attributes, are outlined in Section 8.

Bibliography

A list of sources used in the compilation of this report is included in Section 11.

Qualifications

Qualifications of the authors are outlined in Section 12.

2.4 Site Visit

Ms. Barnes and Mr. Hamm carried out a site inspection on November 15, 2018. The interior and exterior of the building were investigated and photographed. The surrounding streetscape and context were also photographed.

3.0 PROPERTY LOCATION

The property known municipally as 127-131 Hughson Street North is situated in Ward 2 in the City of Hamilton, Ontario. The property is located on the east side of Hughson Street North. Hughson Street North runs in a roughly north-south direction. The property is east of James Street North, west of John Street North, north of Wilson Street, and south of Cannon Street East (Figure 1).

The irregularly-shaped property occupies approximately 0.45 acres (Figure 2).⁵ The property has a flat paved parking lot which occupies the north corner of the property. To the south of the parking lot is the large four-storey brick building with two sections. The original four-storey (west section) building is made of varying dark red brick and was built c. 1911. The newer four-storey (east section) is of a similar height and built c. 1929. Both sections of the building generally follow an L-shaped plan. The main foyer entrance is located on Hughson Street North.

The subject property contains no vegetation. The relatively substantial parking lot in its northern extent at the corner of Cannon Street and Hughson Street North appears to have been cleared for such use since at least 1927.

The legal description of the subject property is as follows: 127-131 Hughson St. N. Hamilton – part lot 5 James Hughson Survey (unregistered) E/S James Street; part lot 5 James Hughson Survey (unregistered) W/S Hughson Street; part lot 6 James Hughson Survey (Unregistered) W/S Hughson Street as in CD11864 except part 1 62R18118, S/T and T/W CD11864, City of Hamilton, Province of Ontario.

The property is currently zoned D-1 under By-law 18-113 and D6 (Downtown Multiple Residential under parent By-law: 05-200). The property is currently owned by 2626193 Ontario Inc.

The streetscape surrounding the subject property is primarily commercial with some mixed-use area (Figure 3). There are prominent and commercial storefronts located along James Street North which are made up mostly of early-twentieth century structures; James street is located to the rear of the property. In the direct vicinity of the front of the building, there are several late-twentieth century structures hosting commercial operations (Parts Source, Giant Tiger, BF Goodrich), as well as late-nineteenth to early-twentieth century residential and commercial structures currently for commercial pursuits (Figure 4).

Some nearby landmarks include: the Tivoli Theatre Auditorium (built 1924) at 111 Hughson Street North, located on the same block to the south of the subject property; the Copley Commercial Block (built 1856) at 56 York Boulevard, located nearby to the southwest of the subject property; the Hamilton CN Railway Station National Historic Site of Canada (built 1930) at 360 James Street North, located to the north of the subject area; and, the John Weir Foote VC Armoury National Historic Site of Canada (built 1887) at 210 James Street North, located less than a block to the north of the subject property.

⁵ Ministry of Natural Resources and Forestry, "Make a Topographic Map", Measurement Tool. Accessed December 16, 2018. http://www.gisapplication.lrc.gov.on.ca/matm/Index.html?site=Make_A_Topographic_Map&viewer=MATM&locale=en-US

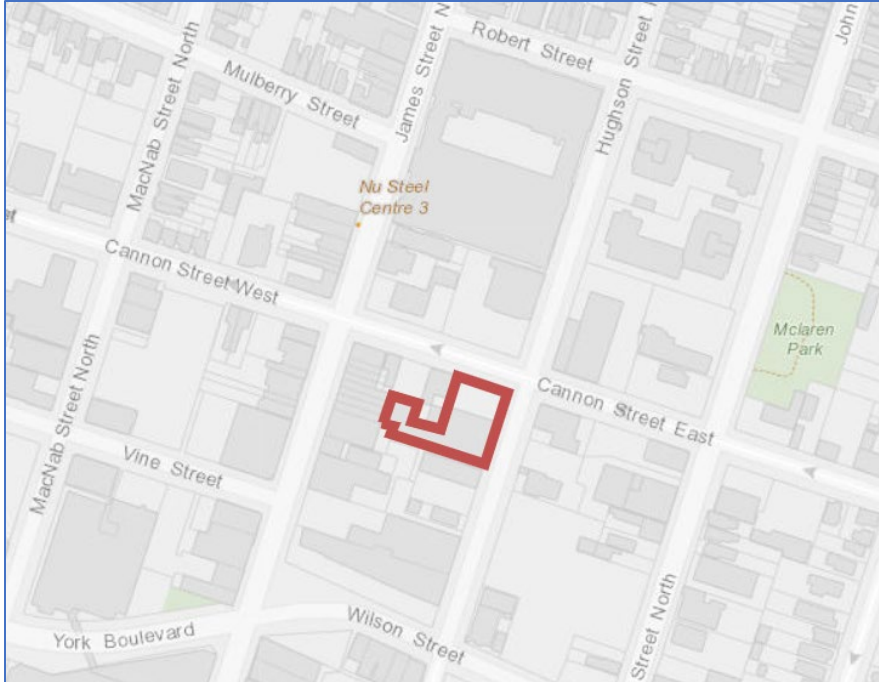


Figure 1: Property context with 127-131 Hughson Street North; property outlined in red. (City of Hamilton Interactive Map, 2018).



Figure 2: Aerial view with 127-131 Hughson Street North outlined in red. (City of Hamilton Interactive Map, 2018).



Figure 3: Streetscape looking northward along Hughson Street North, with subject property in the distance (AB, 2018).



Figure 4: Surrounding Streetscape (left). Residential building converted to law firm directly across the street from subject property on east side of Hughson Street North 9 (right) (AB, 2018).

4.0 PHYSIOGRAPHIC CONTEXT

The subject property lays on the Iroquois Plain physiographic region, which borders western Lake Ontario and once formed the body of water known as Lake Iroquois that was formed during the last glacial recession (Figure 5).⁶

The Iroquois Plain includes, but is not limited to, portions of Toronto, Scarborough, and the Niagara fruit belt. It varies in its physiographic composition. The City of Hamilton is largely within the Ontario Lakehead portion of the Iroquois Plan and, as such, is highly suited to the development of ports and the formation of urban centers such as Dundas, Burlington, and Hamilton.⁷

The area covered by the Iroquois Plain contains a significant portion of the province's population.⁸ It is also an area of specialized farming; for example, the Niagara Fruit Belt produces the majority of the province's tender fruit crop, and the same area sports a variety of vineyards.⁹ As of 2008, major specialized agricultural sectors among the western lakehead of Lake Ontario include, among others, horse and pony ranches, mushroom farms, and a variety (and substantial quantity) of greenhouse vegetable operations.¹⁰ The proximity of Lake Ontario accords some climatic influences, while the area has very fertile soil.¹¹ Moreover, offshore areas of sand and long-lasting sandbars act as aquifers, providing freshwater to many farms and villages.¹² Deposits of gravel have been essential sources for roadbuilding, while the recession of the old lakebed has resulted in sources of clay for brick manufacture.¹³

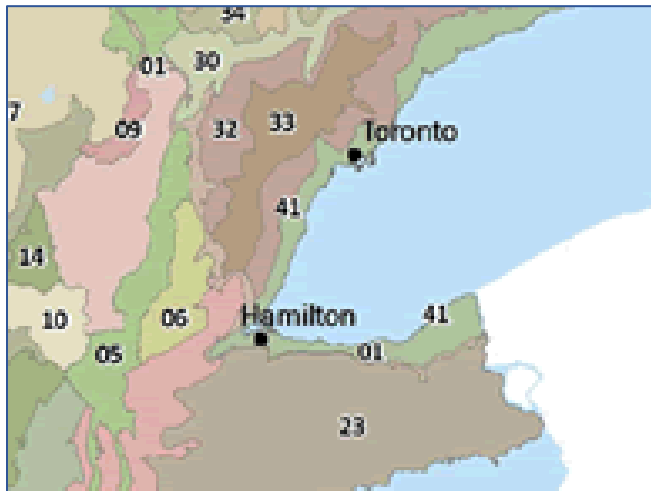


Figure 5: Physiographic regions of Ontario. Iroquois Plain represented by #41, green (Environment Canada, 2016).

⁶ L.J. Chapman and D.F. Putnam, *The Physiography of Southern Ontario* (2nd Ed.), (Toronto, University of Toronto Press, 1973), 324.

⁷ Ibid, 326.

⁸ Ibid, 335.

⁹ Ibid, 336.

¹⁰ City of Hamilton. Hamilton Agricultural Profile 2008, 2.14, 2008.

¹¹ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

¹² Ibid.

¹³ Ibid.

5.0 SETTLEMENT CONTEXT

Hamilton, its surrounding area, and its textile industry have a long and rich history. This section does not provide an exhaustive history but is intended to provide a historical context in which to understand the subject property.

5.1 Pre-Contact Context

The cultural history of southern Ontario began around 11,000 years ago, following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo-Indian period (9500-8000 BC), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.¹⁴

During the Archaic archaeological period (8000-1000 BC) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites points to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.¹⁵

The Woodland period in southern Ontario (1000 BC–AD 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is subdivided into the Early Woodland (1000–400 BC), Middle Woodland (400 BC–AD 500) and Late Woodland (AD 500-1650). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks.¹⁶

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around AD 500–1000. It was during this period that corn (maize) cultivation was introduced into southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (AD 1000–1300); Middle Iroquoian (AD 1300–1400); and Late Iroquoian (AD 1400–1650). The Late Woodland is generally characterized by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level.¹⁷ By the 1500s, Iroquoian communities in southern Ontario – and

¹⁴ Chris Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 37.

¹⁵ Chris Ellis *et. al.*, "The Archaic," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 65-124.

¹⁶ Michael Spence *et. al.*, "Cultural Complexes of the Early and Middle Woodland Periods," in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 125-169.

¹⁷ William Fox, "The Middle Woodland to Late Woodland Transition," in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 171-188 and David Smith, "Iroquoian Societies in Southern Ontario: Introduction and Historical Overview," in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 279-290.

northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Attawandaron (or Neutral) Confederacies. Hamilton is located in the traditional territory of the Attawandaron (Neutral).

5.2 European Settlement

The land the City of Hamilton now occupies was extensively occupied at least 650 years ago by the Attawandaron (Neutral), prior to contact with Europeans.¹⁸ Etienne Brule, a French explorer and probably the first European to see Lakes Ontario, Huron, Superior, and Erie, visited the Attawandaron in the area in the early seventeenth century.¹⁹ The Neutral Confederacy – a political-cultural union of hunter-horticulturalist Iroquoian nations – lived in the Hamilton-Niagara area, as well as in western New York. They received their colloquial name for the neutral stance in the conflicts between the Huron-Wendat and the Five Nations. The Seneca (the western-most member of the Five Nations/Haudenosaunee Confederacy) dispersed them in the middle of the seventeenth century in a push to control greater territory, and after the Neutrals had been severely weakened by European diseases. Many of them merged with other Haudenosaunee groups to the west and south. Importantly, the majority of the more than 40 Neutral settlements identified by archaeologists seem to have existed in large, fenced-in villages concentrated within 40 km of modern Hamilton; though their influence and settlement extended across southwestern Ontario.²⁰

After the dispersion of the Attawandaron, the Seneca occupied large portions of southern Ontario.²¹ In the eighteenth century, the Mississauga established the north shore of Lake Ontario as a sphere of the French Fur Trade, superseded by the British following victory at the Plains of Abraham in 1759.²² The British Crown started coming to arrangements with the Mississaugas during the American Revolution to transfer large swathes of land into its control. In 1792, the Mississaugas transferred the land occupied by Hamilton, in addition to a large portion of southwestern Ontario, in the Between the Lakes Purchase to the British Crown.²³

By the latter eighteenth century, the British Crown was looking to settle the Hamilton area, and as such offered 200 acres to Loyalist families relocating there.²⁴ Augustus Jones surveyed Barton (Township No. 8) and Saltfleet Townships in 1791, laying out lots and concessions that remained undeveloped and unoccupied for a number of years to come. The following year, it was recorded that 31 families had settled in the area then known as Head-of-the-Lake.²⁵ In 1815, George Hamilton purchased 257 acres in Barton Township from James Durand for 1750

¹⁸ John C. Weaver, "Hamilton," *The Canadian Encyclopedia*. Accessed November 28, 2018.

<https://www.thecanadianencyclopedia.ca/en/article/hamilton>

¹⁹ William C. Noble, "The Neutral Confederacy," *The Canadian Encyclopedia*. Accessed November 25, 2018.

<https://www.thecanadianencyclopedia.ca/en/article/neutral>

²⁰ Ibid.

²¹ Thomas S. Abler, "Seneca," *The Canadian Encyclopedia*. Accessed November 27, 2018.

<https://www.thecanadianencyclopedia.ca/en/article/seneca>

²² Weaver, "Hamilton."

²³ Mississaugas of the New Credit First Nation Land Cessions, 1781-1820 and Rouge Tract Claim, 2015. Accessed December 4, 2018. <http://mncfn.ca/wp-content/uploads/2017/01/Treaty-Map-Description.jpg>

²⁴ Ibid.

²⁵ Bill Manson. *Footsteps in Time: Exploring Hamilton's Heritage Neighbourhoods* (Burlington, ON: North Shore Publishing, 2003).

pounds, and soon began designing streets on a grid and selling parcels of his estate to new arrivals – a beginning of the settlement that would eventually take his namesake.²⁶

Growth began in the late 1820s with the construction of a new canal through Burlington Beach that provided entry into Burlington Bay.²⁷ In 1823, there were around 1,000 people living in what became Hamilton.²⁸ Alongside roads that traversed the Niagara Escarpment, the canal provided a boost to the community and transformed Hamilton into a significant port; this was complimented by extensive migration of Scots, Irish, and English to the area in the following decade (Figure 6).²⁹ They brought with them building technology and institutions, including mercantile houses, granaries, and manufacturing plants that would fuel the surrounding region while plans initiated for a railway to London.³⁰ The first steamboat in Hamilton was launched in 1819, with such vessels using the harbor as a regular port-of-call by the following decade.³¹

While the settlement saw early growth as a port, the harsh winters limited waterway transportation. In 1833, Hamilton incorporated as a town. By 1834 Allan MacNab was raising money to fund a railway, though it was delayed by economic panic and the Rebellions of 1837³² and finally began construction in 1851 while the Great Western Railway initiated in 1854.³³

Hamilton incorporated as a city in 1846. Rail exceeded the limitations of traditional water transportation, connecting otherwise isolated cities and villages in Ontario (Figure 8). Hamilton was no exception, and following the rail boom it saw a significant industrial base emerge and flourish that penetrated well into the twentieth century (Figure 7). Complimenting this, Hamilton saw a major textile boom during the American Civil War that included ready-made clothing and sewing-machine manufacturing.³⁴

²⁶ Weaver, "Hamilton."

²⁷ Ibid.

²⁸ Hamilton Public Library. "A History of the City of Hamilton." Accessed December 5, 2018. http://epe.lac-bac.gc.ca/100/200/301/ic/can_digital_collections/cultural_landmarks/hamhist.htm

²⁹ Weaver, "Hamilton."

³⁰ Ibid.

³¹ Ibid.

³² Ibid.

³³ Ibid.

³⁴ Ibid.

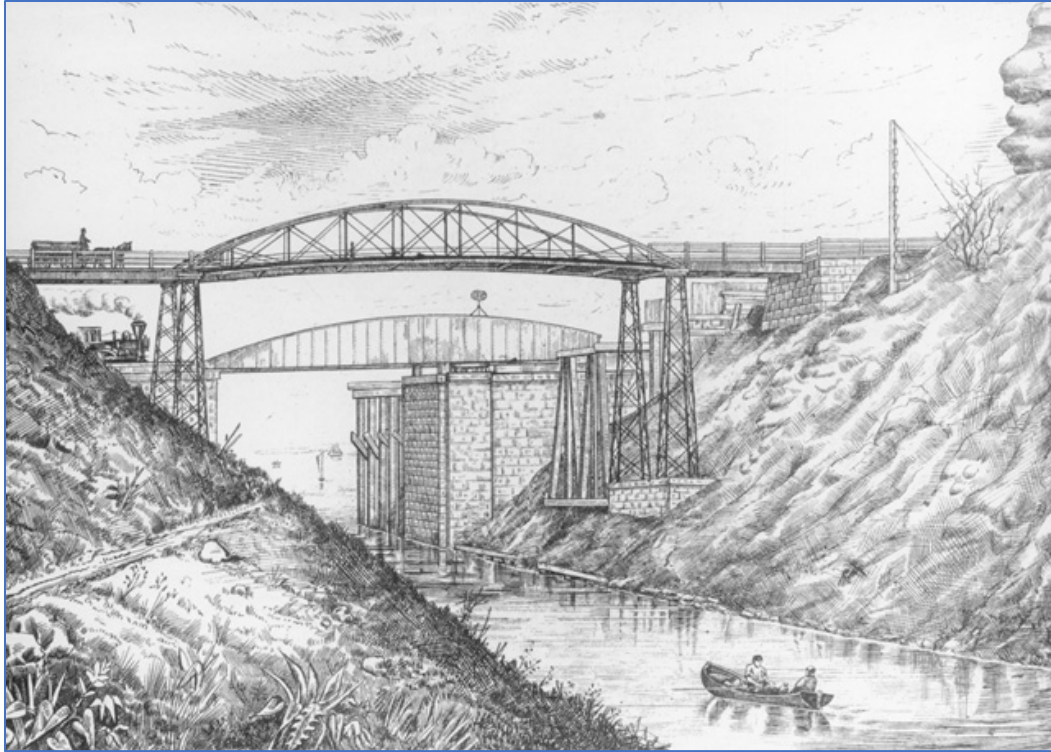


Figure 6: 1870s sketch showing canal and high level bridges that crossed it, providing access between Hamilton and Burlington “Hamilton – Canals” (Hamilton Public Library, 1870-, #32022189066927.jpg).



Figure 7: Hamilton in the 1850s (Weaver, 2012).



Figure 8: Great Western railway yards and station at Bay and Stuart streets in Hamilton, c. 1870 (trainweb.org, 2016).

5.3 The Textile Industry

The European-style tailoring profession and textile industry have a long history in Canada. Into the nineteenth century, the manufacture of clothing relied largely on the ability of housewives and seamstresses, who would construct garments from wool and more exotic materials if possible, such as cotton. This typically involved a household spinning wheel and loom. Journeyman tailors (named so for their tendency to journey to different areas and clients) and their apprentices would also make their rounds from one town or hamlet to the next.³⁵

With population growth, the practice changed so there were two types of clothing associated with identity and class depending on what one could afford: homespun or custom tailored. Accordingly, journeyman tailors soon became custom tailors and opened shops, but the advent of the sewing machine morphed the industry again and introduced ready-made clothing, wherein cloth was cut into a number of standardized suits in bulk at a much lower cost than shipped to merchants.³⁶ In the early-twentieth century, some tailors and merchants – such as the Firth Brothers – harnessed the manufacturing practices and technology, as well as cost-savings, for producing in bulk and combined them with special order garments.

³⁵ The Hamilton Herald, "Firth Bros. Have Greatly Improved Property They Occupy," *The Hamilton Herald* (June 17, 1929), 15.

³⁶ *Ibid.*

5.4 The Twentieth Century

Industrial growth continued into the twentieth century. Hamilton, with its prime port location and resources, also quickly became a centre of wholesale distribution, with E.D. Smith spearheading the movement beginning in the 1880s. At the turn of the century, national railway construction touched off a residential construction and manufacturing boom that lasted into 1913, setting Hamilton up with infrastructure for a wartime economy.³⁷ This included textile manufacturers like the Firth Brothers, as well as the newly founded Steel Company of Canada (Stelco) in 1910, which quickly became an industrial giant in WWI and after; likewise, Hamilton Firestone became the largest producer of tank tracks in the Commonwealth (Figure 9).³⁸

In the first half of the twentieth century, Hamilton's economy concentrated largely on fueling militaries and supplying war material. After the two World Wars the city moved into appliances, automobile, and house production quickly and successfully.³⁹ It was in this context of the early-twentieth century that the Firth Brothers and other textile specialists gained their fortune, expanding rapidly to supply the Dominion and British Empire in WWI and WWII. This boom ended somewhat abruptly in the 1950s and 1960s as textile mills and knit-wear plants closed and Hamilton grew dependent on steel and related industries.⁴⁰



Figure 9: Stelco workers tending shell manufacturing in Hamilton. "Stelco workers pose proudly beside hundreds of shell cylinders made from molten steel" (Library and Archives Canada, 1940-, e01118373).

³⁷ Weaver, "Hamilton."

³⁸ Hamilton Public Library. "History of Industry in Hamilton," 2000. Accessed December 4, 2018. <http://epe.lac-bac.gc.ca/100/205/301/ic/cdc/industrial/history.htm>

³⁹ Hamilton Public Library. "History of Industry in Hamilton."

⁴⁰ Ibid.

5.5 Property Ownership History

The property at 127-131 Hughson Street North has a complex early history. The Chain of Title for the subject property is provided below, in Table 2.

The property was part of the 100-acre parcel that once comprised Lot 14, Concession 2 in the historic Barton Township when it was first surveyed in 1791. Barton Township was slowly annexed by the City of Hamilton until it ceased to exist in 1960.⁴¹ The Crown Patent for the 100-acre parcel was granted to John Askin in 1801. Nathaniel Hughson acquired the entirety of the lot in 1805 and registered the transfer in 1829.⁴²

In 1836 the parcel of land was associated with James Hughson, who had acquired Lot 14 of Concession 2 from his father.⁴³ James Hughson was the son of Rebecca (née Land) and Nathaniel Hughson (b. 1755 Dutchess County, New York d. 1837 Hamilton, Upper Canada).⁴⁴ Nathaniel commissioned the Hughson Survey that would begin the City of Hamilton out of old Barton Township (or Township No. 8). When the village of Hamilton was first laid out in 1816, the Hughson's were among the original landowners. Other early land owners included George Hamilton, William Wedge, and Ephraim and Robert Land.⁴⁵ Nathaniel Hughson's sons, including James Hughson, sold off parts of their father's original grant over time.⁴⁶

The subject property is associated with multiple owners from 1836 to 1847, including Robert Biggart (1836-1837), Allan Napier MacNab (1837-1839), George Barnes Harvey (1839-1847), and Samuel Mills (1847).⁴⁷ Mills kept the part lot for several decades, selling in 1871 to Anna C. Cawthra. Anna Cawthra then sold to William Farmer in August of 1880. Shortly after his death, his estate transferred it to the Sisters of St. Joseph of the Diocese of Hamilton in June of 1898; only two months later they sold it to Catherine Knapman. Knapman sold the part lot to John and Norman Firth in 1912 – the Firth Brothers retained ownership, thereafter, working to consolidate a large portion of the surrounding lot to accommodate for growth going forward.

Prior to the Firth Brothers' ambitions, the lot was covered largely by a beer garden in the centre of the block bounded by James, Canon, Hughson (North) and Gore streets.⁴⁸ *The Hamilton Herald* noted it had apparently degenerated into a "back areaway with outbuildings and barns skirting its edges" with entrance for deliveries from Hughson Street

⁴¹ Hamilton Public Library. Chronology of the Regional Municipality of Hamilton-Wentworth. Accessed December 4, 2018. http://epe.lac-bac.gc.ca/100/200/301/ic/can_digital_collections/cultural_landmarks/twps.html

⁴² Ontario Land Registry (ONLAND). Hamilton-Wentworth (62) Barton Book 9, Concession 2, Lots 10-21, p. 80. Accessed December 10, 2018. <https://www.onland.ca/ui/62/books/20995/viewer/58931497?page=67>

⁴³ Ross and McBride LLP, "334565 Ontario Ltd., File No. 73-14-4032; 127-131 Hughson Street North, Hamilton, Ontario. In CSA Standard Z768-01 Phase I Environmental Site Assessment. 2015. *See Chain of Title Table

⁴⁴ Bunner, Allan, "Chapter 2: Thomas B. Hughson; 126. Nathaniel Hughson" in *The Hughson Family in America: A Genealogy of the Hughson Surname from Colonial America Through the First Six Generations*. Accessed November 22, 2018.

<https://www.hughsonfamily.org/ch-2-thomas-b-hughson>

⁴⁵ McMaster University, "Note". Accessed November 23, 2018.

<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A71720>

⁴⁶ Bunner, Chapter 2.

⁴⁷ Ross and McBride LLP, "334565 Ontario Ltd."

⁴⁸ The Hamilton Herald, "Firth Bros. Have Greatly Improved Property They Occupy," *The Hamilton Herald* (June 17, 1929), 15.

North.⁴⁹ The following text and Table 2 describe how each parcel was bought and sold throughout the 19th century and that all parcels would eventually come into Firth ownership by 1920.

Part lot 5 W/S Hughson Street North, unlike its E/S counterpart, was divided in two lots.⁵⁰ Part 1 was sold by James Hughson to Hannah Hughson in 1835, who sold it in 1847.⁵¹ After the Hughson ownership, several owners are associated with this part lot, including James Smith (1847), Thomas Smith (1848-1857), William Dodds (1857), I. Carpenter and R. Falkiner (1857), and the Trustees of the Bank of Upper Canada (1857-1868).⁵² Frederick Childs bought it from the Bank in 1868 then sold it almost three decades later in 1884 to Jane Morrison.⁵³ After she married, Jane Stewart (formerly Morrison), sold the property to Peter D. Cesar in February of 1912.⁵⁴ After that, the property is associated with Scarboro Securities Limited (1912), Levi E. Annis (1913-1915), Mary C. Annis (1915-1920), and Scarboro Securities again (1920).⁵⁵ A newly incorporated Firth Brothers Limited finally bought the property from Scarboro Securities in 1920.⁵⁶

Part 2 of the part lot 5 W/S Hughson Street North chain of title is simpler than its counterpart. James Hughson sold it to James Lister in 1840, whose estate then transferred it to Jane Lister much later in 1899.⁵⁷ The property only left the Lister family in July 1919, when Jane Lister sold it to Freeman Treleaven; less than a month later, Treleaven sold it to Firth Brothers Limited.⁵⁸

Part lot 6 W/S Hughson Street North's chain of title closely represents part lot 5 W/S Hughson Street North (Part 1), described above. The Chain of Title for the subject property is provided, below, in Table 2.

The Firth Brothers had united all of these part lots under Firth Brothers Limited by 1919-1920, as they were seeking to consolidate and grow their own textiles manufacturing operation.

⁴⁹ Ibid.
⁵⁰ Ibid.
⁵¹ Ibid.
⁵² Ibid.
⁵³ Ibid.
⁵⁴ Ibid.
⁵⁵ Ibid.
⁵⁶ Ibid.
⁵⁷ Ibid.
⁵⁸ Ibid.

Table 2: Chain of Title for 127-131 Hughson Street North, Hamilton, Ontario (Ross and McBride)⁵⁹

Date	Grantor	Grantee
Part Lot 5 E/S James Street (No abstracts prior to 1836)		
September 24, 1836	James Hughson	Robert Biggart
March 31, 1837	Robert Biggart	Allan Napier MacNab
September 12, 1839	Allan Napier MacNab	George Barnes Harvey
August 10, 1847	George Barnes Harvey	George F. Tiffany
November 30, 1847	George F. Tiffany	Samuel Mills
February 11, 1871	Samuel Mills	Anna C. Cawthra
August 26, 1880	Anna C. Cawthra	William Farmer
June 4, 1898	Estate of William Farmer	Sisters of St. Joseph of the Diocese of Hamilton
August 29, 1898	Sisters of St. Joseph of the Diocese of Hamilton	Catherine Knapman
September 20, 1912	Catherine Knapman	John M. & Norman F. Firth
January 9, 1919	John M. & Norman F. Firth	Firth Brothers Ltd. (Ontario)
October 8, 1930	Firth Brothers Ltd. (Ontario)	Firth Brothers Ltd.
May 19, 1976	Firth Brothers Ltd.	334565 Ontario Ltd.
Part Lot 5 W/S Hughson Street North		
(No abstracts available pre-1835; Part lot 5 W/S/ Hughson Street North split into two parts by ownership)		
Part 1		
August 12, 1835	James Hughson	Hannah Hughson
February 26, 1847	Rev. Brennan Hughson, Hannah Hughson	James Smith
September 8, 1848	Thomas Smith	William Dodds
August 8, 1857	William Dodds	I. Carpenter, R. Falkiner

⁵⁹ Chain of title provided by Ross and McBride, LLP.

Date	Grantor	Grantee
December 3, 1857	I. Carpenter, R. Falkiner	Trustees of the Bank of Upper Canada
March 18, 1868	Trustees of the Bank of Upper Canada	Frederick Childs
April 1, 1884	Frederick Childs	Jane M. Morrison
February 9, 1912	Jane M. Stewart (formerly Morrison)	Peter D. Cesar
December 14, 1912	Estate of Peter D. Cesar	Scarboro Securities Ltd.
February 11, 1913	Scarboro Securities Ltd.	Levi E. Annis
March 3, 1915	Levi E. Annis	Mary C. Annis
January 13, 1920	Scarboro Securities Ltd.	Firth Brothers Ltd.
October 8, 1930	Firth Brothers Ltd. (Ontario)	Firth Brothers Ltd.
May 19, 1976	Firth Brothers Ltd.	334565 Ontario Ltd.
Part 2		
January 3, 1840	James Hughson	James Lister
August 28, 1899	Estate of James Lister	Jane Lister
July 31, 1919	Jane Lister	Freeman Treleaven
August 5, 1919	Freeman Treleaven	Firth Brothers Ltd.
October 8, 1930	Firth Brothers Ltd. (Ontario)	Firth Brothers Ltd.
May 19, 1976	Firth Brothers Ltd.	334565 Ontario Ltd.
Part Lot 6 W/S Hughson Street North		
August 12, 1835	James Hughson	Hannah Hughson
February 26, 1847	Rev. Brennan Hughson, Hannah Hughson	James Smith
September 8, 1848	Thomas Smith	William Dodds
August 8, 1857	William Dodds	I. Carpenter, R. Falkiner
December 3, 1857	I. Carpenter, R. Falkiner	Trustees of the Bank of Upper Canada
March 18, 1868	Trustees of the Bank of Upper Canada	Frederick Childs

Date	Grantor	Grantee
April 1, 1884	Frederick Childs	Jane. M. Morrison
February 9, 1912	Jane M. Stewart (formerly Morrison)	Peter D. Cesar
December 14, 1912	Estate of Peter D. Cesar	Scarboro Securities Ltd.
February 11, 1913	Scarboro Securities Ltd.	Levi E. Annis (Half)
March 3, 1915	Levi E. Annis	Mary C. Annis
January 13, 1920	Scarboro Securities Ltd.	Firth Brothers Ltd.
October 8, 1930	Firth Brothers Ltd. (Ontario)	Firth Brothers Ltd.
May 19, 1976	Firth Brothers Limited	334565 Ontario Ltd.

5.6 The Firth Brothers

Norman (b. c. 1885 Ontario)⁶⁰ and his brother John M. Firth (b. 1881 Ontario, d. 1960, Hamilton, ON)⁶¹ were born to Presbyterian parents James (b. 1846 Scotland, d. NA)⁶² and Susan Firth (née Carruthers b. 1853, d. 1916 Hamilton, ON).⁶³ James Firth, a blacksmith, had come to Ontario from the Orkney Islands, while Susan had grown up in Dumfriesshire. John Firth was quoted in *The Hamilton Spectator* as saying James worked in Hamilton at Copp's shop as a tool sharpener making \$1.25 an hour.⁶⁴

As a teenager and in his early 20s, Norman apprenticed as a tailor in R.S. Babb's custom tailoring shop, while John became an accountant and together they saved the capital necessary to purchase I.G. Thomson's shop in the Opera House Building at 106 James Street North (in business since 1890⁶⁵) for \$3,562 when it came up for sale in 1909 (Figure 10).⁶⁶ They soon rented a floor of a building on Park Street to expand their operation, and subsequently bought a storefront at 144 James Street and in succession built a new shop on the lot. The property had a 15-foot frontage and a 75-foot-wide parcel of land behind it that extended eastward to Hughson Street North.⁶⁷ It was this purchase that made possible the long-term development plan to acquire the part lots for the textile plant they would build facing onto Hughson Street North. The first tailoring shop (the square abutment building that makes up the west

⁶⁰ Library and Archives Canada. *Census of Canada, 1891*. Series RG31-C-1. Statistics Canada Fonds. Microfilm reels: T-6290 to T-6427. Accessed December 7, 2018. <http://www.bac-lac.gc.ca/eng/census/1891/Pages/about-census.aspx>

⁶¹ CanadaGenWeb.org. John Morwick Firth. Ancestry.ca. Accessed December 7, 2018. https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=70668&h=353502&tid=&pid=&usePUB=true&_phsrc=ruX348&_phstart=successSource

⁶² Library and Archives Canada. *Census of Canada, 1901*. Series RG31-C-1. Statistics Canada Fonds. Microfilm reels T-6428 to T-6556. Accessed December 7, 2018. <http://www.bac-lac.gc.ca/eng/census/1901/Pages/about-census.aspx>

⁶³ Archives of Ontario. Registrations of Deaths, 1869-1938. MS 935, reels 1-516. Ancestry.ca. Accessed December 7, 2018. https://search.ancestry.ca/cgi-bin/sse.dll?db=8946&h=2617457&indiv=try&o_vc=Record:OtherRecord&rhSource=7921

⁶⁴ Milford L. Smith. "Looking at Business," *The Hamilton Spectator* (February 2, 1959).

⁶⁵ "Clothes Made This City Famous," *The Hamilton Spectator*, (July 31, 1967), 4.

⁶⁶ Milford L. Smith. "Looking at Business."

⁶⁷ Ibid.

side of the subject property) first appears on a 1911 Fire Insurance Plan roughly correlating with the Firth's purchase of the property (Figure 22). They had built the new structure to feed the Firth Bros. storefront on James Street, and as such it was (and remains) attached on its western side.

John married Alice May Jamieson (b. 1880, d. 1968 Hamilton, ON)⁶⁸ in 1910.⁶⁹ They had several children, including Katherine (b. 1912), Margaret (b. 1916), and James (b. 1918).⁷⁰ At the age of 36, Norman married Lillian Chapman (b. 1887) in 1911,⁷¹ and had at least two children, Jean (b. 1913) and Grant (b. 1919).⁷²

The two brothers, with Norman as president, incorporated as Firth Brothers Limited in 1918 (Figure 11).⁷³ From 1913 until around 1928, they used a pre-existing two-story structure that occupied a portion of the land behind their storefront that was once a beer garden.⁷⁴ By 1920 they had acquired all the land necessary, behind their original storefront on James Street, to plan their manufacturing facility. In 1929, they opened the plant or 'workshop' at 127-131 Hughson Street North, dubbed Style Park (Figure 12).⁷⁵ The building received a great deal of attention at the time, having cost the company \$250,000, revitalizing the area and allowing the Firth Brothers to expand their operation vastly. It first appears on Fire Insurance Plans in 1927, having been connected to their old shop and storefront (Figure 23).

The two Firth brothers briefly lost control of the Firth Bros. business to Tip Top Tailors of Toronto in a share transfer around 1930, before the Firths reacquired it by buying more shares in 1932.⁷⁶ Throughout Firth Brothers Ltd.'s early-twentieth century history, the two brothers ran the company together (Figure 13). In 1950 Norman sold his interest to his brother John and nephew James; the latter of whom had been involved in running the company since 1945 and took his father's place as secretary-treasurer after John had become president.⁷⁷ At 70 years old, John Morwick Firth was almost the full owner of the company.⁷⁸

⁶⁸ Ancestry.ca. Public Member Photos and Scanned Documents. Photo of Firth/Jamieson Headstone. Accessed December 8, 2018. https://www.ancestry.ca/mediaui-viewer/tree/17116601/person/464627814/media/8835ee88-2737-415c-8fab-a2b0379cb0c2?_phsrc=ruX362&_phstart=successSource

⁶⁹ Archives of Ontario. Marriage of John Firth to Alice Jamieson. *Ontario, Canada, Select Marriages*. Ancestry.ca. Accessed December 7, 2018. https://search.ancestry.ca/cgi-bin/sse.dll?viewrecord=1&r=5543&db=OntarioMarr1858-1899_qa&indiv=try&h=3497609

⁷⁰ Library and Archives Canada. *Sixth Census of Canada, 1921*. Series RG31, Folder 62, Polling Division No. 1, p. 22. Statistics Canada Fonds. Ancestry.ca. Accessed December 7, 2018. https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=8991&h=3378504&usePUB=true&_phsrc=ruX324&_phstart=successSource&nreg=1

⁷¹ Archives of Ontario. Marriage of Norman Firth to Lillian Chapman. *Ontario, Canada, Select Marriages*. Ancestry.ca. Accessed December 7, 2018. https://search.ancestry.ca/cgi-bin/sse.dll?viewrecord=1&r=5543&db=OntarioMarr1858-1899_qa&indiv=try&h=3512606

⁷² Library and Archives Canada. *Sixth Census of Canada, 1921*. Series RG31, Folder 62, Polling Division No. 2, p. 15. Statistics Canada Fonds. Ancestry.ca. Accessed December 7, 2018. <https://search.ancestry.ca/cgi-bin/sse.dll?db=CanCen1921&indiv=try&h=3379180>

⁷³ Dun & Bradstreet of Canada Ltd. "Firth Brothers Limited 2311-5612," Mercantile credit report (Sept. 18, 1951).

⁷⁴ The Hamilton Herald, "Firth Bros." 15.

⁷⁵ The Hamilton Herald, "Firth Bros." 15.

⁷⁶ Dun & Bradstreet of Canada Ltd., "Firth Brothers Limited."

⁷⁷ Ibid.

⁷⁸ Ibid.

In 1951, James C. Firth (33 and married at the time), graduated from McMaster University and Harvard Business; having served in the Dominion Treasury Department during the Second World War.⁷⁹ At this time, Firth Brothers Ltd. had a total of 275 employees, 700 agents located in cities and towns across Canada, and had retail stores in Hamilton, London and Windsor.⁸⁰ A Dun and Bradstreet mercantile credit report described the facility at 127-131 Hughson Street North as "...a modern four-story factory building, located on a side street in the uptown business section... well maintained and interior is orderly." (Figure 14, Figure 15).⁸¹ When his father died in 1960, James took over the daily operations and ownership of the company (Figure 16). Thereafter, operations continued well into the 1970s. Following an industrywide downturn in textile manufacturing in the 1960s, the plant saw less profit every year. The Firth ownership ended in 1976.

Coppley Apparel

More recently the building has been used by Coppley Apparel, a premium tailored clothing company. Coppley was founded in 1883 and at the time was known as John Calder & Company.⁸² Coppley is currently operating out of three different facilities while a new Manufacturing and Headquarters building is being finalized. One of these three locations is 127-131 Hughson Street North.



Figure 10: Firth Brothers custom tailors' original storefront at 106 James Street North from 1909-1913, previously I.G. Thomson's shop from the nineteenth century. "Firth Brothers" photograph, 1930s (Hamilton Public Library, 1930-, #32022189079029.jpg).

⁷⁹ Ibid.

⁸⁰ Ibid.

⁸¹ Ibid.

⁸² Coleman, 2018.



Figure 11: Portraits of the young Firth Brothers in 1929 (The Hamilton Herald, 1929).



Figure 12: Sketch of the newly built Firth Brothers building Style Park in 1929 (The Hamilton Herald, 1929).



Figure 13: "Executives and Office Staff" 1937 photo of front exterior of building. John Firth is in the photo, centre-bottom in light overcoat (Family photo contributions, 1937).



Figure 14: Photo showing suits in progress at Firth Bros. Ltd., c. 1960 (Family photo contributions, 1960-).



Figure 15: Photo showing some of the process of large-scale textile manufacturing and the Firth Bros. open plant floors, circa 1950s-1960s (Courtesy of Firth family, 1960-).



Figure 16: James C. Firth, 1967. "Clothes Made This City Famous" (*The Hamilton Spectator*, 1967).

5.7 Property Morphology

The following is a chronological review of different historical maps, survey, and aerial images that shed light on the subject property and its area and how they have evolved over time.

The 1780s map of "Barton and Flamboro Townships" is one of the earliest maps available but shows little detail aside from preliminary lot ownership, likely for United Empire Loyalists following the American Revolution (Figure 17). Lot 14 of Concession 2 is shown as being owned by Ruth Clinch. The map details an outline of the shore of Lake Ontario and several creeks, but is otherwise absent of information regarding settlement or structures.

Page & Smith's 1875 Wentworth County Atlas shows that the City of Hamilton has subsumed most of Barton Township (Figure 18). However, this atlas shows little in the way of structure presence or ownership, though it shows the City of Hamilton's layout and grid quite clearly.

Charles Shober and Company's Birdseye drawing of the City of Hamilton gives an impression of what the city looked like in 1876 (Figure 19). The area surrounding the subject property looks to have been a mix of residential and commercial structures; though industrial operations can be seen in the broader context - indicative of Hamilton's industrialization at the time. Shopfronts can be seen all along James Street slightly west of the subject property. This is the period in which the area takes on much of the character it would have going forward. The John Foote Armouries had not yet taken up the space on James and Hughson Streets.

A birds-eye view in 1894 shows that the broader City of Hamilton has clearly grown intensely and become more population-dense (Figure 20). A greater number of industrial operations and manufacturing plants are depicted, including slightly to the south of the subject property.

Fire Insurance Plans (FIPs) provide a more detailed look at the subject property and its immediate context. Goad's 1898 FIP confirms that James Street North, adjacent to the subject property, was indeed lined with shops, including a pharmacy, undertaker, plumber, confectionary, and tailors, as well as the entrance to the Grand Opera House (Figure 21). However, there was little development of the land on which the structures of the current property now sit. There seems to have been minor structures and sheds at the corner of Hughson Street North and Cannon Street East.

Goad's 1911 FIP shows substantial development on the block. Many of the shop structures on James Street are still in place and occupied by a variety of businesses, but the Dominion House Furniture Company has built a large structure, while there is also now a 'Moving Pictures' business beside the Grand Opera House (Figure 22). This was around the time the Firth Brothers moved in to 144 James Street North and built their first manufacturing facility just behind their shop. The west section of the building is now accordingly present with several adjoining shops that had built one-story structures behind the storefronts. This includes an 'Undertaker' and its coach house on Cannon Street East with a structure built directly against the east side of the original Firth Brothers plant. In addition, there is now a 'Sons of England Hall' at 121 Hughson Street North – the immediate neighbour of the subject property.

The Underwriter's Survey Bureau 1927 FIP shows that development in the immediate vicinity of the subject property was relatively minimal (Figure 23). The primary changes are a new Tivoli Theatre just south of the subject property, and the new Firth Brothers manufacturing plant – Style Park. While the 1927 map shows it present, the building was only officially opened in 1927. The new Firth Bros. Ltd. is conjoined to the older west section, once an independent structure. Both buildings are shown as having electrical. The newer manufacturing plant (east section) shows as being made of brick and reinforced concrete, including coal and steam power, electricity, and heat. Moreover, the area immediately north of the new structure, once covered in structures, is now empty (i.e., purchased and leveled by



Figure 18: 1875 County Atlas showing the extents of the City of Hamilton; general location of subject property in red (Page & Smith, 1875).

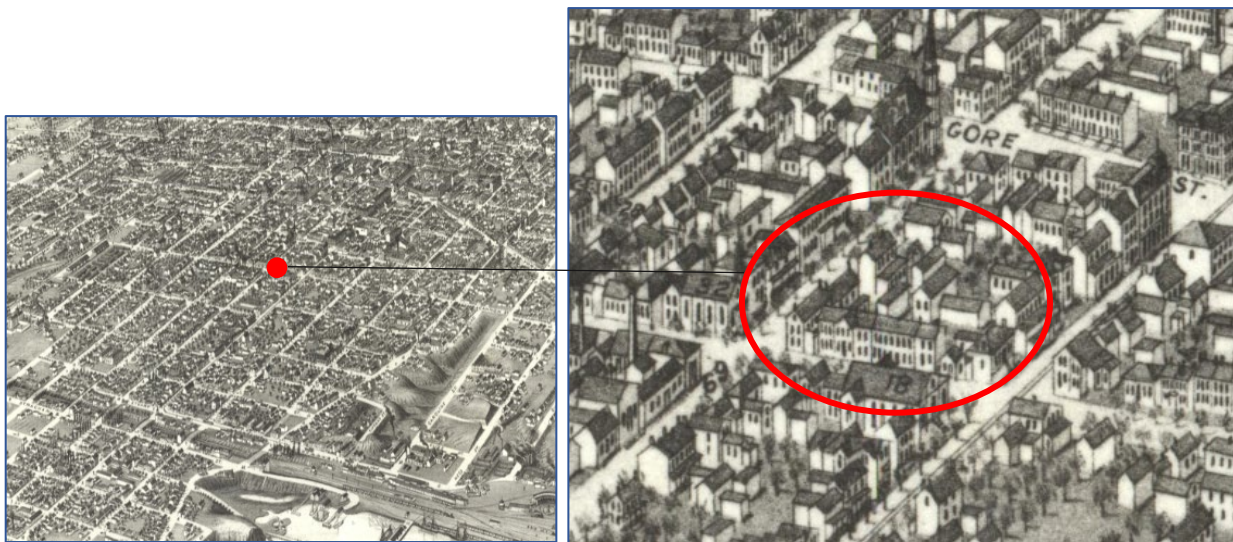


Figure 19: Detail of Birdseye view of the City of Hamilton, 1876, showing downtown with subject property area circled in red (Chas. Shober & Co. 1876).

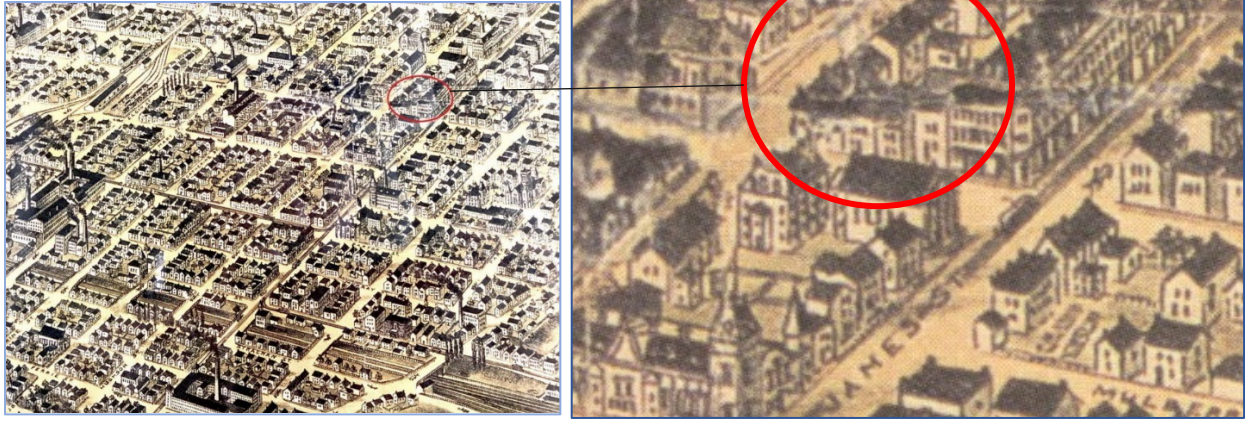


Figure 20: Birdseye view of the City of Hamilton, 1894. Subject property area circled in red (Association of Canadian Map Library and Archives, 1894).

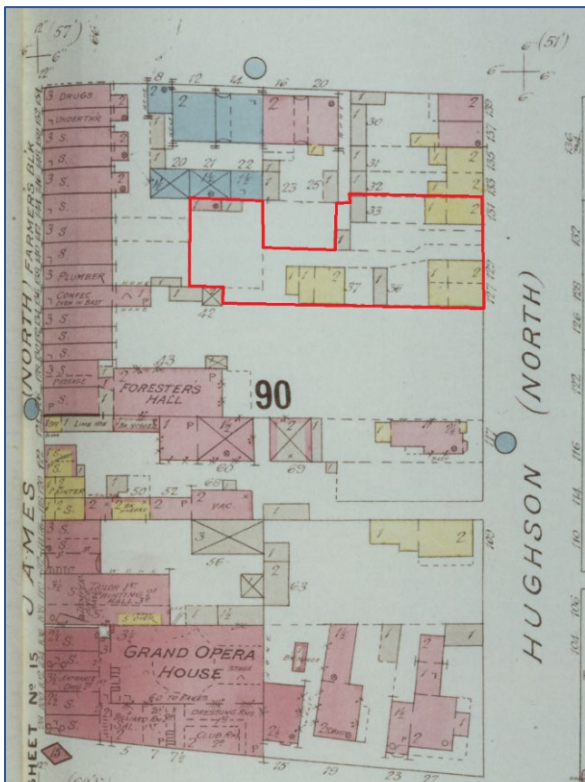


Figure 21: Fire Insurance Plan (FIP), 1898. Structure on subject property marked in red (Goad, 1898).



Figure 22: FIP 1911. Structure on property marked in red (Goad, 1911).

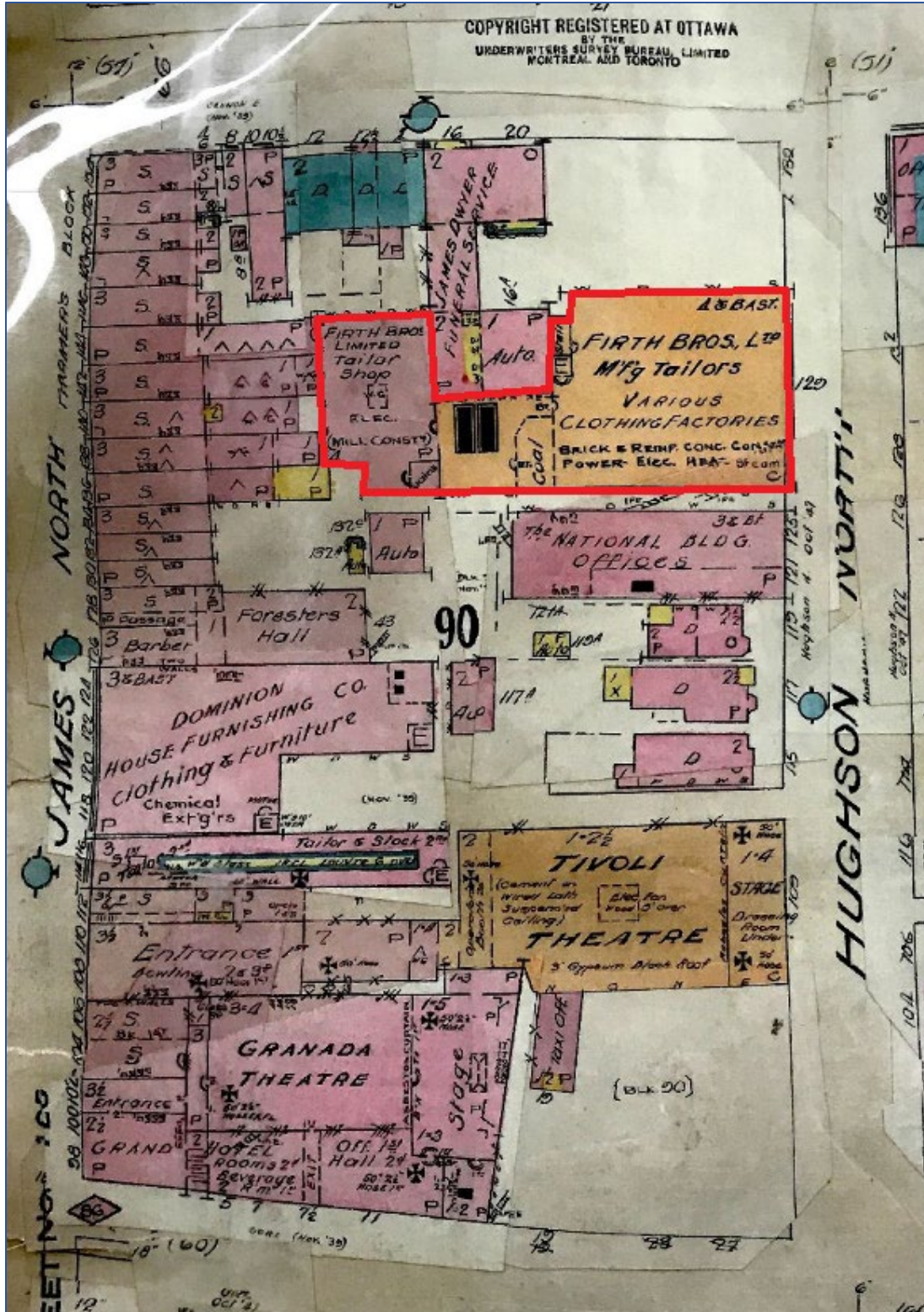




Figure 25: 1954 aerial photograph of Hamilton, clipping of subject area. General location of subject property in red (University of Toronto, 1954).



Figure 26: FIP 1964. Structure on subject property marked in red (Underwriter's Survey Bureau, 1964).



Figure 27: Satellite photograph of the subject building and vicinity. Subject property's structure outlined in red (Google Earth, 2004).

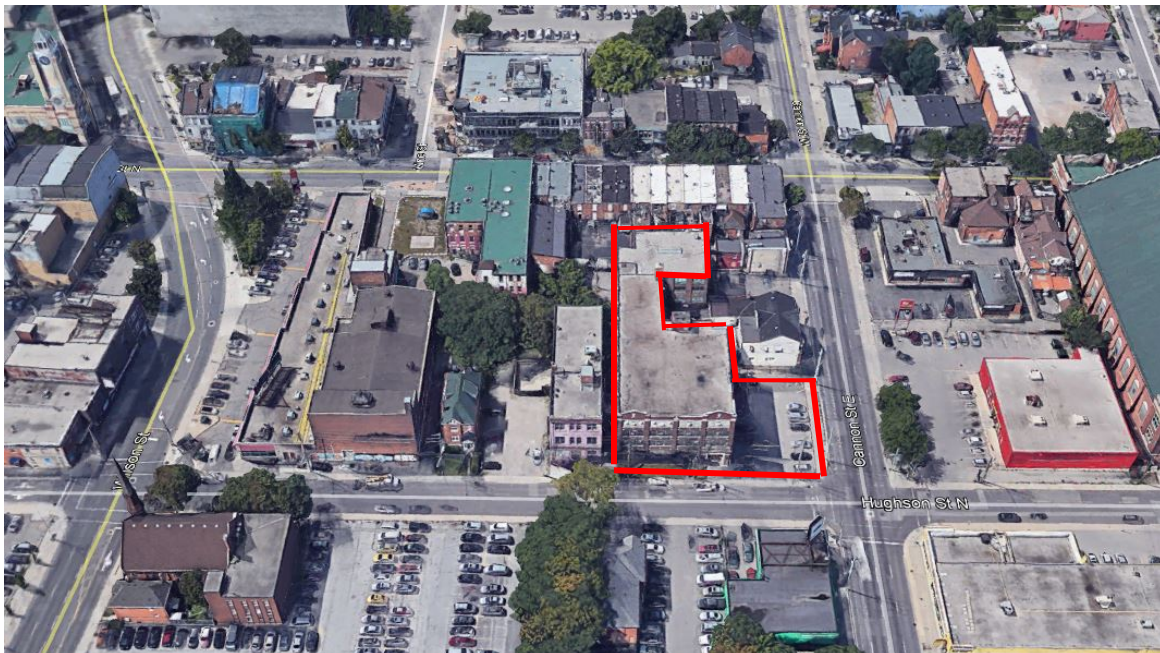


Figure 28: 3D satellite image of the subject property and surrounding area facing west (Google Earth, 2018).

6.0 PROPERTY DESCRIPTION

The subject property was built in two stages. The Firth Brothers built the first part of the shop – the square-shaped brick four-story building on the west side of the subject area – sometime around 1911, as they moved their storefront (once attached to the shop) to 144 James Street in 1913. In the wake of their success in expanding their operation during wartime, they acquired enough capital to purchase the rest of the property by the early 1920s and thereby built the large textile manufacturing plant onto the side of their original building (Figure 29). The latter facility, is an industrial vernacular building with Art Deco influences, is far more imposing and takes up a large portion of the streetscape around it, forming the distinctive façade of the building today.

The manufacturing facility, or Style Park as the Firth Brothers called it, is a four-storey brick and reinforced concrete structure that the Firth Brothers built with large, open, similar floor plans to reduce overcrowding and allow for future growth and planning.

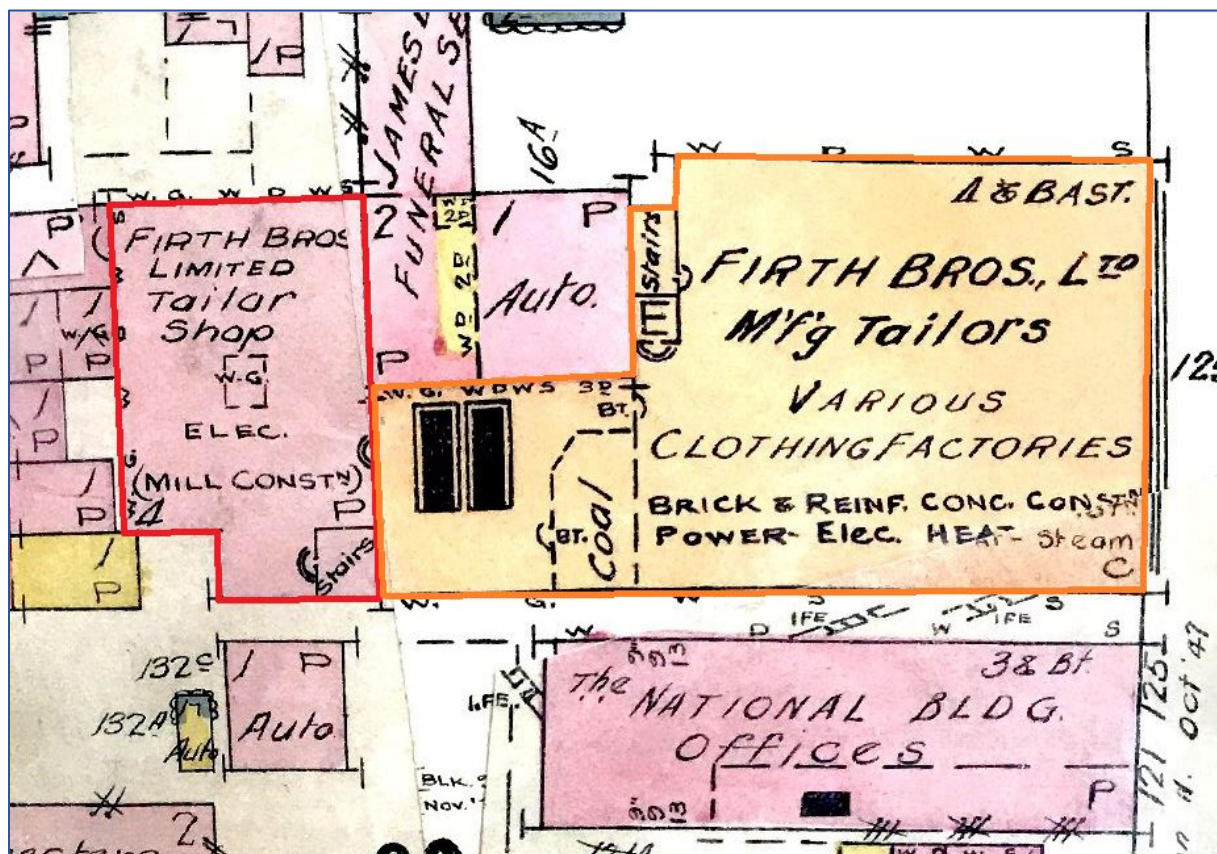


Figure 29: FIP 1927. First section c. 1911 marked in red. New facility (Style Park) circa 1929, marked in orange (Underwriter's Survey Bureau, 1927).



Figure 30: Satellite image (3D reconstruction) showing the structure on the subject property; c. 1911 west section marked in red, 1929 Style Park east section marked in orange (Google Earth, 2018).

6.1 Exterior

The east section of the building located at 127-131 Hughson Street North was finished in 1929 and is best described as a vernacular industrial building that has Art Deco detailing which were used on commercial and industrial buildings throughout Canada at this time. The four storey building generally follows an L-shaped plan with a long façade which fronts onto Hughson Street North. The attached four-story west section likewise follows a generally L-shaped plan and is conjoined along the southern side (Figure 33). In both sections the roof is flat and there is one large brick interior chimney which is located on the north elevation where the two sections meet (Figure 37). There are no other obvious chimneys or ventilation from the front street view.

The building appears to rest on a concrete foundation and there is a full below-ground basement. The 1929 section concrete foundation is not exposed, and the brick façade meets the ground, while in the c. 1911 section the rough concrete foundation is exposed. Along the basement level there are wrought iron bars which cover the windows; this metalwork appears on the façade and east elevation of the east section only (Figure 35).

The façade is dominated by the large rectangular window openings. There are five protruding brick pillars providing a vertical separation between windows (Figure 31). There are four sets of original steel windows, laid out horizontally, along the upper three levels. The main level has three large rectangular window openings and the main entrance is located on the north corner. Each window has 48 panes separated by steel muntin bars. There are sills with molded trim on the main level only. There are multiple instances of broken panes, boarded up panes, and/or panes which have been replaced. There is visible rot in the wood surrounds (interior), in part due to rust and deterioration of the wooden frame and steel muntins (Figure 34). The rectangular window openings on the façade are original. The

windows on the Cannon Street elevation have all been replaced with newer panes and frames, but the original openings appear to have been maintained.

Early Fire Insurance Plans indicate the main section, added in 1927-1929, was built in brick and reinforced concrete. The façade is clad in polychromatic brickwork, whereas the side elevations are uniform red brick in common brick bond. The brick appears to be in good condition overall. A few exposed bricks near the foundation at the rear suggest they were made locally in Hamilton.⁸³

The façade's decorative treatment is rendered in brick and concrete. The three upper levels follow the same brick design and the main level exhibits more stylistic details. The ornamental brickwork is found under each window opening and includes brick laid in various ways, including a double herringbone pattern and soldier courses with square-shaped stone insert. In between each of the windows are pilasters which add texture to the façade and accentuate its height. At the top of each column is a decorative cap, with a mixture of stone and concrete. The central column has a more detailed cap. The brickwork, columns, and concrete detailing are rhythmic and provide a symmetrical and balanced façade. Lastly, the façade has symmetrical front-facing gable peaks located at the north and south end of the roofline. Each of these peaks has a stylized stone 'F' - representing the Firth Brothers.

The front entrance is near the right side of the façade (Figure 32). There are recessed double wooden doors, each containing one large glass panel. There are side-lights and a single rectangular decorative glazed transom; all of which appear to be original. There is visible deterioration of the wood on the lower portion of the doors and sidelights. The entrance is surrounded by stone and wood. Two stone Doric columns with capitals frame the entrance. There is a stone lintel. Between the lintel and the entablature there is a rectangular flat concrete panel where one can see the ghosting of the metal letters of the Firth Brothers name. Above this is a row of stone dentils topped by double herringbone brick pattern decoration. There are two smaller brick columns which frame the outsides of the entranceway.

The side elevations and rear section have simple brick work laid out in a common bond design. The south elevation has been covered in parging and has been painted. The north elevation, as mentioned, has all newer windows and some areas have been modified to accommodate equipment and entrances. Most window openings on the north elevation have been maintained; however, some appear to have been enlarged.

The rear section is also four storeys and was built c. 1911. The south and north elevation are the most prominent. The building is clad in uniform red brick and has protruding columns. There are large rectangular window openings and most of the windows are newer. The rear windows (west) appear to be original (noted from the interior view); however, they are no longer functional windows as the building is built right up against the building to the west. The large interior smoke stack appears to be associated with the original building.

Additional photographic documentation can be found in Appendix B.

⁸³ The inscriptions on two half-bricks in one of the sealed basement windows are 'HAM' and 'MILTON', put together they would read 'HAMILTON', indicating the bricks might have been locally sourced, at least in part.



Figure 31: Façade (AB, 2018).



Figure 32: Front entrance detail (AB, 2018).



Figure 33: South elevation, showing where 1911 building on (left) meets c.1929 building (right). Note the 1929 building is covered in parking and painted (AB, 2018).



Figure 34: Examples of damaged or failing windows (AB, 2018).



Figure 35: Metalwork located along basement level (AB, 2018).



Figure 36: North elevation (AB, 2018).



Figure 37: North elevation where two buildings meet (AB, 2018).



Figure 38: Photograph of c. 1911 west section's north façade fronting onto Cannon Street East (ZH, 2018).

6.2 Interior

6.2.1 Foyer

The split-level front entrance foyer has a central white marble staircase with a brass and wood railing. On either side there is a set of three floral-themed stained-glass windows set back into stuccoed arched panels (Figure 39). At the top of the staircase the floor design is black and yellow tiling with white marble trim and a calligraphic 'F' encircled within a rectangle - this appears to be the same font found on top of the building façade (Figure 41).

The walls beside the staircase and doorway are polished white marble with black marble trim – the black marble trim also occurs on the lower walls of the upper level of the entranceway (Figure 40). The floors are checkered in black and white mixed pebble tile that reflects this choice of marble; these are outlined in more white marble so that the trim of the floors and walls (white and black) contrast pleasantly. The walls of the upper level of the foyer are stuccoed and lead up to long timber rafters with dentil carvings all along them and decorated supports (Figure 42). Looking back toward the entrance from the top of the staircase, on either side of the doorway on the upper level, there are two niches with half-domes. Below these - on the lower level facing the stained-glass windows - there are two large rectangular metal grates.

After ascending the staircase, the archway into the building is walled off on the right, with the only door - a new metal frame door with one glass rectangular panel - being on the left. The pebble tile flooring extends into the immediate hallway thereafter but soon ends as one enters the plant floor. The decorative features and overall style of the foyer is in line with modest Art Deco style.



Figure 39: Foyer interior, facing north (AB, 2018).



Figure 40: Foyer interior, facing south (AB, 2018).



Figure 41: Showing the marble floors, wood and metal railing and the "F" in the floor (ZH, 2018).



Figure 42: Ceiling of the foyer (AB, 2018).

6.2.2 Building

Except for the basement and main level/office, the building follows a similar plan on every level of the structure, and much of the interior brick throughout the facility has been painted white (Figure 52, Figure 53, Figure 55, Figure 56, Figure 58). In the newer east section of the building, every floor uses 12 massive metal industrial pillar supports that taper conically toward the roof and press against square bracing plates (Figure 44). Each level on the older west section has ten thick hardwood beam pillars and rafters with metal bracket supports (Figure 45). The floor and ceiling in the west section, on each level, are wood plank. The ceiling is painted white. The east section floors on each level are primarily smooth and bare concrete, while the ceilings are painted white and probably concrete as well.

The building has two staircases spanning from the basement to the fourth level. The west section is a hardwood staircase (Figure 46). This stairwell can be accessed from the east or west section through metal fire doors. The east section staircase is concrete. An elevator, installed along the west wall of the east section, runs from the basement to the fourth level, as does the dumbwaiter beside it.

Fire doors, made mostly of metal, are used in multiple areas where the east and west section of the buildings join. Fire doors are found along the stairwell; there is a fire door on each side of the stairs. There are additional large fire doors found in the transition area between the east and west section (Figure 43).

There are washrooms on each level. On the main level there are two washrooms on the north side of the east section (Figure 50). In the basement there is one in the northwest corner of the east section near the staircase. On the second level there are two along the northeast wall of the east section and one in the southwest corner of the west section (Figure 51). The third level mirrors the second with a large west section washroom (Figure 54). The fourth level has one washroom in the northwest corner of the east section (Figure 57).

The interior metal window frames that are original tend to be in eroding condition – most have been painted but the paint is flaking off in many places, along with the metal under it.

While each level follows a very similar basic pattern, there are some exceptions. The main level's east section is characterized by mostly offices and a less industrial appearance. The large metal pillars are polygonal rather than cylindrical, with clear decorative lines. They also have a stuccoed texture (not smooth like the upper floors) and are yellowed rather than white. In the older west section, the wooden pillars are painted white rather than left bare like the upper levels. The main level also has a ramp that leads up from the eastern part of the east section to the part of the east section connecting to the west section. The level has several bay doors for shipments.

The basement also differs substantially from the other levels and seems to be primarily for storage (Figure 48, Figure 47). It also has a large boiler room in the east section (Figure 49).



Figure 43: Second level plan with fire door locations marked in red. The two photos on the left show the single fire doors located in the stairwell. The photo on the right shows the large fire door which separated the two sections of building (ZH, 2018).

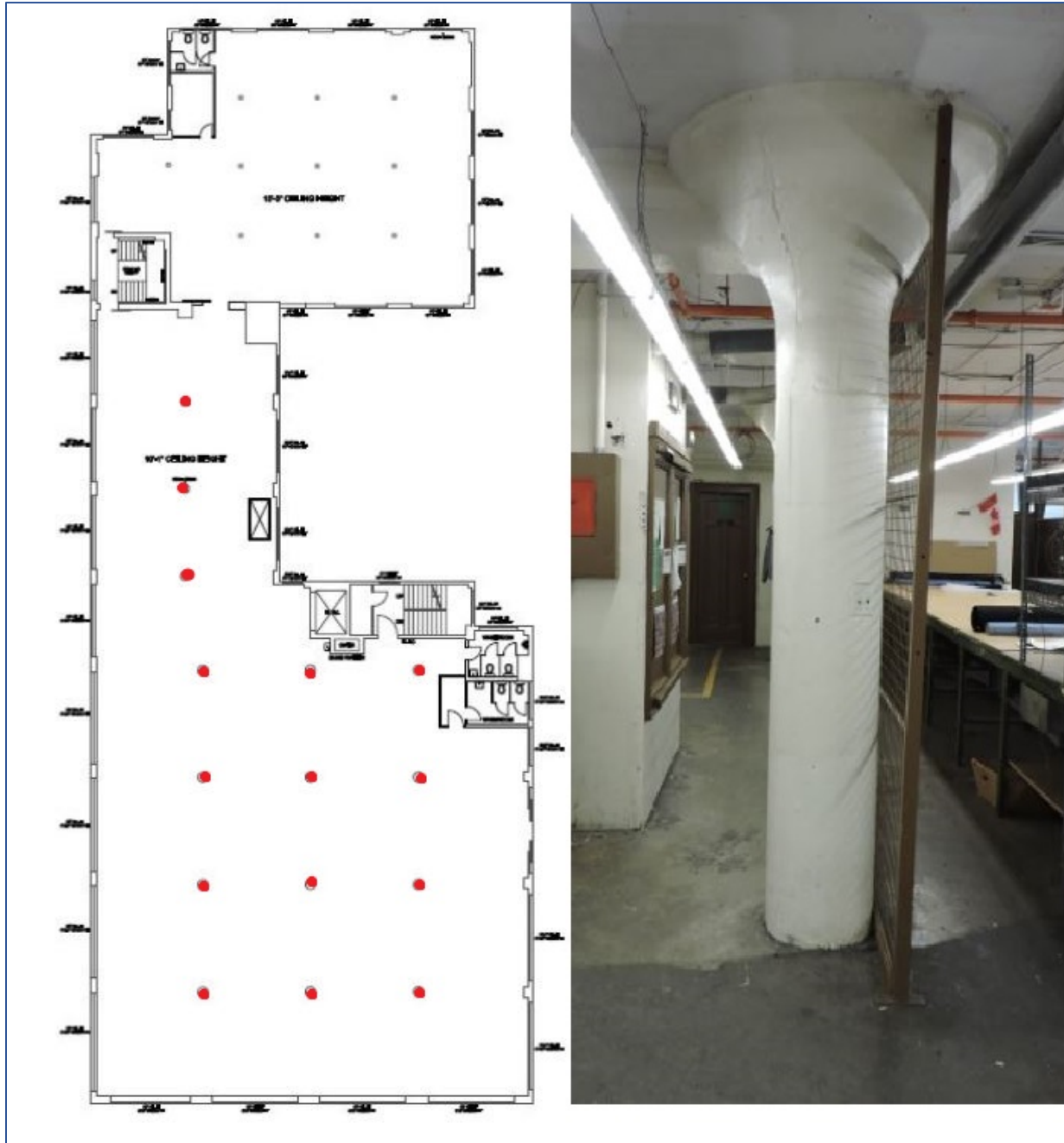


Figure 44: Second level plan with metal pillar locations marked in red (ZH, 2018).

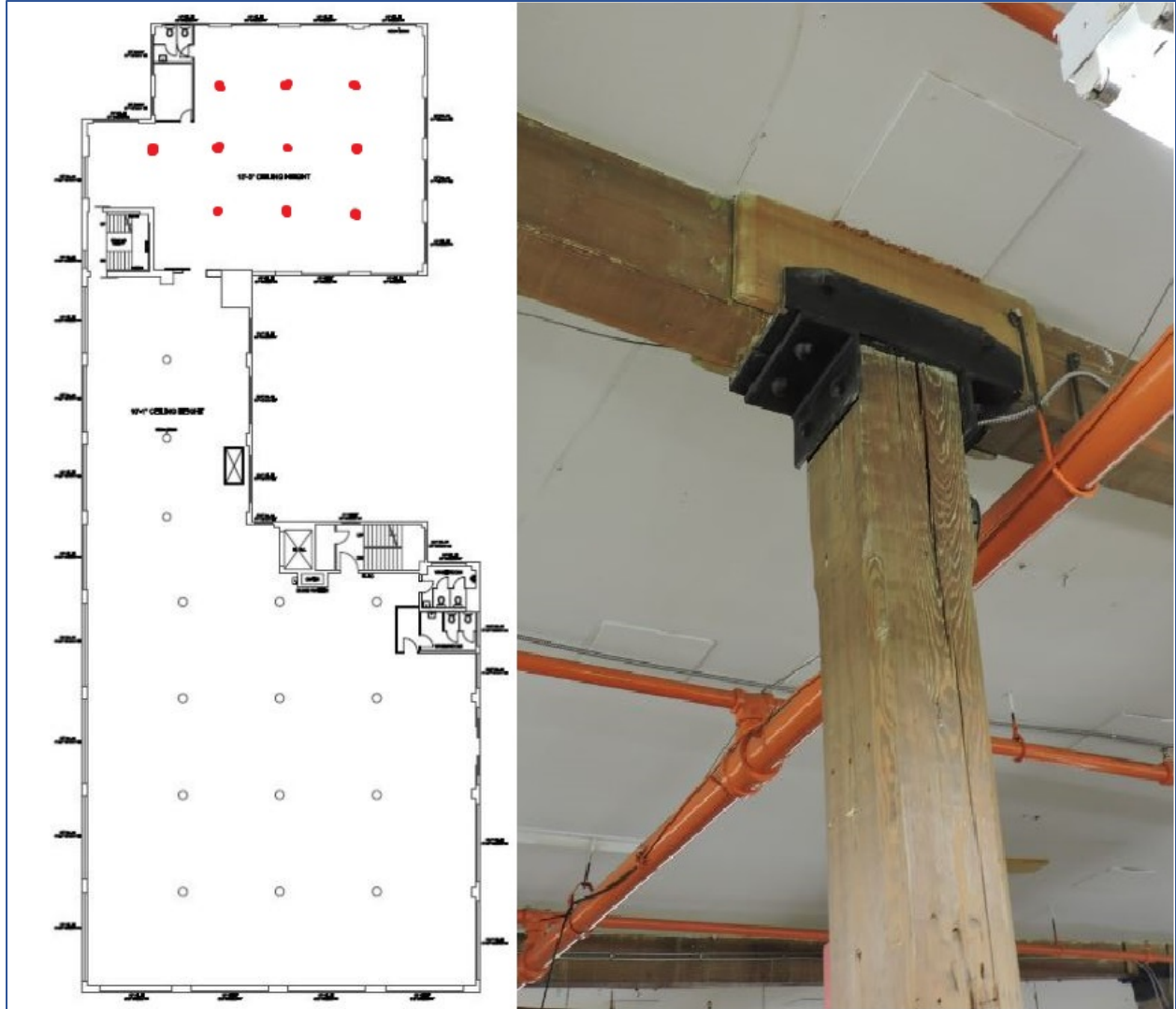


Figure 45: Second level plan with wood pillar support beams marked in red (ZH, 2018).



Figure 46: Second level plan with wood staircase marked in red (ZH, 2018).

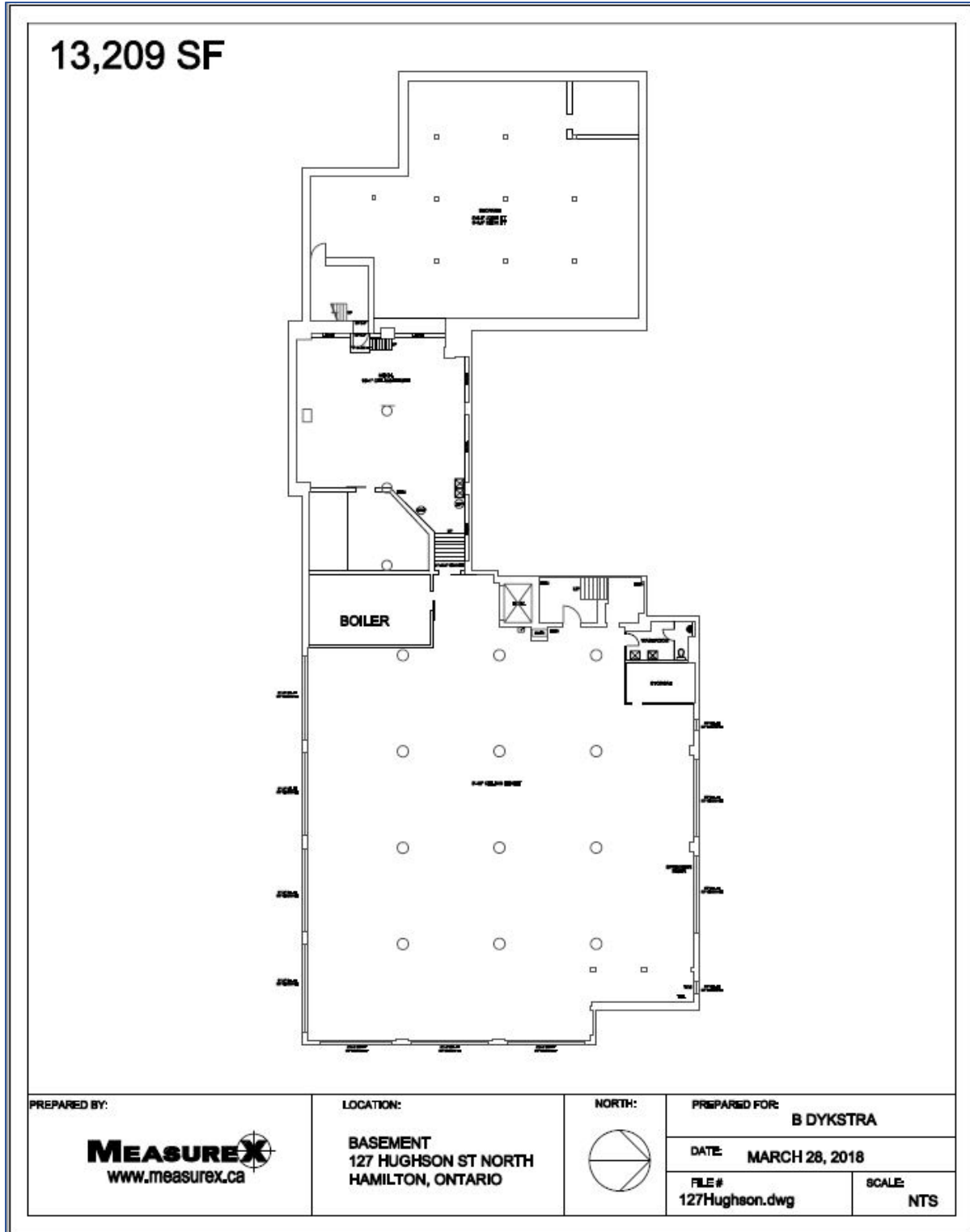


Figure 47: Basement level plan (Measure X, 2018).



Figure 48: Basement, West section (AB, 2018).



Figure 49: Boiler room (ZH, 2018).

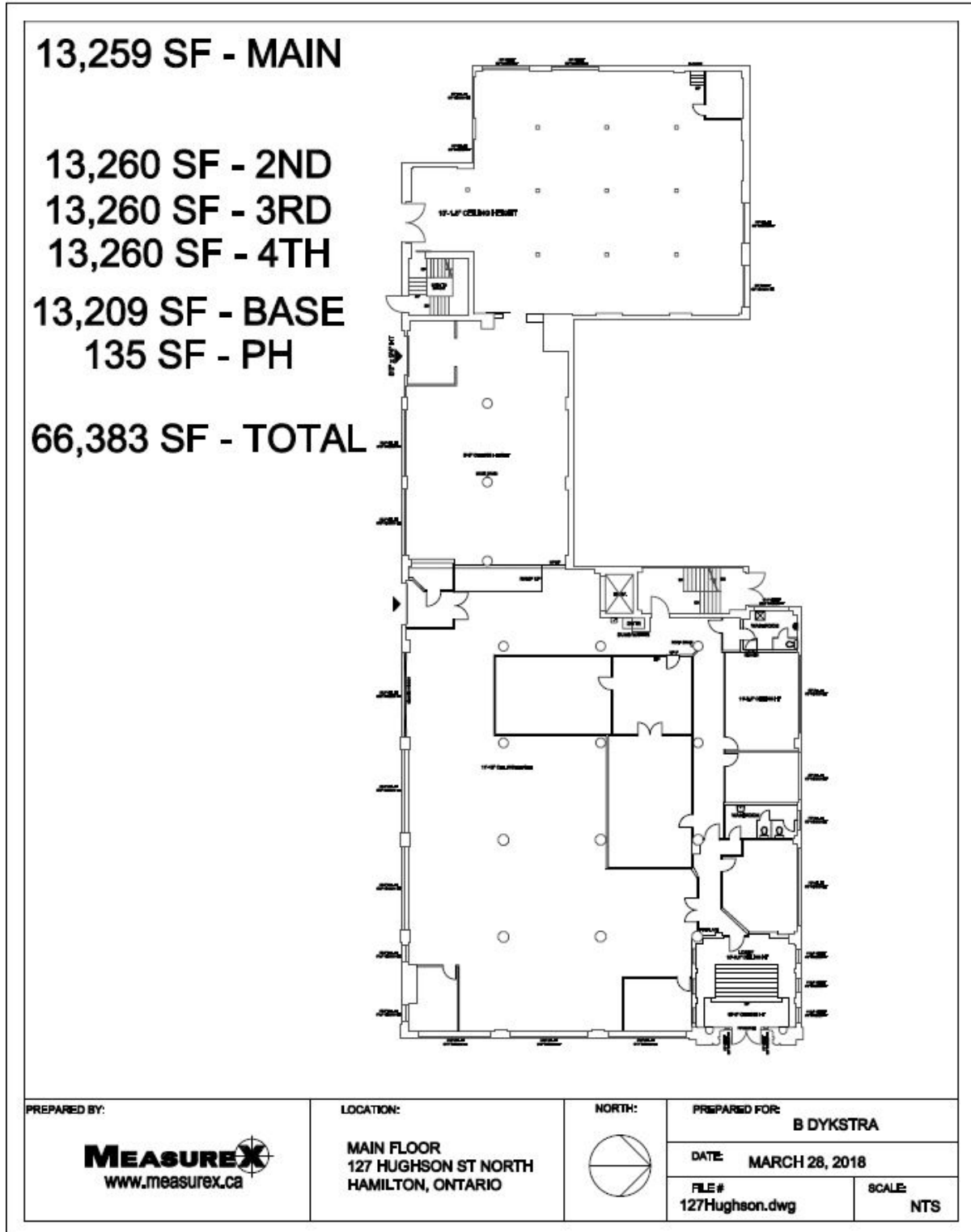


Figure 50: Main level plan (Measure X, 2018).

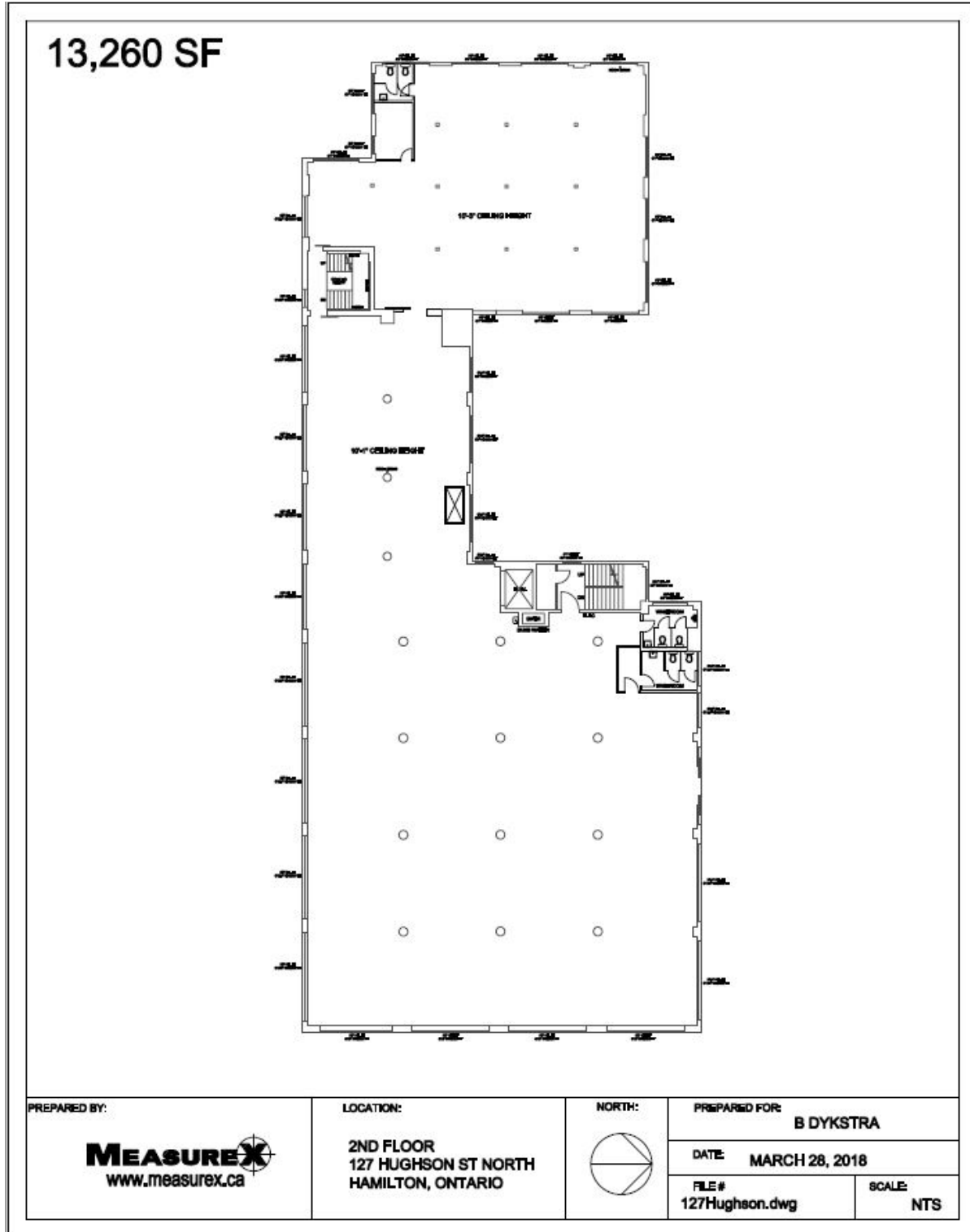


Figure 51: Second level plan (Measure X, 2018).



Figure 52: Second floor east section, view near staircase (AB, 2018).



Figure 53: Second floor view, west section (AB, 2018).

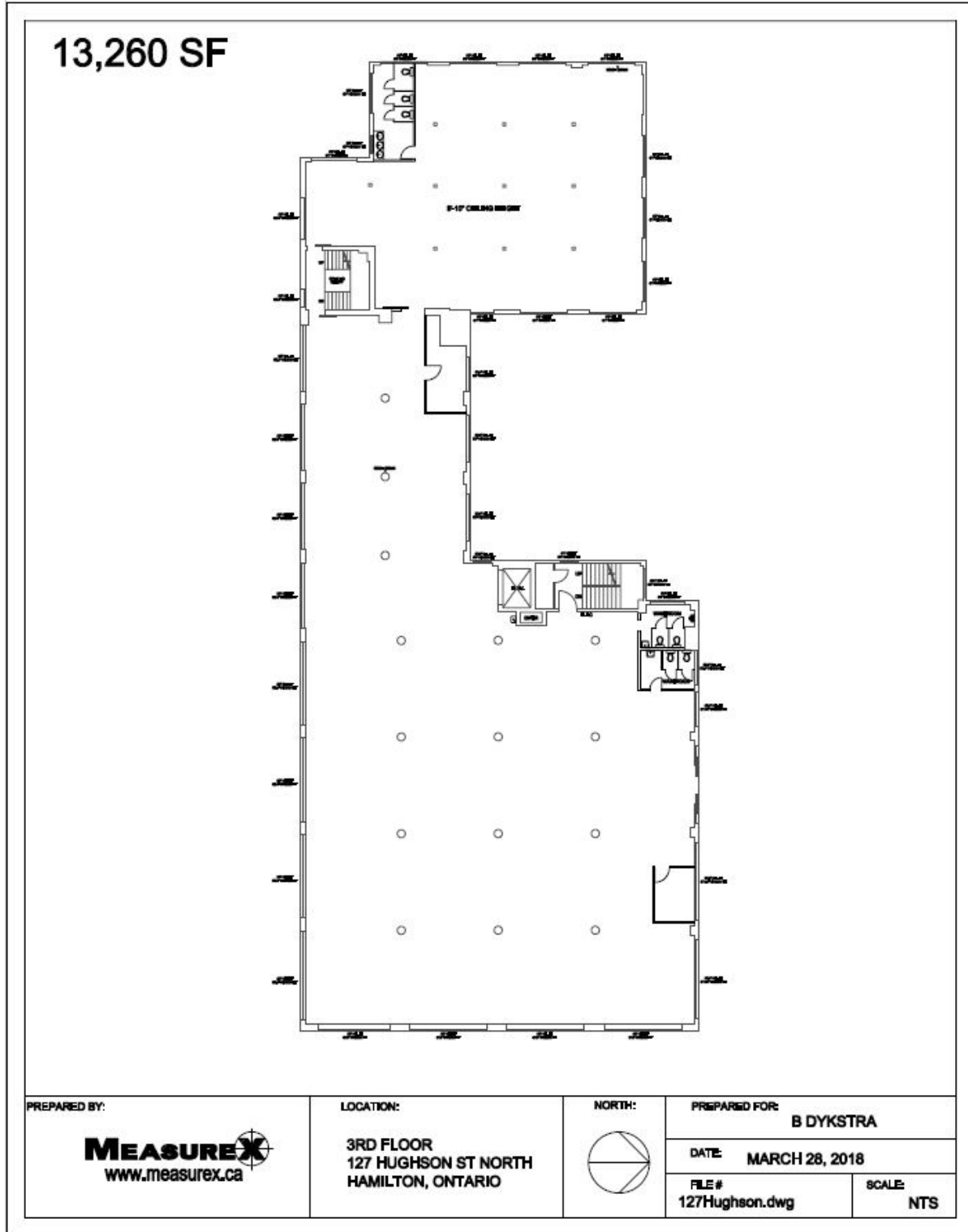


Figure 54: Third level plan (Measure X, 2018).



Figure 55: Third floor view, east section (AB, 2018).



Figure 56: Fourth floor, elevator (AB, 2018).

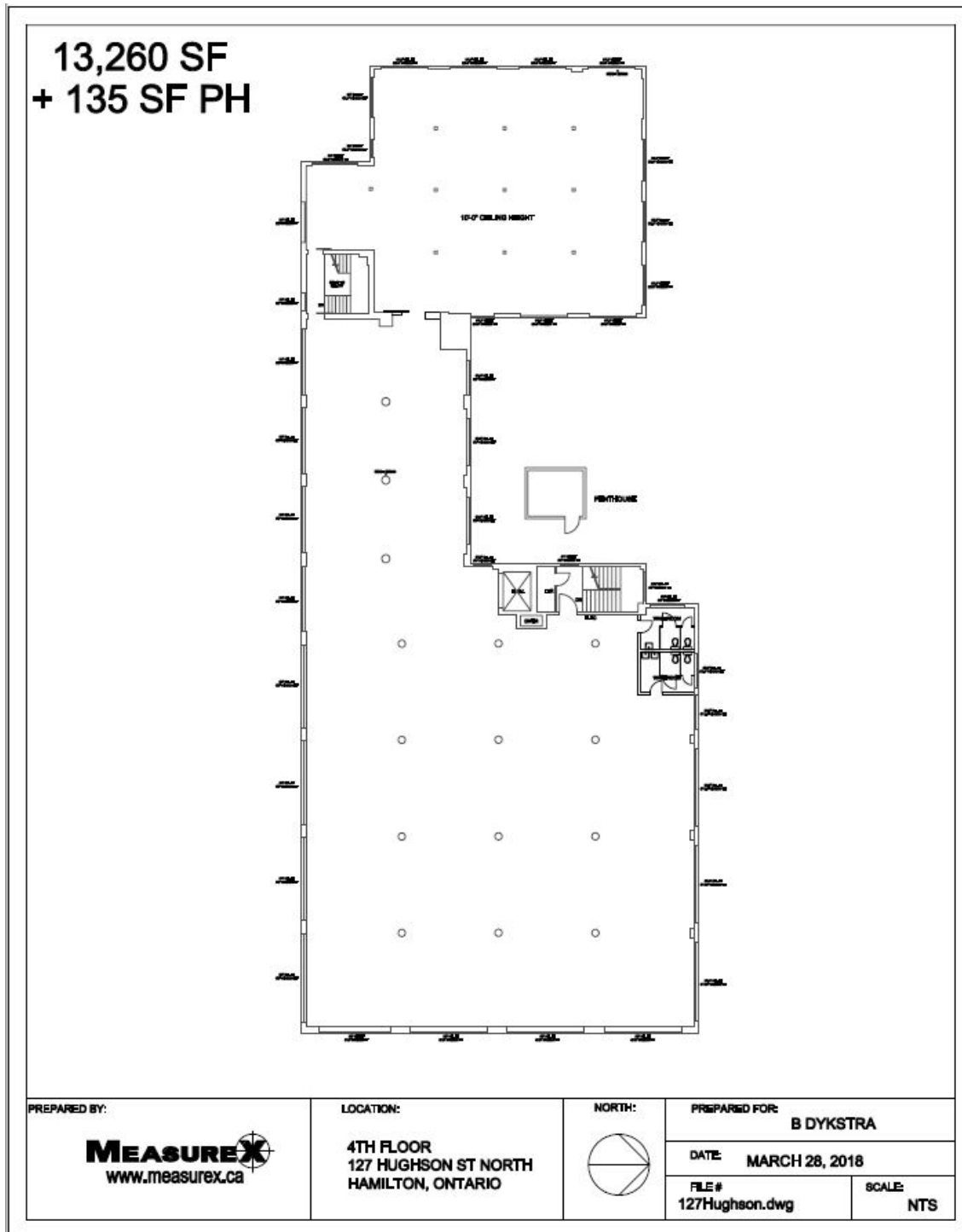


Figure 57: Fourth level plan (Measure X, 2018).



Figure 58: Fourth floor, west section (AB, 2018).

6.3 Surrounding Context

The context surrounding the subject property is mixed in both style and observed land use. The area is primarily commercial with a few detached homes and converted condominiums. In the direct vicinity of the front of the building (Hughson Street North), there are a number of late-twentieth century commercial structures (Parts Source, Giant Tiger, BF Goodrich), as well as late-nineteenth to early-twentieth century residential and commercial structures currently in commercial use.

While the east side of Hughson Street North near the subject property is largely late twentieth century development and parking lots, the subject property contributes to the context of the broader area. It contributes substantially to a late-nineteenth to early-twentieth century brick aesthetic typified by the James Street neighbourhood which includes the massive John Foote Armoury (circa 1887). The Armoury's rear façade takes up a large portion of Hughson Street North, less than a block away from the subject property. The front façade of the building on Hughson Street North has a similar setback to its storefront neighbours on James Street and the Armoury, as well as its immediate neighbours at 121 and 115 Hughson Street North – a contemporary three-storey brick commercial space and single-family dwelling, respectively. Within a block's radius there are several brick and concrete structures of comparable size, while the John Foote Armoury facilities are comparatively massive and the storefronts on James Street are comparatively small.

HAMILTON DOWNTOWN BUILT HERITAGE INVENTORY

In 2014, ERA completed a comprehensive review of the City of Hamilton's built heritage in the downtown area. The recommendations from the report *Hamilton Downtown Built Heritage Inventory*, resulted in Council approving over 660 non-designated buildings to the register; 127 Hughson Street North was added to the register at this time. The report divided the downtown into seven 'precincts' for which historic context statements were prepared. As part of this

report 127-131 Hughson Street North was identified as being a “Character-Defining Resource” located within the Beasley precinct.

The Beasley precinct comprises “the northeast section of downtown Hamilton, bounded by James, Wellington, Cannon and Main Streets; Hamilton’s first commercial and industrial district and an arrival point for new immigrants since the late 19th century.”⁸⁴

A portion of the Beasley Historic Context Statement follows:

A complex neighbourhood with a rich history and strong identity, Beasley encompasses much of the commercial core of the city and includes two main streets: King Street East (from International Village to Gore Park) and James Street North. It serves as an incubator for small businesses and is home to a growing number of music, theatre, and visual arts venues, as well as a large number of restaurants.

Since its origins, Beasley has functioned as a self-sufficient neighbourhood, comprising residential and commercial areas, social services, cultural organizations, and a range of facilities. Home to the city’s first industrial district, it has served as an arrival point for new immigrants since the late 19th century.

...The early industries were small-scale, family-run operations, and included textile manufacturers, carriage and wagon works, breweries, distilleries, tanneries, lumber mills and small foundries, among other things, which served the growing city.

In spite of its decline over the course of the 20th century, Beasley has remained an important inner-city, mixed-use neighbourhood. Although much of its former industrial land has been converted to surface parking, its residential and commercial roles continue, and a burgeoning arts, entertainment, and cultural scene is growing within its boundaries. Many important municipal social services are situated within Beasley and at the edge of the downtown core a skateboard park, school, and community centre have been established on former industrial land to serve its residents.⁸⁵

127-131 Hughson Street North is considered a ‘Character Defining Resource’ within the Beasley precinct. A Character Defining resource is defined as follows:

...the property strongly reinforces its historic context(s), clearly reflecting a characteristic pattern of development or activity, property type, or attribute of the area.⁸⁶

Furthermore, the report provides the following recommendation for Character Defining Buildings:

Properties classified as Significant Built Resources, Character Defining Resources and Character-Supporting Resources are being recommended for inclusion in the Register.⁸⁷

⁸⁴ ERA, 2014. P. 17

⁸⁵ ERA, 2014. P. A3-7.

⁸⁶ Ibid. p. 23.

⁸⁷ Ibid. p. 25.

7.0 CULTURAL HERITAGE EVALUATION

7.1 O. Reg. 9/06 Criteria

In order to be consistent with best practices and the OHA, the property was evaluated against the nine criteria outlined in O. Reg. 9/06. O. Reg. 9/06 states that a “property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.”

Table 3: Evaluation of the Subject Property against O. Reg. 9/06 Criteria

O. Reg. 9/06 Criteria	Y/N	Summary
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Yes	<p>The property is a representative example of an early-twentieth century vernacular industrial building that has Art Deco influences.</p> <p>The scale, size, massing and large window openings are a representative example of an early-twentieth century industrial building.</p> <p>The decorative façade of the east section of the building displays brick pilasters, unique brickwork, stylized parapets and decorative entrance and foyer area which are influenced by the Art Deco style.</p>
ii. displays a high degree of craftsmanship or artistic merit, or	No	<p>While there are interesting and significant elements found throughout the building and interior foyer, overall the property does not display a high degree of craftsmanship or artistic merit.</p> <p>The property was built using common methods and materials for this style of construction and for industrial buildings of this era.</p>
iii. demonstrates a high degree of technical or scientific achievement.	No	<p>The property does not display a high degree of technical or scientific achievement. It was build using common techniques for the period of construction.</p>
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes	<p>The property has a direct association with the Firth Brothers, Norman and John Firth. Norman Firth began the clothing business in 1909. The two</p>

O. Reg. 9/06 Criteria	Y/N	Summary
		<p>brothers, with Norman acting as president, officially incorporated as Firth Brothers Limited in 1918.</p> <p>The Firth Brothers had a storefront, located at 144 James Street. The original manufacturing factory was located at the rear of the storefront. In 1929 they expanded upon the factory building 127-131 Hughson Street North. The building cost the company \$250,000, revitalizing the area and allowing the Firth Brothers to expand their operation vastly.</p> <p>Members of the Firth family owned and operated the business from this location until 1974.</p> <p>As a result of the success and growth of the Firth Brothers clothing store, the property has associative value as a contributor to the growth of the textile industry of Hamilton during the turn of the century and throughout the wartime period.</p> <p>The building played a role in the economic revitalization of the neighbourhood when it was built. The Firth Brothers Ltd. employed hundreds of workers throughout its lifetime, many of whom likely lived nearby.</p>
<p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p>	<p>No</p>	<p>The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community.</p>
<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>No</p>	<p>The builder is unknown.</p>
<p>3. The property has contextual value because it,</p>		
<p>i. is important in defining, maintaining or supporting the character of an area,</p>	<p>Yes</p>	<p>The property is located in a mixed-use neighbourhood within the downtown area of Hamilton. The property is important in defining and maintaining the industrial heritage and character of the area. The property is</p>

O. Reg. 9/06 Criteria	Y/N	Summary
		one of the largest industrial buildings in the immediate area and a prominent building along this section of Hughson Street North.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Yes	The property is historically linked to 144 James Street East, which was the original storefront for the Firth Brothers clothing business.
iii. is a landmark	No	The property is not a landmark.

7.2 City of Hamilton Framework for Cultural Evaluation

The City of Hamilton has a set of criteria outlined in Appendix 3 of the document *Cultural Heritage Assessment for Heritage Designation*. The document outlines that the property is to be evaluated using three categories: archaeology, built heritage, and cultural heritage landscapes. The document notes that each of these three criteria can “be used as ‘stand alone’ or are to be used in conjunction with other criteria”. Since the cultural heritage value associated with the property is expressed in the built form, only the built heritage criteria will be considered.

Table 4: Evaluation of the Subject Property against Cultural Heritage Assessment for Heritage Designation Built Heritage Criteria

Criteria	Y/N	Discussion
Historical Association		
Thematic: How well do the features or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	Yes	The property helps illustrate the strong industrial history associated with Hamilton; in particular, the textile industry which was a prominent economic force in the early twentieth century in this area of Hamilton.
Event: Is the property associated with a specific event that has made a significant contribution to the community, province or nation?	No	Although newspapers noted that it contributed to the revitalization of the area when it was constructed, it does not appear to be directly associated with a specific event which made a significant contribution to the community, province or nation.
Person and/or Group: Is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?	Yes	The property is associated with Norman and John Firth. The brothers made a significant contribution to the growth of the textile industry in Hamilton in the early to mid-twentieth century. The brothers owned and operated their clothing business from this location from 1929 until 1974. Although the brothers are no longer owners of the property, the two ‘F’s’ found on

Criteria	Y/N	Discussion
		the parapets and the 'F' within the foyer flooring remain a legacy to the original owners.
Architectural Description		
Architectural Merit: What is the architectural value of the resource?	Yes	<p>The building has architectural merit for being a representative example of a vernacular industrial building with Art Deco influences.</p> <p>The scale, size, massing and large window openings are a representative example of an early-twentieth century industrial building.</p> <p>The decorative façade of the east section of the building displays brick pilasters, unique brickwork, stylized parapets and decorative entrance and foyer area which are influenced by the Art Deco style.</p>
Functional merit: What is the functional quality of the resource?	No	There is no significant functional merit associated with the property.
Designer: What is the significance of this structure as an illustration of the work of an important designer?	No	Although it was built for the Firth Brothers, the designer is unknown.
Integrity		
Location Integrity: Is the structure in its original location?	Yes	The structure is in its original location.
Built Integrity: Is the structure and its components all there?	No	<p>The vast majority of the components remain and are legible.</p> <p>Many windows have been replaced in their entirety (north façade). Many windows have sustained damage due to rot, water damage and wear throughout the years and will need to be replaced.</p> <p>Some of the features associated with the front entrance have been removed (i.e., the Firth Brothers names).</p>
Environmental Context		
Landmark: Is this a visually conspicuous feature in the area?	No	While the property is a dominant building along this section of Hughson Street North, this section of Hughson Street North is not considered a major

Criteria	Y/N	Discussion
		arterial road. The section of the street does not possess a high degree of storefronts or entrances to buildings.
Character: What is the influence of the structure on the present character of the area?	Yes	The property is sympathetic to the character of the area which is blend of commercial, industrial and residential.
Setting: What is the integrity of the historical relationship between the structure and its immediate surroundings?	Yes	When the building was built it became the focal point of the block due to its height and massing. The building remains in its original setting and contributes to the mixed used nature of the neighbourhood. The property is set close to the streetscape, which is in keeping with other large buildings on the street.
Social Value		
Public perception: Is the property or feature regarded as important within its area?	No	The public perception of this specific property is unknown.

7.3 City of Hamilton Official Plan Criteria Outlined in Section B.3.4.2.9

Section 3.4.2.10 of the City of Hamilton Official Plan states that “Any property that fulfills one or more of the foregoing criteria listed in Policy B.3.4.2.9 shall be considered to possess cultural heritage value”. In order to be consistent with Section B.3.4.2.10 the property has been evaluated against the six criteria identified in Section B.3.4.2.9.

Criteria	Y/N	Discussion
a) prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City;	No	The property was built in the early twentieth century. It does not have prehistoric or historical associations with a theme of human history.
b) prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City;	Yes	The property is associated with Norman and John Firth. The brothers established Firth Brothers Ltd. in 1918. They made a significant contribution to the growth of the textile industry in Hamilton in the early to mid-twentieth century. The brothers owned and operated their clothing business from this location from 1929 until 1974.

Criteria	Y/N	Discussion
c) Architectural, engineering, landscape design, physical, craft, or artistic value;	Yes	<p>The building has architectural merit for being a representative example of a vernacular industrial building that has Art Deco influences.</p> <p>The scale, size, massing and large window openings are a representative example of an early-twentieth century industrial building.</p> <p>The decorative façade of the building displays brick pilasters, unique brickwork, stylized parapets and a decorative entrance and foyer area are representative of an Art Deco building.</p>
d) scenic amenity with associated views and vistas that provide a recognizable sense of position or place;	No	<p>The building is not associated with any scenic amenities or significant views or vistas.</p>
e) contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and	Yes	<p>The property is located in a mixed-use neighbourhood within the downtown area of Hamilton. The property, in particular the façade, is important in defining and maintaining the industrial heritage and character of the area. The property is one of the largest industrial buildings in the immediate area and a prominent building along this section of Hughson Street North.</p>
f) landmark value.	No	<p>While the property is a dominant building along this section of Hughson Street North, this section of Hughson Street North is not considered a major arterial road. The property is not considered a landmark.</p>

8.0 CULTURAL HERITAGE VALUE: CONCLUSIONS AND RECOMMENDATIONS

The property known as 127-131 Hughson Street North is a significant cultural heritage resource.

Evaluation of the subject property demonstrates that it meets several of the criteria laid out in O. Reg. 9/06 of the OHA, several criteria outlined in Section 3: Built Heritage the City of Hamilton document *A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act* and several of the criteria outline in Policy B.3.4.2.9 of the City of Hamilton Official Plan. It is eligible for designation under Section 29 Part IV of the OHA.

It is the professional opinion of the authors that this property should be considered for designation under Part IV of the OHA.

As part of the evaluation a Statement of Cultural Heritage Value or Interest was prepared as well as a list of heritage attributes.

8.1 Statement of Cultural Heritage Value or Interest

8.1.1 Description of Property

The property known 127-131 Hughson Street North is located on the east side of Hughson Street North. The property is east of James Street North, west of John Street North, north of Wilson Street, and south of Cannon Street East. The legal description is part lot 5 James Hughson Survey (unregistered) E/S James Street; part lot 5 James Hughson Survey (unregistered) W/S Hughson Street; part lot 6 James Hughson Survey (Unregistered) W/S Hughson Street as in CD11864 except part 1 62R18118, S/T and T/W CD11864, City of Hamilton, Province of Ontario.

The property, municipally known as 127-131 Hughson Street North, is a former industrial complex. The western section of the building was the original four storey factory built c. 1911. The building was joined to the store front located at 144 James Street East. The eastern section of the building was opened in 1929 and was known as 'Style Park'. The building is a vernacular industrial building that has Art Deco influences.

8.2 Statement of Cultural Heritage Value or Interest

The property has cultural heritage value or interest because of its physical/design values, its historical/associative values, and its contextual values.

The property has design/physical value as a representative example of an early twentieth-century vernacular industrial building with art deco influences. This value is represented in the decorative façade of the 1929 east section of the building displays brick pilasters, unique brickwork, stylized parapets and a decorative entrance and foyer area which are representative of an Art Deco style of this era.

The massing and large window openings reinforce the industrial history of the building. The two stone 'F's' located in the parapets and the 'F' located in foyer flooring are a unique feature to the building and represent the Firth Brothers.

The property has historical/ associative value for its direct association with the Norman and John Firth. Norman Firth began a clothing business in Hamilton in 1909. Eventually joined by his brother John, the brothers incorporated as Firth Brothers Ltd. in 1918 with Norman acting as president. The Firth Brothers had a storefront, located at 144 James Street North, and the original section of the factory (west section) was located at the rear of the storefront. The brothers clothing operation was very successful and in 1929, they expanded upon the factory. The new building,

known as 'Style Park' cost the company \$250,000, revitalizing the area and allowing the Firth Brothers to expand their operation vastly. Members of the Firth family owned and operated the business until 1974. The property has associative value as a contributor to the industrial heritage of Hamilton.

The property has contextual value for its location in what may be considered Hamilton's first industrial neighbourhood. The Firth Brothers manufacturing operations began as a small-scale family run business and grew throughout the early twentieth century. The property acts as a reminder of the neighbourhood's industrial past and reinforces the mixed-use nature which has historically been associated with the area. The property is one of the largest industrial buildings in the immediate area and is important in defining and maintaining the industrial character of Hughson Street North.

8.3 Heritage Attributes

The Cultural Heritage Value or interest of the property resides in four-storey east section of the structure built in 1929.

Key heritage attributes associated with the split-level foyer include:

- the use of marble, brass and wood;
- the marble and pebble tile Firth Brothers 'F' logo at the top of the stairs; and,
- the timber rafters with dentils and decorative supports.

Key heritage exterior attributes associated with the 1929 east section of the building are associated with the façade. They include:

- vernacular interpretation of Art Deco style architecture;
- red brick construction and polychrome brick façade;
- brick pilasters;
- the multi-panelled window profiles and the locations, configuration, size, scale, and shape of these openings which reinforce the industrial character of the building;
- brick work, including a double herringbone pattern and soldier courses with square-shaped stone insert; decorative and symmetrical use of stone throughout the brickwork, including at the top and bottom of the brick pilasters;
- flat roof with a pair of decorative parapets with centrally placed stone 'F's';
- defined main entrance with stone lintel, pilasters, and dentils;
- decorative brickwork above the main entrance; and,
- large rectangular transom and sidelights openings found at the front door.

9.0 RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of the 'Owners'. Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Owners and approved users (including municipal review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Owners and approved users.

In addition, this assessment is subject to the following limitations and understandings:

- The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review:
- Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

10.0 SIGNATURES

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12.0 QUALIFICATIONS

Amy Barnes, M.A. CAHP, Project Manager and Senior Cultural Heritage Specialist

Amy Barnes, M.A., CAHP is a Heritage Consultant who has been working in the heritage field since 2009. She holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Ms. Barnes has worked in the Heritage Planning Departments at the City of Kingston and the Municipality of North Grenville where her duties involved public consultation, records management and work on a variety of heritage-related planning issues. Ms. Barnes has been an active member of the Cambridge Heritage Advisory Committee since 2009 through which she has participated in numerous public consultations and public workshops. Ms. Barnes has presented at numerous conferences and speaking engagements on heritage related topics. Ms. Barnes has a great deal of experience researching and presenting historical information to a variety of audiences including both professionals and engaged citizens. Ms. Barnes has worked as a Content Developer for projects with Heritage Canada Foundation, Virtual Museums Canada, Canadian Heritage Information Networks, and the Heritage Resource Centre at the University of Waterloo. Ms. Barnes has carried out dozens of Heritage Impact Assessments and Cultural Heritage Evaluation Reports throughout Ontario.

Christienne Uchiyama, MA CAHP - Principal and Manager – Heritage Consulting Services

Christienne Uchiyama MA CAHP is Principal and Manager – Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member in good standing of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O.Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Zack Hamm, MA - Junior Cultural Heritage Specialist

Mr. Hamm is a Junior Cultural Heritage Specialist with LHC. He began his academic background studying ancient civilizations and working in Mediterranean and Ontario Cultural Resource management. He graduated from the University of Windsor's Master of Arts in History with a focus on Canadian modernity in 2015. Zack has become deeply interested in local, regional, and national Canadian and First Nations histories, and has more recently turned his passions and interests into a career in heritage. Since joining LHC in 2017, Zack has been involved in a number of projects including archaeological assessments and heritage impact assessments.

Appendix A

City of Hamilton's Cultural Heritage Assessment Report Outline and Framework for Cultural Heritage Evaluation

APPENDIX 4: City of Hamilton Cultural Heritage Assessment Report Outline

A Cultural Heritage Assessment report shall be prepared as part of a standard process that assists in determining the cultural heritage value of properties and their prospective merit for designation under Part IV of the *Ontario Heritage Act*.

The report shall include nine sections:

Section 1, *Introduction*, comprises an introduction to the report.

Section 2, *Property Location*, briefly describes the physical location, legal description, and dimensions of the property.

Section 3, *Physiographic Context*, contains a description of the physiographic region in which the subject property is located.

Section 4, *Settlement Context*, contains a description of the broad historical development of the settlement in which the subject property is located as well as the development of the subject property itself. A range of secondary sources such as local histories and a variety of historical and topographical maps are used to describe settlement history and the subject property's key heritage characteristics.

Section 5, *Property Description*, describes the subject property including its heritage characteristics (attributes) providing the base information to be used in Section 6.

Section 6, *Cultural Heritage Evaluation*, comprises a detailed evaluation of the subject property using the three evaluation categories: archaeology; built heritage; and, cultural heritage landscapes. The Cultural Heritage Evaluation shall be completed in accordance with the City of Hamilton's criteria and the criteria outlined in Ontario Regulation 9/06.

Section 7, *Cultural Heritage Value: Conclusions and Recommendations*, comprises a brief summary of the Cultural Heritage Evaluation and provides a list of those criteria that have been satisfied in determining cultural heritage value. This section shall contain a recommendation as to whether or not the subject property should be designated under the *Ontario Heritage Act*. If the property is recommended for designation, this section shall also include the accompanying statement of cultural heritage value or interest and list of heritage attributes.

Section 8, *Bibliography*, comprises a list of sources used in the compilation of this report.

Section 9, *Qualifications*, comprises a CV outlining the qualifications of the author of the report.

APPENDIX 5: City of Hamilton Framework for Cultural Heritage Evaluation

A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*

1. Introduction

The following evaluation criteria seek to provide a consistent means of examining and determining the cultural heritage value or interest of real property. They will be used by staff and the City of Hamilton's Municipal Heritage Committee (formerly the Local Architectural Conservation Advisory Committee or LACAC) in determining whether to designate property under the *Ontario Heritage Act*.

It is anticipated that properties to be designated must have one or more demonstrated attributes of cultural heritage value or interest. The greater the number of attributes the more likely it is that a property will be of significant or considerable cultural heritage value.

These criteria recognize the housekeeping changes made to the *Ontario Heritage Act* as per the *Government Efficiency Act, 2002*. Municipalities are enabled to designate those properties of *cultural heritage value* and to identify those heritage attributes that account for the property's cultural heritage value or interest.

In keeping with contemporary heritage conservation and management practice these are considered to be those properties that have cultural heritage value expressed in the following forms:

- Archaeological sites and areas
- Built heritage features, and
- Cultural heritage landscapes.

These categories follow the direction and guidance in the Provincial Policy Statement issued pursuant to the Ontario Planning Act. No guidance is yet provided under the *Ontario Heritage Act*.

2. Archaeology

2.1. Introduction

The designation of archaeological sites under the Ontario Heritage Act (OHA) has traditionally been at the discretion of the Provincial Government, until the recent amendments to the OHA under the *Government Efficiency Act, 2002*. Among other

effects, these changes extend this capacity to municipalities, hence the process herein of defining the City of Hamilton criteria for OHA designation of archaeological sites.

2.2. Hamilton Archaeology

The City of Hamilton has approximately 735 archaeological sites currently (2001) registered by archaeologists on the Ontario Archaeological Sites Database, maintained by the Ontario Ministry of Culture (MCL). Numerous other sites are known to exist, but are not as yet registered on the OASD. Further, a large number of unknown sites exist, but have not yet been identified. Many of these sites, whether registered or not, are too small to warrant significant investigation, other than to establish and map their presence and general nature.

The registration of known sites by licensed archaeologists under the OHA serves to record the sites' presence, cultural affiliation, and status. Sites, which have been fully excavated, and therefore exist only in the form of excavation records, removed artifacts and reports, remain registered.

The overall pattern in the data is that the highest density of registered sites occurs in areas that have been the focus of survey, whether driven by development proposals and Planning Act requirements or academic research.

2.3. Archaeological Work

Archaeology is by its nature a destructive discipline. Sites are identified through survey, arising from some form of soil disturbance, which informs the archaeologist that a site or sites are present. Apart from establishing a site presence and some broad ideas of site boundaries and cultural horizons, however, the nature of a site is largely unknown until excavation activities take place.

The difference between the archaeological excavation of a site and its undocumented removal by construction activities lies in the records retained and reported on by the archaeologists. The knowledge of the archaeological site persists, however, and while it may be absent, the former presence indicates that the area in which it occurs is one of archaeological potential, if the landscape remains relatively intact.

Soil disturbance can take many forms, and has varied effects on the archaeological resource. Much of archaeology in Ontario occurs in the topsoil horizon, with some extending into the subsoil, which affects its visibility and sensitivity to disturbance.

Most of the archaeology in Hamilton has been identified as a result of over a hundred years of agricultural activities, namely tilling the soil. While cultivation disturbs sites, it does so with only moderate loss of site information. More intensive forms of agricultural, such as tree or sod farms, have a more substantial and deleterious effect. Soil disturbances such as grade alteration or compaction essentially obliterate archaeological resources.

2.4. Archaeologists

Terrestrial and aquatic archaeology in Ontario is administered through the MCL, while some authority has been downloaded to municipalities. In addition to maintaining the site registry, MCL is responsible for licensing archaeologists: only licensed archaeologists are permitted to carry out archaeological fieldwork (Section 4.48.1), or alter archaeological sites through the removal or relocation of artifacts or any other physical evidence of past human use or activity, from the site (Section 4.48.2).

While recognizing this, much archaeological work has been conducted in the past by unlicensed archaeologists. This group falls into two categories: avocational or lay archaeologists, and “pothunters.” Avocational archaeologists typically work in association with licensed archaeologists or the MCL. Pothunters tend to avoid working with archaeologists or the Ministry and are known to loot sites for artifacts, either to add to collections or sell on the open market. Such activities are illegal under the OHA.

2.5. Designation of Archaeological Sites

As with other types of cultural heritage resources, “designation” is one of many conservation tools that a municipality may use to wisely manage its cultural heritage. With respect to archaeological sites, there are a number of unique aspects arising from the designation of archaeological sites. The protection of archaeological sites or areas of archaeological potential is possible through designation, and is also a means by which to flag such properties for closer scrutiny through the development application process. The amended components of Part VI of the OHA also provide stronger and more appropriate means by which the resource can be protected.

The designation of existing sites may serve as a flag, which could result in unauthorized excavation, inferring some potential responsibility of the City of Hamilton to protect such sites. However, sites of sufficient significance to warrant designation are likely already well known to the pothunter population. In turn, the fact that many registered sites have already been fully excavated, primarily as part of the development process, does play a factor in the designation process and goals (i.e. inferring the recognition of a site no longer present).

While there is no official Ministry policy on the municipal designation of archaeological sites, the existence of provincially designated archaeological sites suggests that the recognition of such significant resources is warranted. The criteria below are to be used either as “stand-alone” criteria for the evaluation of archaeological sites and areas of archaeological potential suitable for designation or are to be used in conjunction with other criteria in the designation of heritage properties, such as heritage buildings and cultural heritage landscapes.

2.6. Determination of Significance

1. *Cultural Definition: is the site used to define a cultural complex or horizon at the local or regional scale?*

Select archaeological sites are used to define specific cultural complexes or horizons, to which similar sites are compared for closeness of fit and relative position in cultural chronology and site function. Their identification as type-sites is typically achieved through academic discourse, for example the Princess Point site in Cootes Paradise.

2. *Temporal Integrity: does the site represent one or more readily distinguished cultural horizons, or a multi-component mixture of poorly-defined occupations?*

Archaeological sites are frequently re-occupied over a long period of time by different cultural groups. While soil stratification may separate these sequences and provide valuable information, agricultural and other activities can cause admixture of these separate components, resulting in a loss of information.

3. *Site Size: is the site a large or high-density occupation, or a small, low-intensity occupation?*

A higher level of importance tends to be placed on larger archaeological sites, as they generally represent larger or more frequent/long-term occupations. They also tend to yield more diagnostic material objects or settlement patterns, and so can be better defined chronologically and culturally, but can likewise be less clearly defined. Smaller sites can also yield diagnostic artifacts, and are typically the predominant site size of earlier Native and Euro-Canadian occupations, and may be subject to lower degrees of stratigraphic mixture.

4. *Site Type: is the site of a distinctive and well-defined type, with respect to its function or the activities carried out at the site?*

Sites range in nature from highly specialized to generalized, with a related range of interpretability: sites where many activities occur can make it hard to differentiate these activities, such as a pioneer farmstead. Sites where limited activities took place tend to show more identifiable patterns, like point manufacturing sites. While both end of this continuum represent similarly important parts of their inhabitants' lifeways, information may be more readily derived from those of lower complexity.

5. *Site Integrity: is the site largely intact?*

Sites that remain primarily intact retain significant levels of data, while degree of impact closely correlates with the extent of data-loss, particularly when all or some of the site has been impacted or removed through excavation, mitigation or other activities.

6. *Historical Association: does the site represent the archaeological remnants of a significant historical event, person, or group?*

The **direct** association of an archaeological site with a historical event, person, family or group can have a bearing on the significance of an archaeological site, depending on the significance to the community, province or nation of the event or person(s) involved. The nature of the association, such as transitory or long-term, also has a bearing on whether this association is of little or considerable significance.

7. *Setting: what is the integrity of the context surrounding the site?*

Sites do not exist independently, but rather are embedded (at varying scales) within the landscape encompassing them. As such, some semblance of the physiography (cultural heritage landscape) and relevant built culture concurrent to the site's occupation can provide an important context to the information derived from the site.

8. *Socio-political value: is there significant public value vested in the site?*

Real or perceived social or political value may be imparted to an archaeological site for various reasons by the public as a whole, or subsets of stakeholders and interest groups. Regardless of the origin of the value(s) ascribed the site, perception and expediency may play a large role in its identification as a significant feature.

9. *Uniqueness: is this a unique archaeological site?*

While all sites are by their nature unique, some are more so than others by nature of their distinctive type, role or character, which identifies them as "one-of-a-kind" within a specified frame of reference. The recognition of a site having such a unique nature as to warrant this distinction essentially refers to the information value implicit in such an identification. As a result, this will largely be the result of professional discourse.

10. *Rarity: is this a rare archaeological site?*

Rarity may be a measure of cultural affiliation, site type, function, location, artifact assemblage, and age, to mention some potential elements. This can take two forms: either because they occurred only very rarely as a site type originally, or because only a small number remain extant owing to destruction of the original set of sites. In both cases, the rarity of these sites warrants their identification as a result of their information value regarding such a limited resource. Evaluation of the distinct nature of such sites will largely originate through professional discourse.

11. *Human Remains: are there identified or probable burials on the site?*

Human remains can be encountered in a variety of circumstances, including within an archaeological site. Depending on the context, these can take the form of an approved cemetery, unapproved cemetery, unapproved Aboriginal Peoples cemetery, or irregular burial site. Regardless of the specific circumstance, burials carry a high cultural value in and of themselves. In addition, their significance can be evaluated as a sub-set of archaeological sites in complement with the standard cemetery management process. Native and pioneer cemeteries in particular can be assessed in reference to other archaeological sites and communities, as well as specific persons and events.

12. *Archaeological Potential: is the area of substantially high potential?*

The archaeological potential of a property is determined through an evaluation of a variety of factors. These include proximity to physiographic features, known

archaeological sites, historic features, and degrees of landscape alteration/disturbance. If a property is identified as having very high potential, designation may be warranted prior to field survey, or further impact.

3. Built Heritage

3.1. Introduction

For the past 25 years Part IV of the Ontario Heritage Act primarily concerned itself with the designation and hence protection and management of *buildings* of architectural or historic value or merit. The Ontario Heritage Act now enables municipalities to designate *property*, i.e., real property including buildings and structures. This may now include not only buildings but also plantings, landscaping elements and archaeological features (See preceding section 2.2).

As with archaeological evaluation the criteria below are to be used either as “stand-alone” or are to be used in conjunction with other criteria in the designation of heritage properties.

Historical Associations

1. *Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?*

The criterion evaluates the resource in the context of broad themes of community history. In assessing a resource, the evaluation should relate its importance specifically and with some precision to relevant themes usually of some duration, such as agricultural settlement, village or town development, recreational activities, suburbanization and industrial growth.

2. *Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?*

This criterion evaluates the resource with respect to its **direct** association with events, (i.e., the event took place in the building or on the property). The significance of the event must be clearly and consistently evaluated by examining the impact the event had on future activities, duration and scale of the event and the number of people involved. Battles, natural disasters and scientific discoveries are frequently recognized under this criterion.

3. *Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?*

This criterion evaluates the feature with respect to its **direct** association with a person or group, (i.e., ownership, use or occupancy of the resource). The significance of the person or group must be clearly described such as the impact on future activities, duration and scale of influence and number and range of people

affected, e.g., the Calder or Book family in Ancaster. Public buildings such as post offices or courthouses though frequented by many important persons will seldom merit recognition under this criterion.

Architecture and Design

4. Architectural merit: what is the architectural value of the resource?

This criterion serves to measure the architectural merit of a particular structure. The evaluation should assess whether the structure is a notable, rare, unique, early example or typical example of an architectural style, building type or construction techniques. Structures that are of particular merit because of the excellence and artistic value of the design, composition, craftsmanship and details should be identified whether or not they fall easily into a particular stylistic category (i.e., vernacular architecture).

5. Functional merit: what is the functional quality of the resource?

This criterion measures the functional merit of the structure apart from its aesthetic considerations. It takes into account the use or effectiveness of materials and method of construction. The criterion is also intended to provide a means of giving value to utilitarian structures, engineering works and industrial features that may not necessarily possess a strict "architectural" value.

The evaluation should note whether the structure is a notable, rare, unique, typical or early example of a particular material or method of construction.

6. Designer: what is the significance of this structure as an illustration of the work of an important designer?

This criterion evaluates the importance of the building in a designer's career. "Designer" may include architects, builders or engineers, either in private and public practice, or as individuals or professional firms. The evaluation will have to account for or describe whether or not a designer is important in terms of the impact that the person had on trends in building and activities in the community, province or nation before evaluating the importance of the specific structure in the designer's career. Comparisons should focus on surviving examples of the designer's work.

Integrity

7. Location integrity: is the structure in its original location?

The integrity of a resource relies in part on its relationship to its original site of construction. Original sites or locations of structures are benchmarks in the past physical, social, economic and cultural development of any area. The continued presence of heritage structures often contributes to a strong sense of place. Those features that have been moved from their original sites are considered to be of lesser cultural heritage value.

8. *Built integrity: is the structure and its components parts all there?*

The integrity of a resource may affect the evaluation of the built heritage feature particularly where there have been either:

- adverse alterations, such as the loss of significant or noteworthy building elements; or
- unsympathetic additions, that obscure or detract from original building fabric.

Properties that remain intact or that have been systematically and sensitively added to over a number of decades (such as farmhouses) are considered to have greater value than those that have experienced detrimental effects. Building ruins may warrant special consideration where there are other important cultural heritage values, e.g., "The Hermitage", Ancaster.

Environmental Context

9. *Landmark: is it a visually conspicuous feature in the area?*

This criterion addresses the physical importance of a structure to its community. The key physical characteristic of landmarks is their singularity, some aspect that is unique or memorable in its context. Significant landmarks can have a clear form, contrast with their background or have prominent locations. Landmarks are often used by people as reference points, markers or guides for moving or directing others through an area.

10. *Character: what is the influence of the structure on the present character of the area?*

This criterion measures the influence of the resource on its surroundings. The character of the immediate area must be established before the site's contribution can be assessed. (In the case of complexes, "area" may be defined as the complex itself, e.g., hospital, university, industrial plant.) Areas can convey a sense of cohesion through the similarity and/or dissimilarity of their details. Cohesion can be established by examining such things as scale, height, proportion, siting, building materials, colours and relationships to other structures and spaces.

11. *Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?*

This criterion examines the degree to which the immediate environment enhances the structures physical value or prominence. It assesses the importance of the site in maintaining familiar edges, districts, paths, nodes and landmarks that assist in movement and orientation. Structures or sites may exhibit historic linkages such as those between a church and cemetery or a commercial block and service alleys. Other examples are original settings that provide the context for successive replacement of bridges at the same location or traditional relationships such as those between a station and hotel located next to a rail line.

Social Value

12. Public perception: is the property or feature regarded as important within its area?

This criterion measures the symbolic importance of a structure within its area to people within the community. "Community" should not solely reflect the heritage community but the views of people generally. Examination of tourist brochures, newspaper articles, postcards, souvenirs or community logos for the identification of a site as a prominent symbolic focal point is sometimes useful.

4. Cultural Heritage Landscapes

4.1. Introduction

Prior to defining evaluation criteria, it is worthwhile to enumerate several general principles for understanding cultural heritage landscapes. The Provincial Policy Statement issued under the Planning Act states in 2.5.1, *Cultural Heritage and Archaeological Resources* that:

Significant built heritage resources and cultural heritage landscapes will be conserved.

"Cultural heritage landscape" is specifically defined to mean:

a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place.

In addition, "Significant" is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. As cultural heritage landscapes and built heritage resources may be considered an "other matter", the following definition of "significant" applies:

in regard to other matters, important in terms of amount, content, representation or effect.

These formal quasi-legislative definitions are important in defining the scope and limitations of what constitutes a significant cultural heritage landscape. The word "culture" or "cultural" is used here and in the context of the policy statement to differentiate between those environmental features that are considered to originate in "nature" and have "natural" forms or attributes. The use of the word culture in this context should not be misconstrued to indicate a refined or developed understanding of the arts or civilization.

Typically cultural heritage landscapes comprise many items or objects that have been made or modified by human hands. Importantly, cultural heritage landscapes reflect human activity (including both the intended and accidental results of development,

conservation and/or abandonment) and thus all landscape artifacts reflect “culture” in some way, shape or form. Accordingly, for the purposes of understanding a cultural landscape, most components of the landscape are usually equally important in giving some insight into the culture or historical past of an area (fields, farmsteads, treelines, woodlots, mill ponds, raceways, manufactories, etc.) Present landscapes that are inherited from the past typically represent the aspirations, value, technology and so on of previous generations. Many present-day cultural heritage landscapes are relics of a former age. Small towns and rural hamlets, for instance, often represent nineteenth century rural lifeways that are no longer being built.

In order to understand the cultural heritage significance of a landscape it is important to understand not only the physiographic setting of an area but importantly the broader historical context of change. The role of technology and communications is particularly important at any given time as these often provided the physical artifacts or means available to permit change to occur within the landscape.

In the evaluation of cultural landscapes for the purpose of heritage conservation, the establishment of criteria is essentially concerned with attempting to identify those landscapes that have particular meaning, value or importance and consequently require some form of active conservation management including informed municipal decision making through the designation process. Traditionally, “landscapes” have tended to be evaluated on the basis of some measure of scenic merit, particularly those considered to be views of “nature”, free from the effects of noticeable human activity. In identifying cultural heritage landscapes there is less a concern for assigning value based solely on scenic attributes. Attributes that address historical associations and social value are also equally important. The following criteria provide a broader base for evaluation.

4.2. Applying the Evaluation Criteria

The evaluation framework for cultural heritage landscapes is a set of criteria to be used in the assessment of cultural heritage landscapes throughout the City of Hamilton. These criteria are based on established precedents for the evaluation of heritage resources. It is anticipated that this framework will be applied to a broad range of landscapes in a consistent and systematic manner. It may be utilized either on a long-term basis as part of continuing survey and assessment work or on an issue oriented case-by-case manner. The evaluation criteria are also to serve the purposes of determining cultural heritage value or interest for the purposes of designation under the *Ontario Heritage Act*.

The criteria recognize the value and merit of all types of cultural heritage landscapes. If at any time it is proposed to undertake a comparative evaluation amongst many landscapes such comparative analysis should be used only to compare like or similar landscapes. An industrial landscape, for example must be assessed through comparison with other industrial landscapes, not with a townscape or rural landscape. The intent in applying the criteria is not to categorize or differentiate amongst different types of landscape based upon quality. In using and applying the criteria it is important that particular types of cultural heritage landscapes are each valued for their inherent character and are consistently evaluated and compared with similar or the same types.

Terms of Reference: Cultural Heritage Assessments of the Ferguson Avenue Pumping Station (Ward 2), the Jimmy Thompson Pool (Ward 3) and the Desjardins Canal (Ward 13)

4.3. The Evaluation Criteria for Cultural Heritage Landscapes

Historical Associations

1. *Themes: how well does the cultural heritage landscape illustrate one or more historical themes representative of cultural processes in the development and/or use of land in the context of the community, province or nation?*

This criterion evaluates the cultural landscape in the context of the broad themes of the City's history. In assessing the landscape, the evaluation should relate the landscape specifically to those themes, sub-themes and material heritage features, e.g., ports/industrial areas and cottage and resort communities.

2. *Event: is the cultural landscape associated with a specific event that has made a significant contribution to the community, province or nation?*

This criterion evaluates the cultural landscape's **direct** association with an event, i.e., the event took place in the area. The significance of the event must be evaluated by explicit description and research such as the impact event had on future activities, the duration and scale of the event and the number of people involved. Battle sites and areas of natural disasters are recognized under this criterion.

3. *Person and/or Group: is the cultural landscape associated with the life or activities of a person, group, organization or institution that has made a significant contribution to the community, province or nation?*

This criterion evaluates the cultural landscape's **direct** association with a person or group, i.e., ownership, use or development of the cultural landscape. The significance of the person or group must be considered in the context of impact, scale and duration of activities. Cultural landscapes resulting from resource based activities such as forestry, mining or quarrying, etc. may be identified with a particular corporate group. Conversely, individuals may play a pivotal role in the development of cultural landscapes such as a town site, industrial operation or resort complex.

Scenic Amenity

4. *Sense of place: does the cultural heritage landscape provide the observer(s) with a strong sense of position or place?*

This criterion evaluates the sensory impact to an observer either viewing the cultural heritage landscape from within or from an exterior viewpoint. Such landscapes are recognizable as having a common, identifying character derived from buildings, structures, spaces and/or natural landscape elements, such as urban centres, ports, villages and cottage communities.

5. *Serial Vision: does the cultural heritage landscape provide the observer(s) with opportunities for serial vision along paths of pedestrian or vehicular movement?*

This criterion measures the visual impact to an observer travelling through the cultural landscape. Sidewalks or streets in urban areas and roads or water routes in rural or beach areas often provide an observer with a series of views of the landscape beyond or anticipated to arrive within view. Such serial vision may be observed at a small scale in an urban area, moving from residential street to commercial area; or at a larger scale from urban to rural.

6. *Material Content: is the cultural heritage landscape visually satisfying or pleasing to the observer(s) in terms of colour, texture, style and scale?*

This criterion attempts to evaluate the visual impact to an observer of the content of the cultural landscape in terms of its overall design and appearance, however formally or informally, consciously or unconsciously planned. Material content assesses whether the landscape is pleasing to look at regardless of historical completeness.

Integrity

7. *Integrity: is it all there?*

The evaluation of the integrity of a cultural heritage landscape seeks to identify the degree to which adverse changes have occurred. Landscapes that have suffered severe alterations, such as the removal of character defining heritage features and the introduction of intrusive contemporary features, may be weaker in overall material content, serial vision and the resultant sense of place that it provides.

Design

8. *Design: has the landscape been purposefully designed or planned?*

This criterion applies only to those landscapes that have been formally or purposefully designed or planned and includes examples such as “planned” communities, public parks, cemeteries, institutional grounds and the gardens of residences. Typically, they are scarce in comparison to evolving or relict landscapes. This criterion evaluates the importance of the landscape in the designer’s career. “Designer” may include surveyors, architects, or landscape architects, both private and public, either as individuals or as professional firms. The evaluation assesses whether or not a designer is important in terms of the impact on trends in landscape design before evaluating the importance of the specific landscape in the designer’s career. Comparisons should focus on surviving examples of the designer’s work.

Social Value

9. *Public perception: is the landscape regarded as having importance within the City?*

This criterion measures the importance of the landscape as a cultural symbol. Examination of advertisements of the day, popular tourism literature and artifacts, public interviews and local contacts usually reveal potential landscapes of value.

Appendix B

Additional Photographic Documentation

LHC0138 – 127-131 Hughson Street North, Additional Photographic Documentation



Figure 1 Streetscape looking northward along Hughson Street North, with subject property in the distance (AB, 2018).



Figure 2 Context photograph of structures beside subject property (AB, 2018).



Figure 3 Residential building converted to law firm, directly across the street from subject property on east side of Hughson Street North (AB, 2018).



Figure 4 Streetscape looking north on Hughson Street North (AB, 2018).



Figure 5 Streetscape looking south from subject property on Hughson Street North (AB, 2018).



Figure 6 Front façade of subject property (ZH, 2018).



Figure 7 South corner of the east section/front façade of subject property (ZH, 2018).



Figure 8 Alleyway on south side of subject property, looking east (ZH, 2018).



Figure 9 Deteriorating barred basement windows on south wall of the east section (ZH, 2018).



Figure 10 South side wall transition between east (right) and west (left) sections (ZH, 2018).



Figure 11 Bay door on south side of west section (ZH, 2018).



Figure 12 Hamilton brick stamp found in sealed western bay door of the west section (ZH, 2018).



Figure 13 Original window of the old (west) section; south wall (ZH, 2018).



Figure 14 Southwest corner of the west section showing sealed bay doors and one-story connection to shops (ZH, 2018).



Figure 15 Front façade showing streetscape looking north on Hughson Street North, brick weave bond details, and barred front basement windows (ZH, 2018).



Figure 16 Barred basement windows on the front façade (AB, 2018).



Figure 17 Front entrance (AB, 2018).



Figure 18 Front façade showing metal lamp detail; streetscape looking south (AB, 2018).



Figure 19 Front entranceway showing transom/lintel details and outline of erstwhile Firth Bros. brass lettering (AB, 2018).



Figure 20 Front entrance, showing concrete steps, pillar base, brickwork, concrete foundation transition (AB, 2018).



Figure 21 Northeast corner of east section showing concrete/stone quoins (AB, 2018).



Figure 22 North façade of east section (ZH, 2018).



Figure 23 North stepped façade of east section transitioning to west section (AB, 2018).



Figure 24 North façade of east section transitioning to the east façade of the west section (ZH, 2018).



Figure 25 West section north façade (ZH, 2018).



Figure 26 West section concrete foundation on north façade (ZH, 2018).



Figure 27 One-story level connecting shops to west section (ZH, 2018).



Figure 28 Streetscape looking west along Cannon Street East from the subject property's west section (AB, 2018).



Figure 29 Foyer looking east (AB, 2018).



Figure 30 Foyer looking west (AB, 2018).



Figure 31 Foyer – marble staircase with wood and metal railing (ZH, 2018).



Figure 32 Foyer – wood rafter with carved dentils and decorated brackets (ZH, 2018).



Figure 33 Foyer – wood rafters across ceiling, metal chandelier (ZH, 2018).



Figure 34 Foyer – decorative pebbled tile mixed with marble trim in an ‘F’ design before the first level’s front door (ZH, 2018).

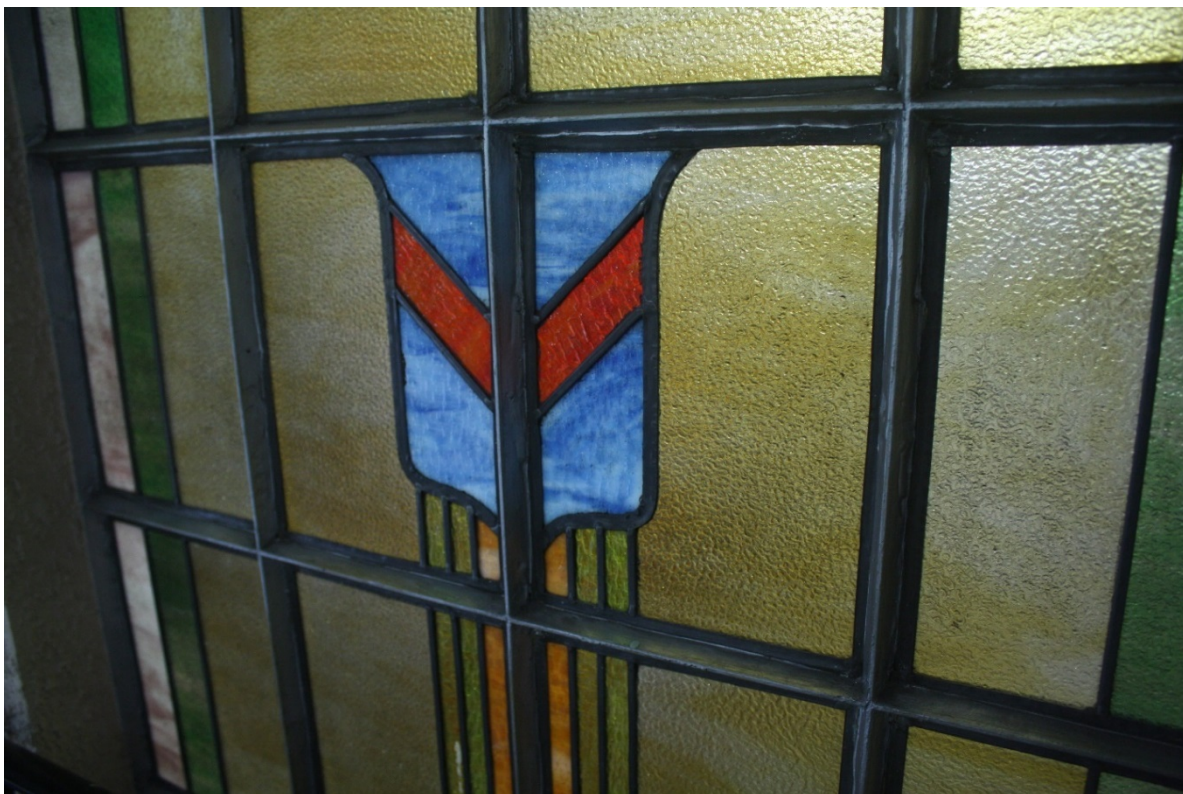


Figure 35 Foyer – tulip design in barred stained glass (ZH, 2018).



Figure 36 Foyer – showing black and white marble trim of split level beside staircase (ZH, 2018).



Figure 37 Foyer – showing stucco wall and south niche (ZH, 2018).



Figure 38 Foyer – showing both niches and detail of transom light above doorway (ZH, 2018).



Figure 39 Foyer – showing patterned plastered ceiling (ZH, 2018).



Figure 40 Foyer – showing indoor window sill in black marble supported by white marble brackets (ZH, 2018).



Figure 41 Foyer – showing metal grate on the lower split level (ZH, 2018).



Figure 42 Foyer – showing south stained glass windows (ZH, 2018).



Figure 43 Foyer – marble staircase (ZH, 2018).



Figure 44 Foyer – looking toward street (AB, 2018).



Figure 45 Main level of east section – office area (AB, 2018).



Figure 46 Main level, western part of east section (AB, 2018).



Figure 47 Metal pillar of east section (AB, 2018).



Figure 48 Western bay door of east section (AB, 2018).



Figure 49 Painted over interior of windows in the east section (AB, 2018).



Figure 50 Fire door between east and west sections (AB, 2018).



Figure 51 View of textile shelving in east section (AB, 2018).



Figure 52 West section showing wood plank floors and wood pillars (AB, 2018).



Figure 53 Detail of wood plank floors, west section (AB, 2018).



Figure 54 West section – painted white brick across interior of building (AB, 2018).



Figure 55 Fire door detail – John E Riddell and STM Manufacturers, Hamilton, ON (AB, 2018).



Figure 56 Fire door leading to staircase in west section (AB, 2018).



Figure 57 Interior window detail (AB, 2018).



Figure 58 West section staircase (AB, 2018).



Figure 59 Brick condition in staircase (AB, 2018).



Figure 60 West section typical ceiling – wood planks painted white (AB, 2018).



Figure 61 Interior window condition in west section (AB, 2018).



Figure 62 East section interior showing inner window details and concrete floor (AB, 2018).



Figure 63 East section third level layout (AB, 2018).



Figure 64 East section metal pillar (AB, 2018).



Figure 65 Basement of west section showing concrete foundation and sealed windows (AB, 2018).



Figure 66 Basement level of west section (AB, 2018).



Figure 67 Basement level of west section showing wood plank ceiling (AB, 2018).



Figure 68 West section showing window facing east section (AB, 2018).



Figure 69 East section showing pillar support (AB, 2018).



Figure 70 Main level workspace (AB, 2018).



Figure 71 Ramp on main level (AB, 2018).



Figure 72 Bay door in east section (AB, 2018).



Figure 73 East section basement level storage area (AB, 2018).



Figure 74 East section boiler room (AB, 2018).

