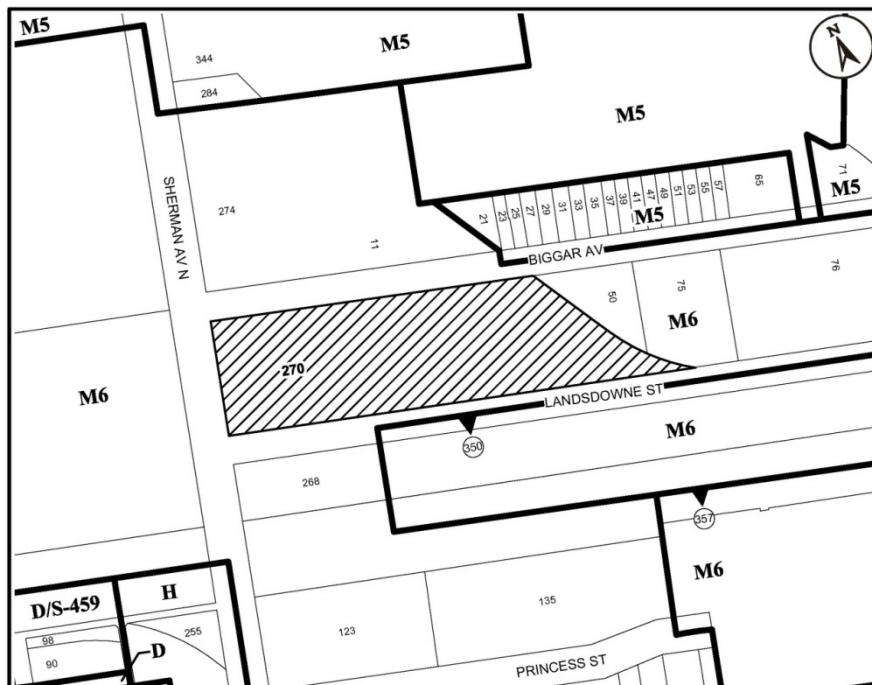




# Recommendation to Designate 270 Sherman Avenue North, Hamilton (Cotton Factory) Under Part IV of the Ontario Heritage Act PED18167 (Ward 3)

Hamilton Municipal Heritage Committee  
July 19, 2018

# Location



● Site Location



Key Map - Ward 3

N.T.S.

## Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
PED18XXX

Date:  
June 20, 2018

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
CT/AL

**Subject Property**

270 Sherman Avenue North

# Background

- Property is currently included on the Inventory of Building's of Historical and/or Architectural Interest;
- The property owner is seeking designation and has submitted a Cultural Heritage Assessment completed by mcCallumSather Architects

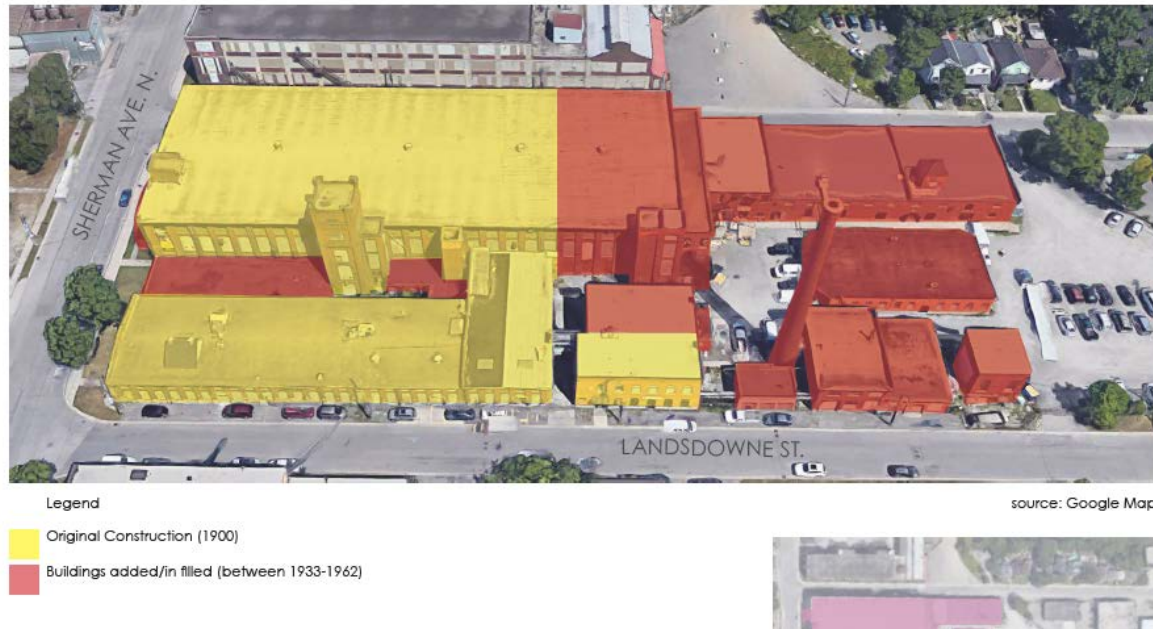


Aerial Image (USDA FSA, Digital Globe, GeoEye, CNES/Airbus DS)

# Historical Background

- The Cotton Factory was originally constructed in 1900 for the “Imperial Cotton Company”;
- Original buildings are one to three stories in height;
- A number of additions until the 1960s

Figure 3.10: Site Evolution Diagram



From: Heritage Cultural Assessment by mcCallumSather, Page 8

# Historical Background

- A bookkeeper from a cotton duck mill in Yarmouth, Nova Scotia came to Hamilton 1887 to open a rival company
- Contacted John Patterson who already owned the land and his brother Edmond Patterson was the site architect
- James M. Young was the first President of Imperial Cotton Company
- 1924 the Imperial Cotton Company was merged with the Cosmos Cotton Mills from Yarmouth, Nova Scotia and site functioned under the Cosmos-Imperial Mills Limited until 1958



Source: Hamilton Public Library Archives, c.1924



Source: Cotton Factory

# Relevant Consultation

- Given the need to get this recommendation in front of Council with enough time for them to pass a by-law before Council stops meeting during the election period, the recommendations of this report were not presented to the Inventory and Research working group, as such, this meeting will constitute appropriate consultation with the Municipal Heritage Committee under the *Ontario Heritage Act*
- Staff advised the Ward Councillor of this recommendation to designate and as of the writing of this report, the Councillor has not expressed any concerns

# Mill Complex



Figure 6.1 - (source: Google Maps) 270 Sherman Complex South View

Source: Heritage Cultural Assessment by mcCallumSather Architects, Page32

# Cultural Heritage Evaluation for Heritage Designation

The property was found to meet seven of the nine criteria in *Ontario Regulation 9/06*.

## Design / Physical Value:

- i. The property is a representative example of a complete historic textile mill in the Gothic interpretation of industrial architecture.
- ii. The property does not demonstrate a high degree of craftsmanship or artistic merit.
- iii. The property does not demonstrate a high degree of technical or scientific achievement.



North elevation of Mill Building



# Cultural Heritage Evaluation for Heritage Designation

## Historical / Associative Value:

- i. The property does have direct associations with the early textile industry in Hamilton as it was the third textile mill constructed in Hamilton and continued to serve in the industry until 1958.
- ii. The property does have the potential to yield information about Hamilton's textile industry.
- iii. The property does reflect the work of architect Edmond Patterson who is attributed to the design of the original 1900 industrial complex. Edmond Patterson was a local architect who specialized in industrial buildings, private residences and walk-up apartment blocks. Examples of Edmond Patterson's work include the brick Turbine Hall at Decew Falls near St. Catharines and the Transformer Station for the power company that used to be on Victoria Avenue North, Hamilton.

# Cultural Heritage Evaluation for Heritage Designation

## Contextual Value :

- i. The property is considered to have contextual value as it defines, maintains and supports the industrial character of the area.
- ii. The property is considered to be physically, functionally and historically linked to its surroundings. Located in an early industrial area in Hamilton, the Cotton Factory supported Hamilton's early industrial history. Furthermore, the location and configuration of the site were functionally laid out to support the textile manufacturing around the railway line that at one time entered onto the property.
- iii. The property is considered a landmark due to its physical size, completeness of an early industrial complex and the tower and smokestack that are visually prominent in the area.

# Statement of Cultural Heritage Value

## Heritage Attributes

The cultural heritage value of the Cotton Factory, known as 270 Sherman Avenue North, resides in the following heritage attributes that are related to the Industrial, Gothic influenced style and the complex's industrial use and context including (excluding the 1946 addition between the Mill and Office Buildings):

### **Landscape Attributes:**

- Organic layout of buildings to accommodate the function of the original and evolved industrial use;
- Proximity to railway line; and,
- High concrete platform on south elevation of the Store House.



Source: Heritage Cultural Assessment by mcCallumSather Architects

# Statement of Cultural Heritage Value

## Heritage Attributes

### Exterior Attributes:

- Rectangular shape of buildings;
- Red brick construction;
- Varied rooflines with heights ranging from one to three stories;
- Brick corbelling;
- Original window and door openings including brick voussoirs and stone sills;
- Original wood windows where they exist;
- Bays separated by shallow buttressing;
- Iron tie rod anchor plates (located where the buttress and interior floors meet);
- Original wood doors where they exist;
- Tower including window openings and corbeling, bracketing and crenelation details; and,
- Smoke stack including corbeling.



Source: Heritage Cultural Assessment by mcCallumSather Architects

# Statement of Cultural Heritage Value

## Heritage Attributes

### Interior Attributes:

- Timber post and beam construction where it exists;
- Original wood floors and exposed wood ceilings where they exist; and,
- Original metal fire doors of the interior.



Source: Heritage Cultural Assessment by mcCallumSather Architects

# Recommendation to Designate 270 Sherman Avenue North (Cotton Factory) Under Part IV of the Ontario Heritage Act PED18167 (Ward 3)

## Conclusion:

- Subject property meets seven of nine criteria for designation under Ontario Regulation 9/06
- As such, staff recommend the subject property be designated under Part IV of the *Ontario Heritage Act*
- Designation will allow the City to thoughtfully consider any alterations to the attributes identified as having cultural heritage value.



South Elevation of Complex. Source: Heritage Cultural Assessment by mcCallum Sather Architects

# Additional Recommendations in the Cultural Heritage Assessment by mcCallumSather

1. Construction activities shall be planned to avoid impact to identified cultural heritage resources.
2. The City of Hamilton Heritage staff provide a Heritage Permit for similar ongoing window conservation work under the current ownership as part of the property's long-term conservation and maintenance program.
3. The City of Hamilton Heritage staff provide a Heritage Permit for minor masonry work under the current ownership as part of the property's long-term conservation and maintenance program.
4. The infill between the original Mill and the Office buildings and the front loading dock addition (approximately 1946) not be considered as part of the heritage designation as they have no heritage value.
5. Should future work require an expansion and / or renovation to the property of 270 Sherman Ave N., a qualified heritage consultant shall be engaged to mitigate any potential impacts of the proposed work on potential cultural heritage resources.
6. Any significant conservation work beyond general building repair, the applicant must consult with the City of Hamilton's Heritage staff to confirm requirements and the approval process.

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**Thank you.**