

REPORT:

CULTURAL HERITAGE EVALUATION REPORT

**127-131 Hughson Street North,
Hamilton, Ontario**



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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".² The 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 policies 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:

- 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;
- 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;
- architectural, engineering, landscape design, physical, craft, or artistic value;
- scenic amenity with associated views and vistas that provide a recognizable sense of position or place;
- contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and,
- 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 Coppley 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

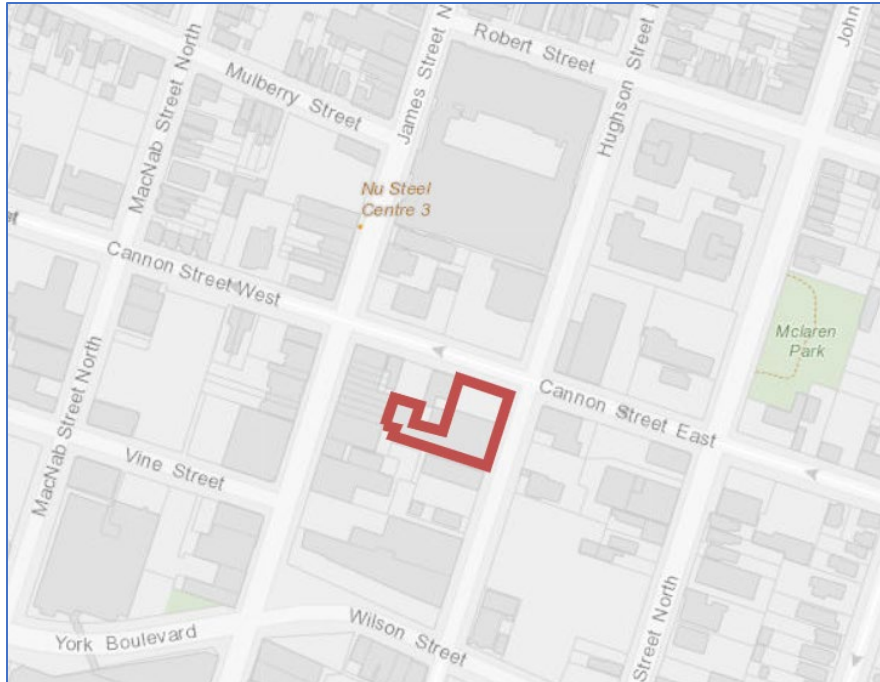


Figure 1: Property context with 127-131 Hughson Street North; property outlined in red. (City of Hamilton Interactive Map, 2018).



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

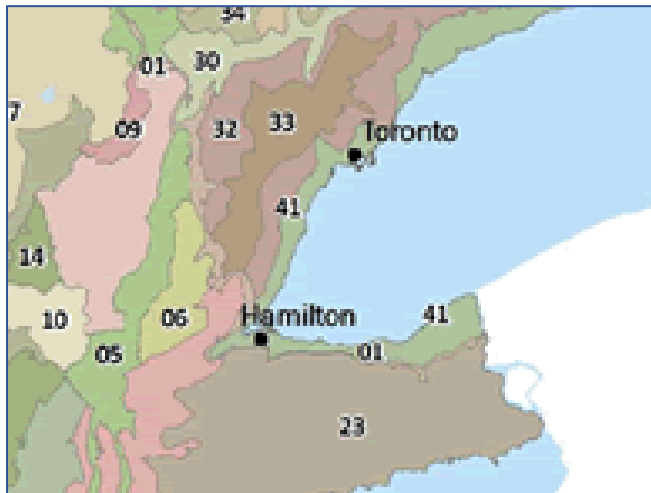


Figure 5: Physiographic regions of Ontario. Iroquois Plain represented by #41, green (Environment Canada, 2016).

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 sub-divided 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.

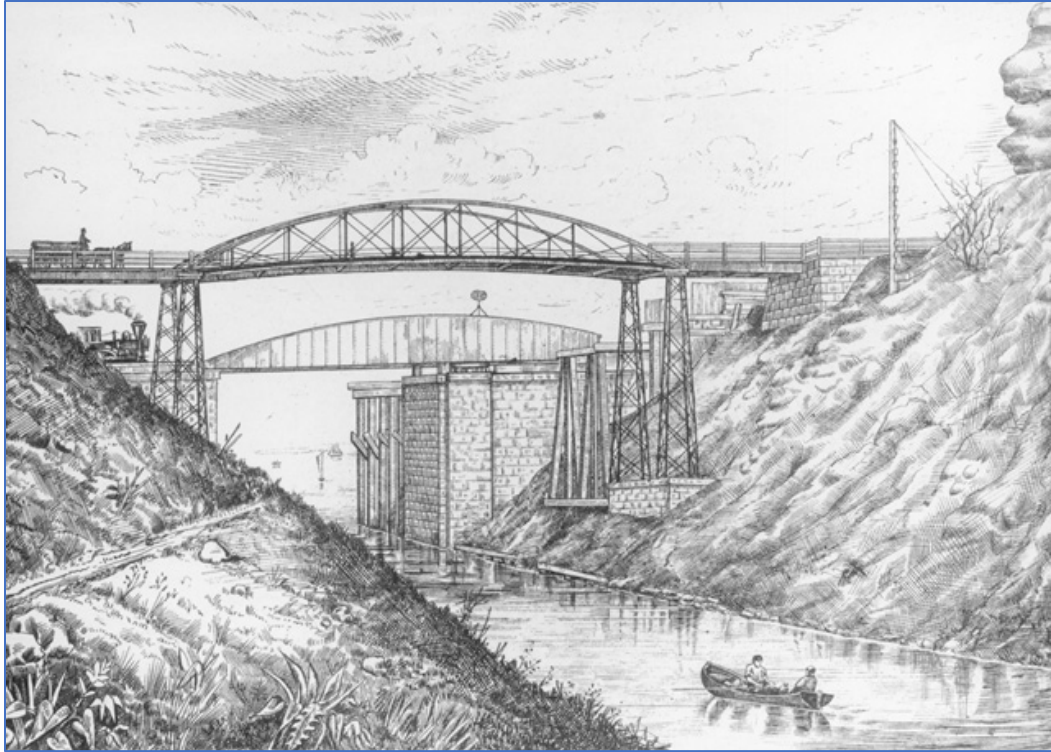


Figure 6: 1870s sketch showing canal and high level bridges that crossed it, providing access between Hamilton and Burlington “Hamilton – Canals” (Hamilton Public Library, 1870-, #32022189066927.jpg).



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_ga&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_ga&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

the Firth Brothers). In 2018 this is the parking lot. The Sons of England Hall at 121 Hughson Street North has also become the National Building Offices, while the Cannon Street 'Undertaker' has become 'James Dwyer Funeral Service' and its coach house an auto garage.

The 1947 FIP, updated from the 1927 map, shows no substantial changes over the course of 20 years in the immediate vicinity of the subject property (Figure 24). At this point it is evident that the subject property and much of the vicinity had taken on the form it would maintain to the present.

A 1954 aerial photograph provides some visual information regarding the subject property (Figure 25). The resolution is low and the 'M' in 'HAMILTON' is blocking a portion of the subject property and vicinity, but what is viewable confirms that little had changed since the 1940s in the immediate area and to the subject property itself.

The 1964 FIP, again from the Underwriter's Survey Bureau, likewise shows little change in the immediate area, though the old Grand Opera House (Granada Theatre) and most of its infrastructure was demolished between the decades (Figure 26). The Firth Bros. plant shows as drawing power from electricity, its heat from steam, and its fuel from oil.

Google Earth satellite imagery from 2004 and 2018 shows that the subject property's footprint remains unchanged, though in the 2000s the entrance to the Tivoli Theatre on James Street was demolished and new structures were added to the south of it (Figure 27 and Figure 28).



Figure 17: Early 1780s map of "Flamboro and Barton Townships" (Archives of Ontario, 1780-).



Figure 18: 1875 County Atlas showing the extents of the City of Hamilton; general location of subject property in red (Page & Smith, 1875).

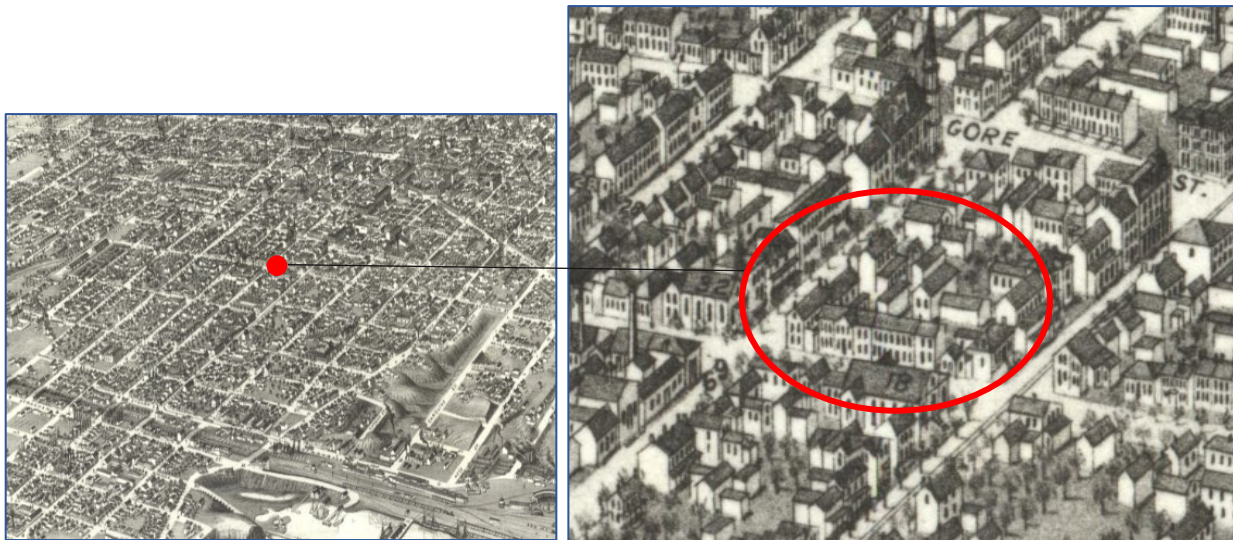


Figure 19: Detail of Birdseye view of the City of Hamilton, 1876, showing downtown with subject property area circled in red (Chas. Shober & Co. 1876).

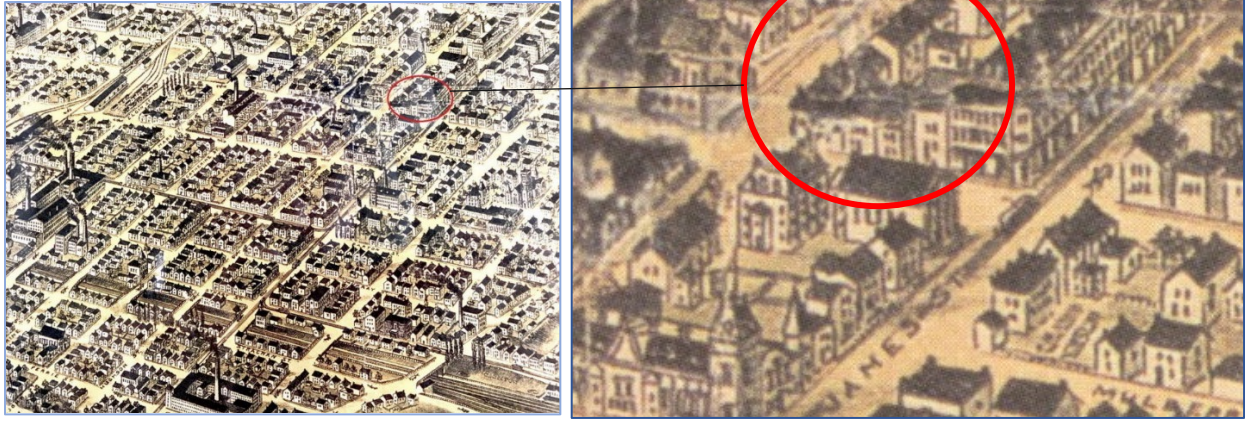


Figure 20: Birdseye view of the City of Hamilton, 1894. Subject property area circled in red (Association of Canadian Map Library and Archives, 1894).

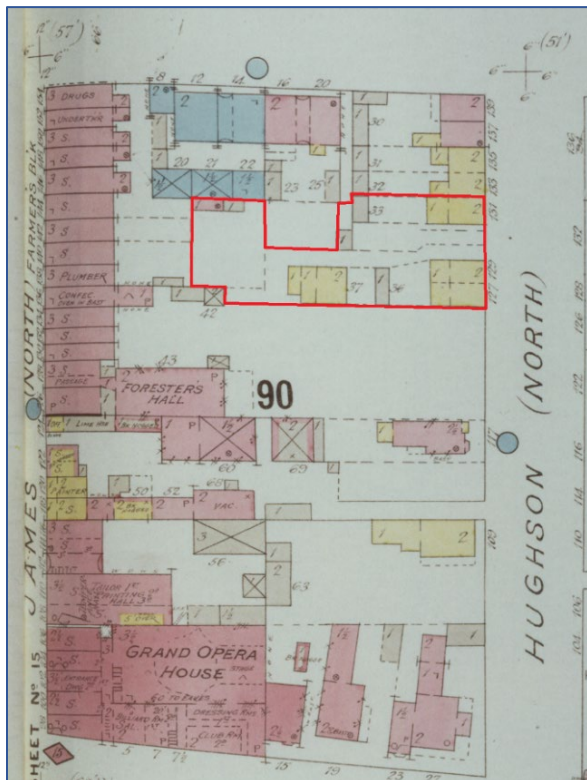


Figure 21: Fire Insurance Plan (FIP), 1898. Structure on subject property marked in red (Goad, 1898).



Figure 22: FIP 1911. Structure on property marked in red (Goad, 1911).

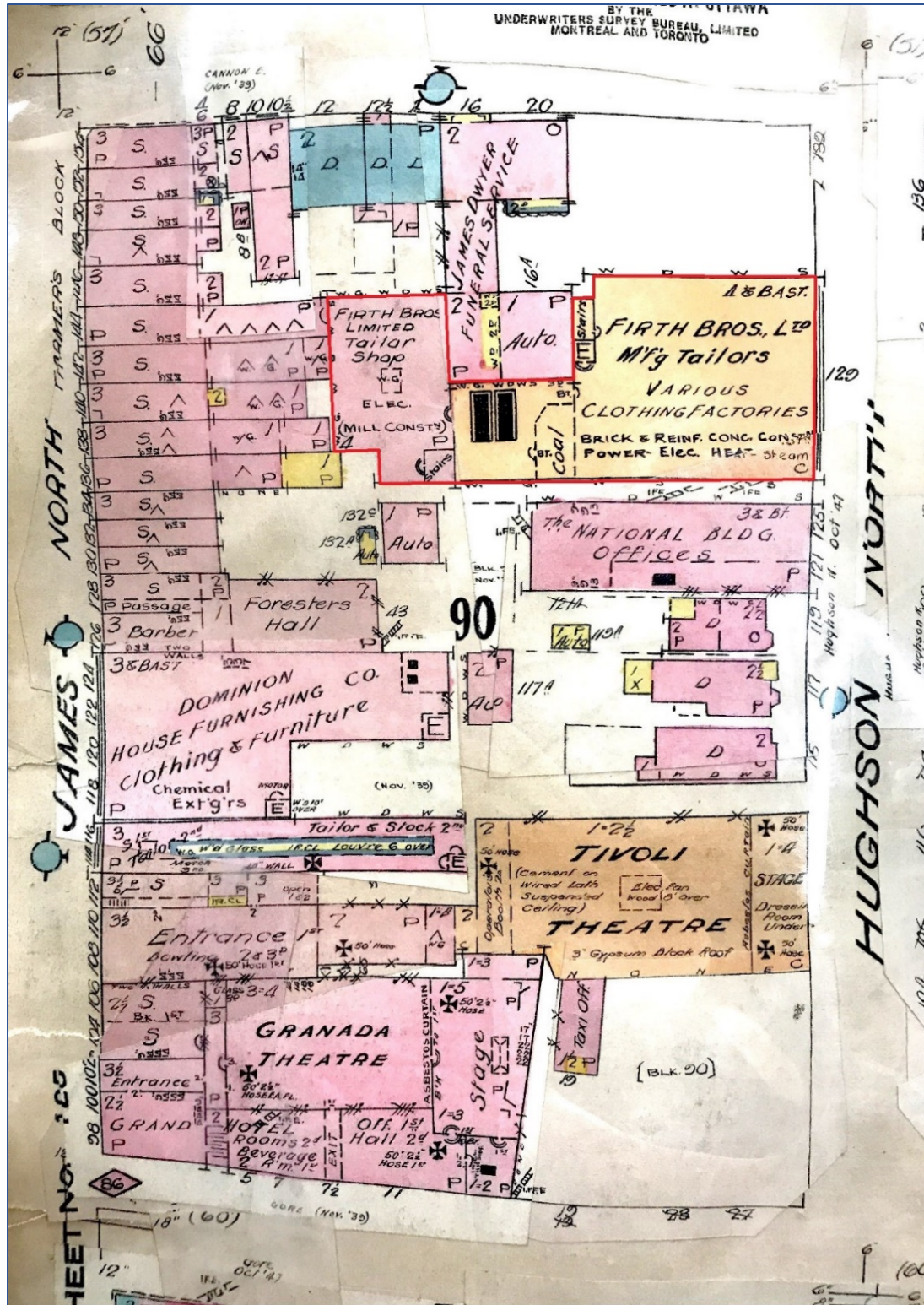


Figure 23: FIP 1927. Subject property marked in red (Underwriter's Survey Bureau, 1927).

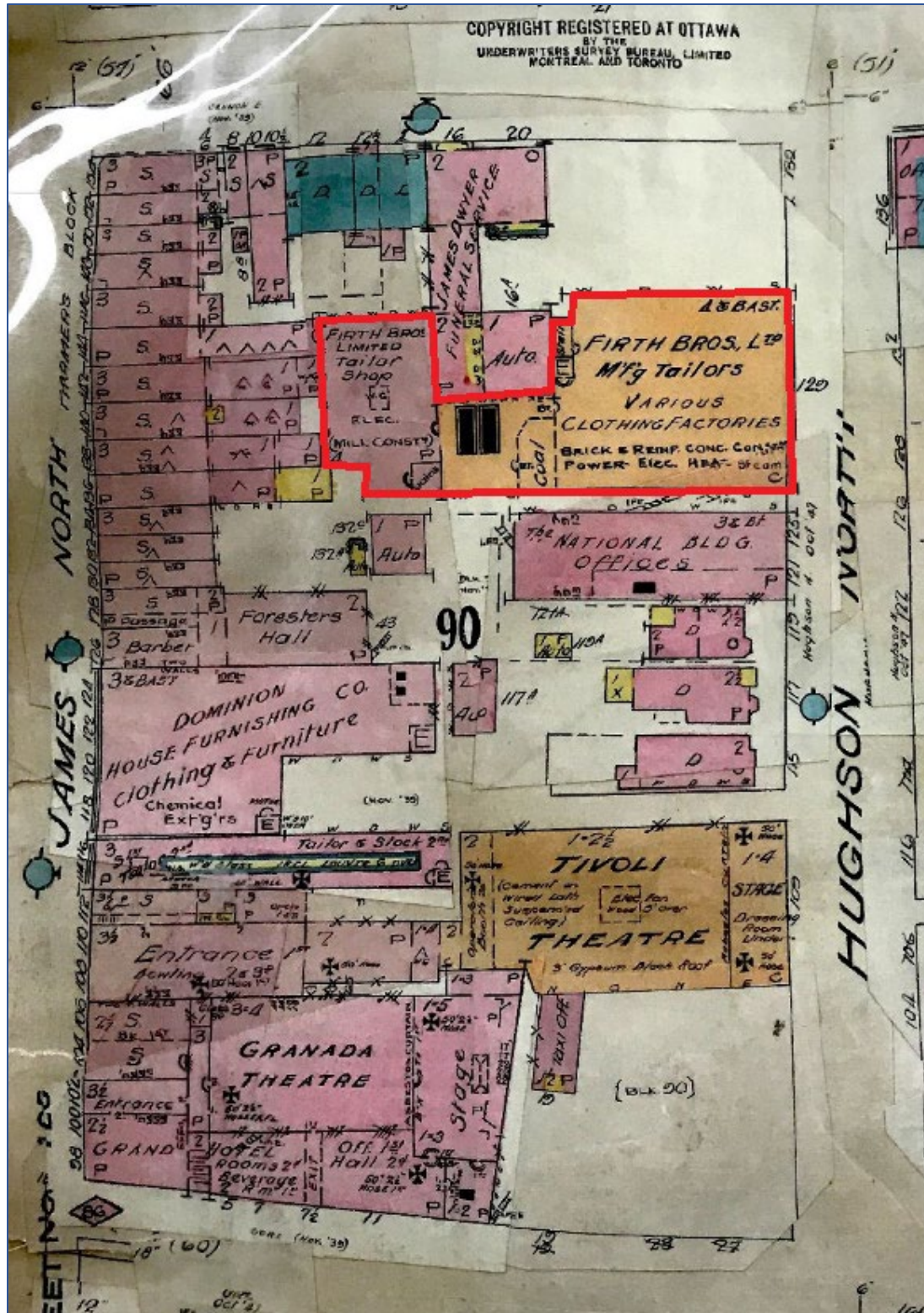


Figure 24: FIP 1947. Structure on subject property marked in red (Underwriter's Survey Bureau, 1947).



Figure 25: 1954 aerial photograph of Hamilton, clipping of subject area. General location of subject property in red (University of Toronto, 1954).

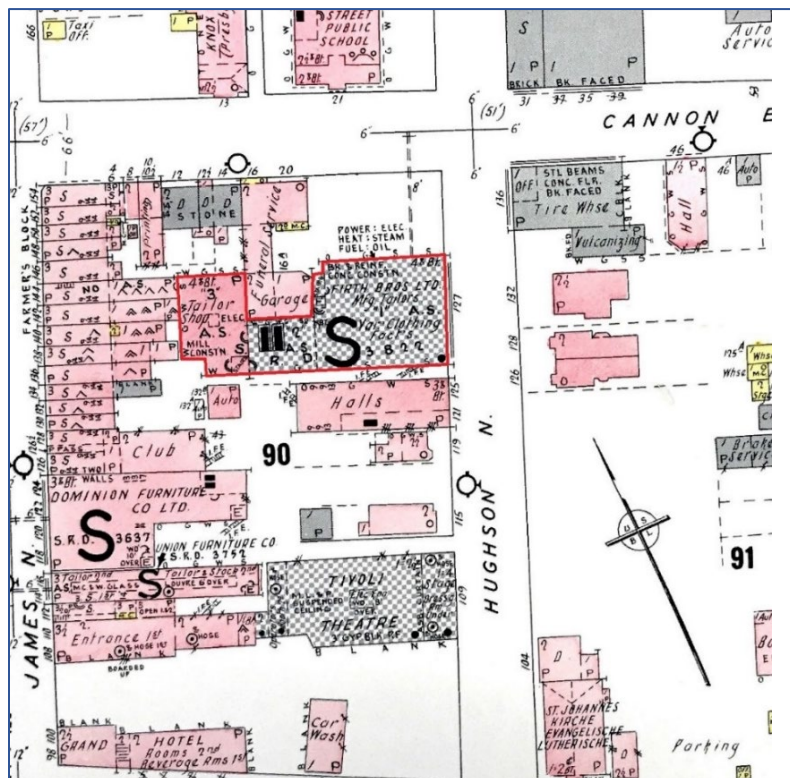


Figure 26: FIP 1964. Structure on subject property marked in red (Underwriter's Survey Bureau, 1964).



Figure 27: Satellite photograph of the subject building and vicinity. Subject property's structure outlined in red (Google Earth, 2004).

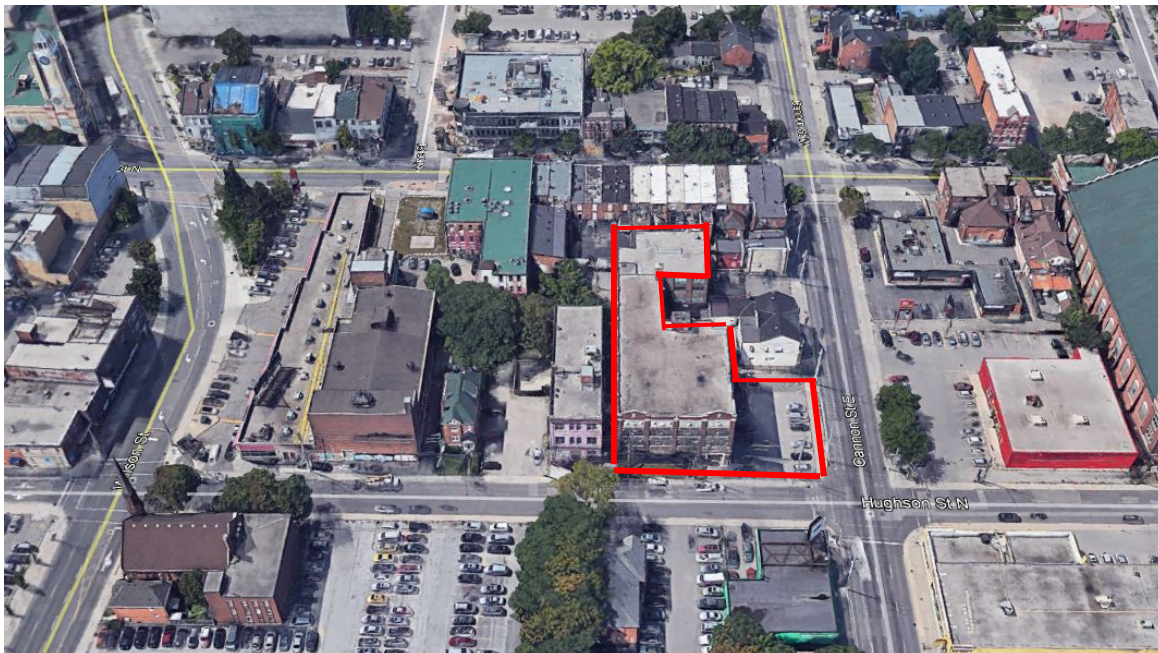


Figure 28: 3D satellite image of the subject property and surrounding area facing west (Google Earth, 2018).

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.

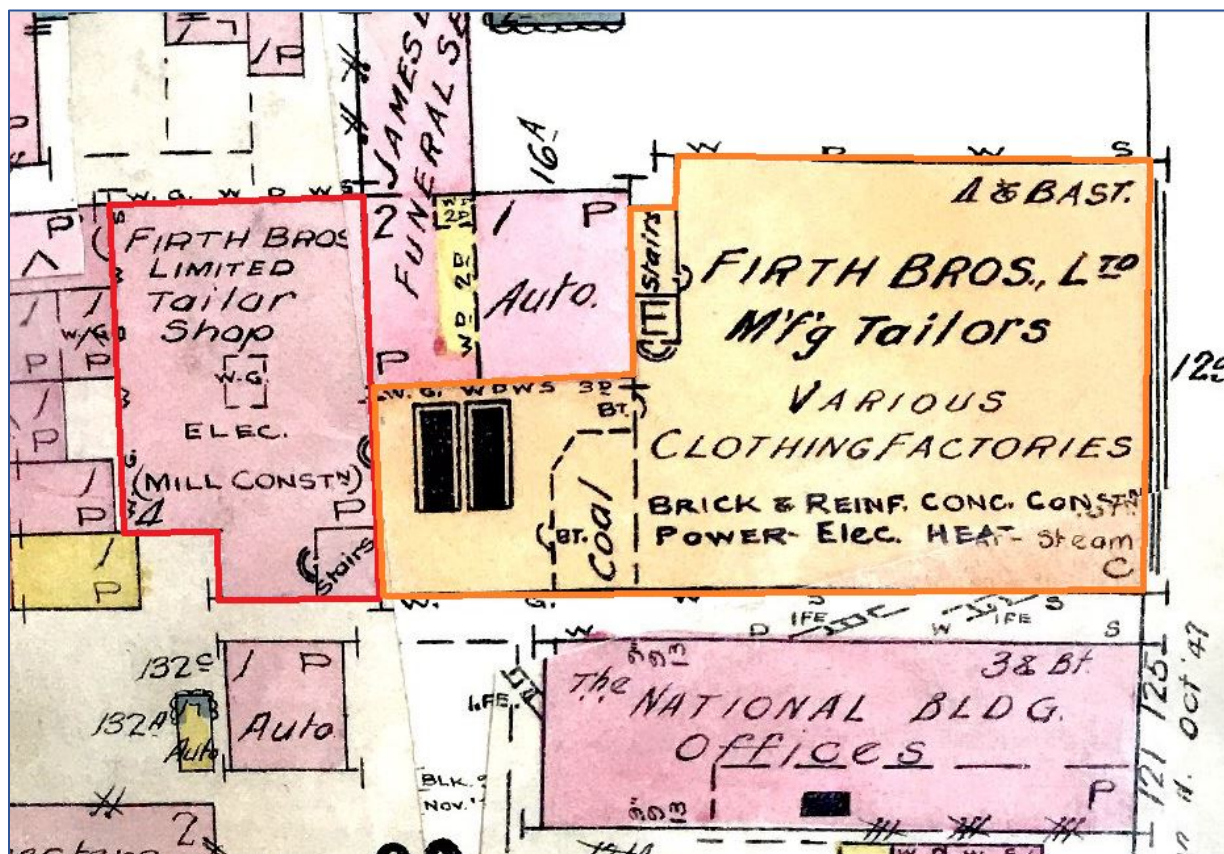


Figure 29: FIP 1927. First section c. 1911 marked in red. New facility (Style Park) circa 1929, marked in orange (Underwriter's Survey Bureau, 1927).



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).

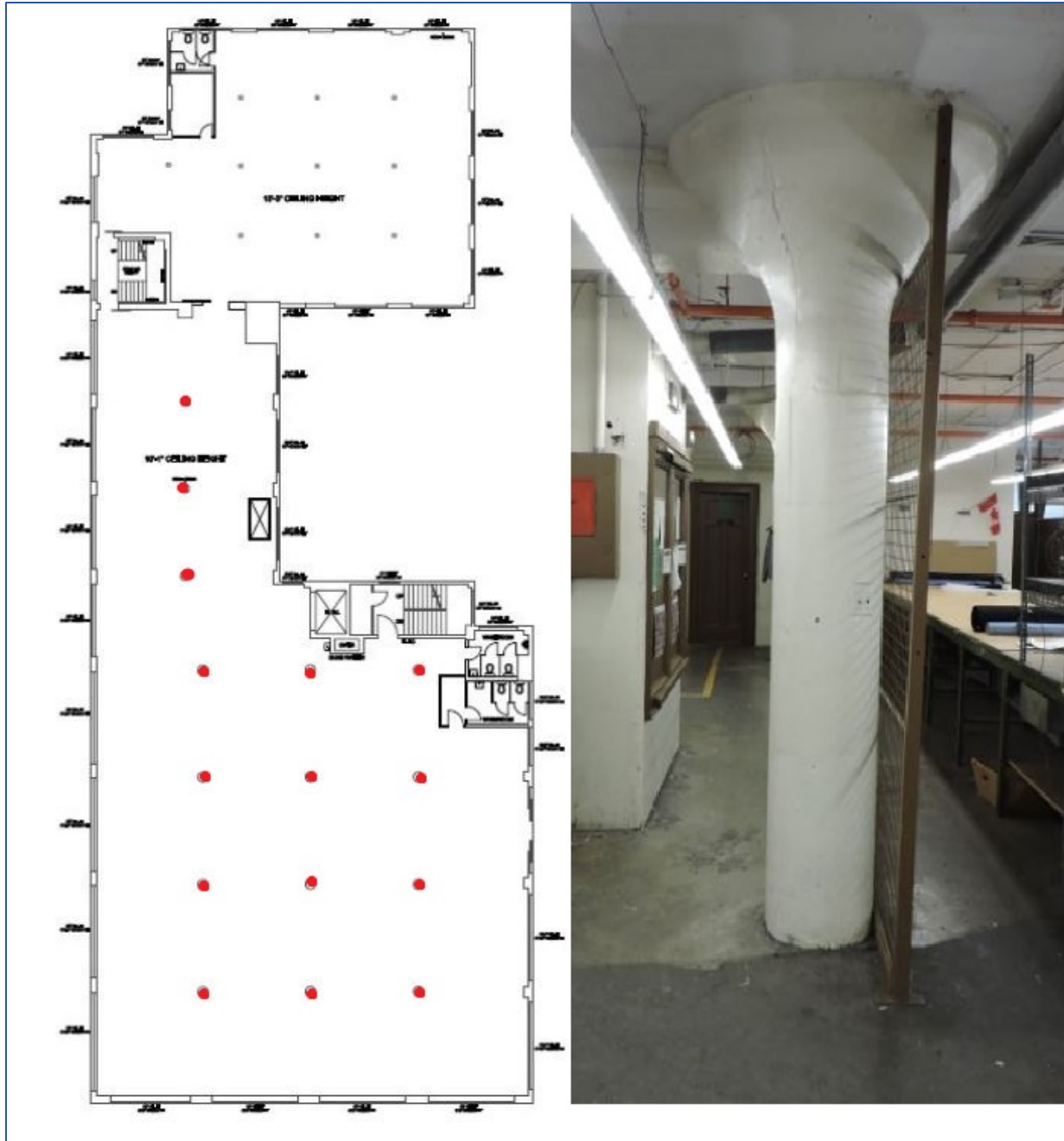


Figure 44: Second level plan with metal pillar locations marked in red (ZH, 2018).

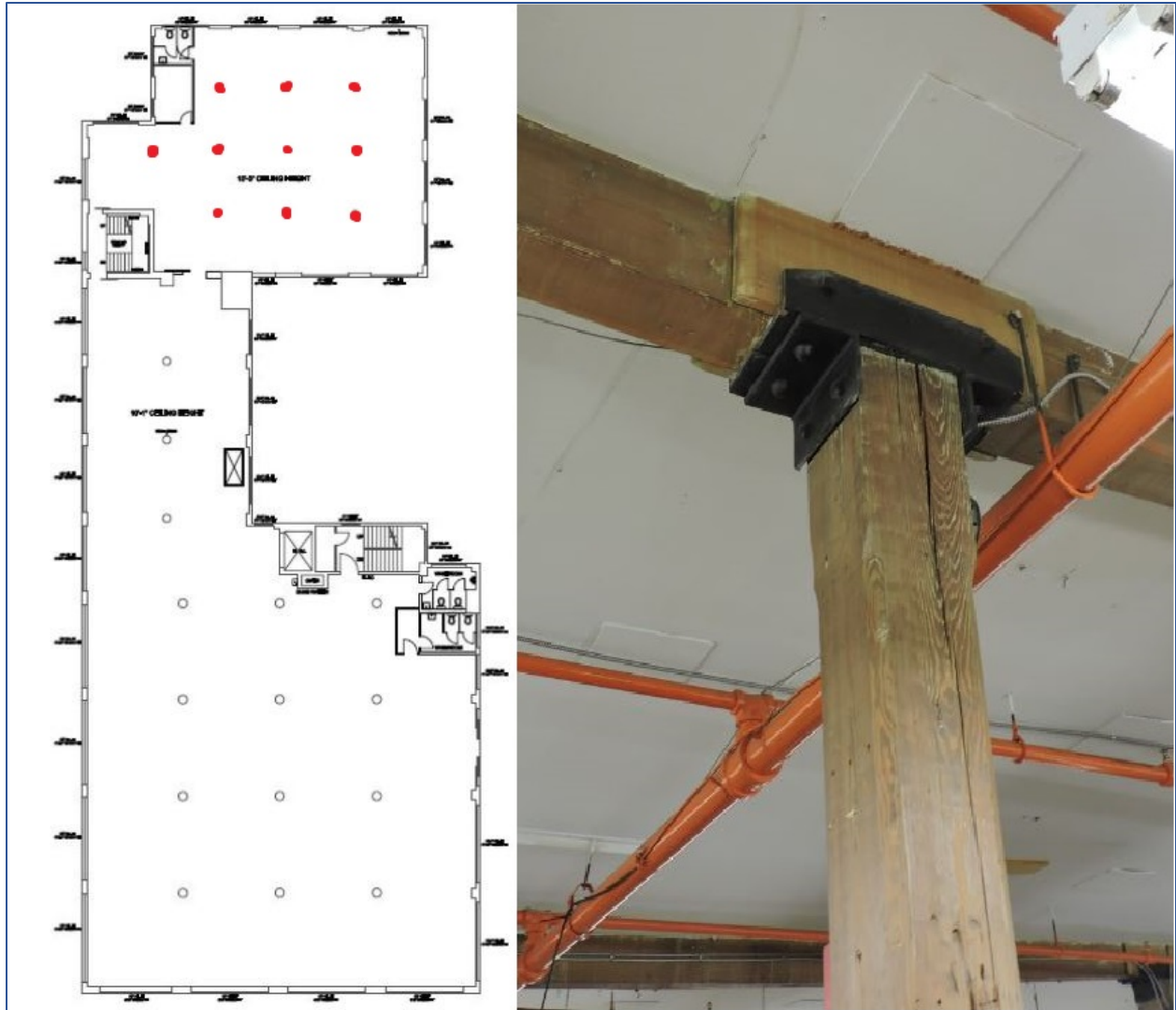


Figure 45: Second level plan with wood pillar support beams marked in red (ZH, 2018).



Figure 46: Second level plan with wood staircase marked in red (ZH, 2018).

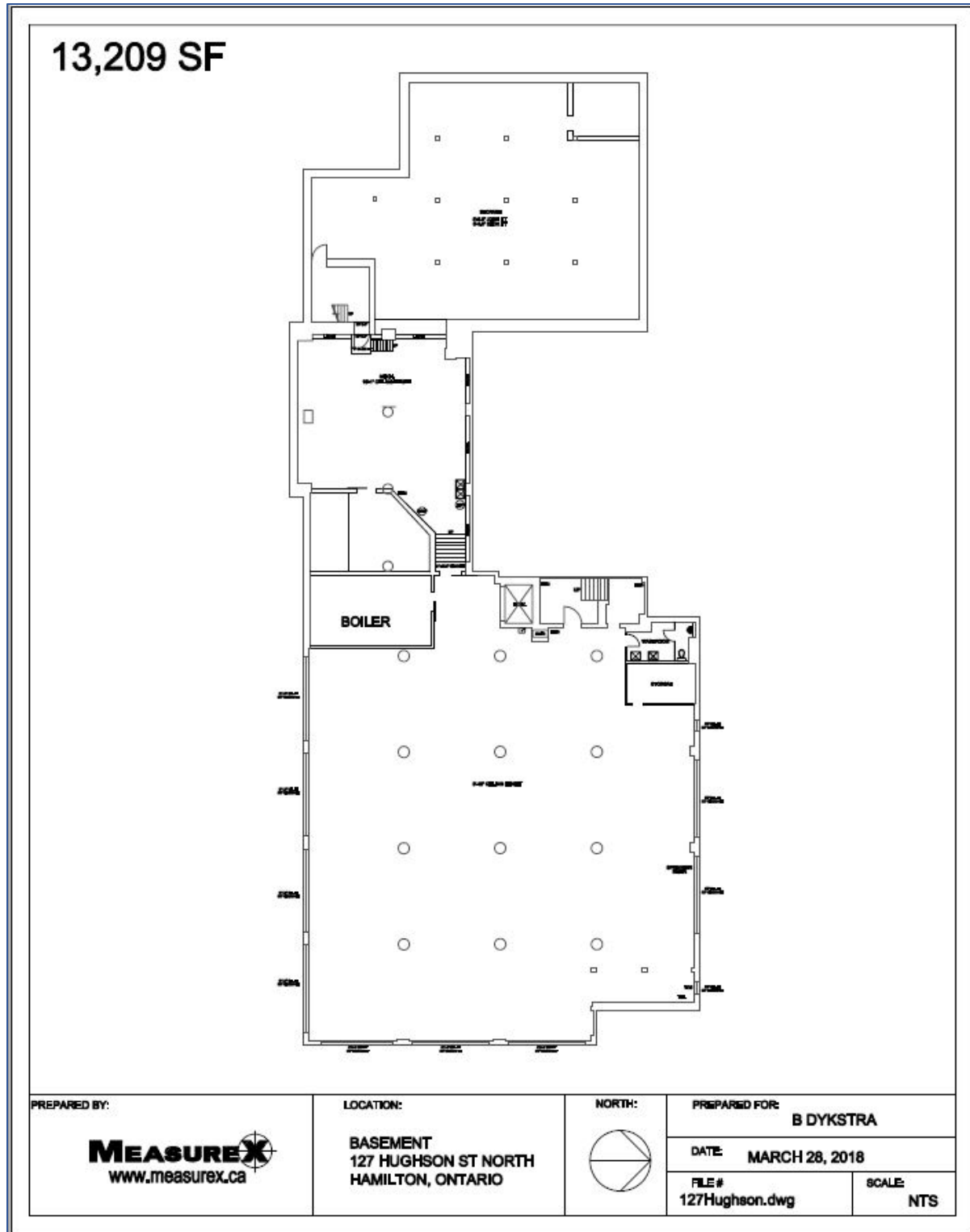


Figure 47: Basement level plan (Measure X, 2018).



Figure 48: Basement, West section (AB, 2018).



Figure 49: Boiler room (ZH, 2018).

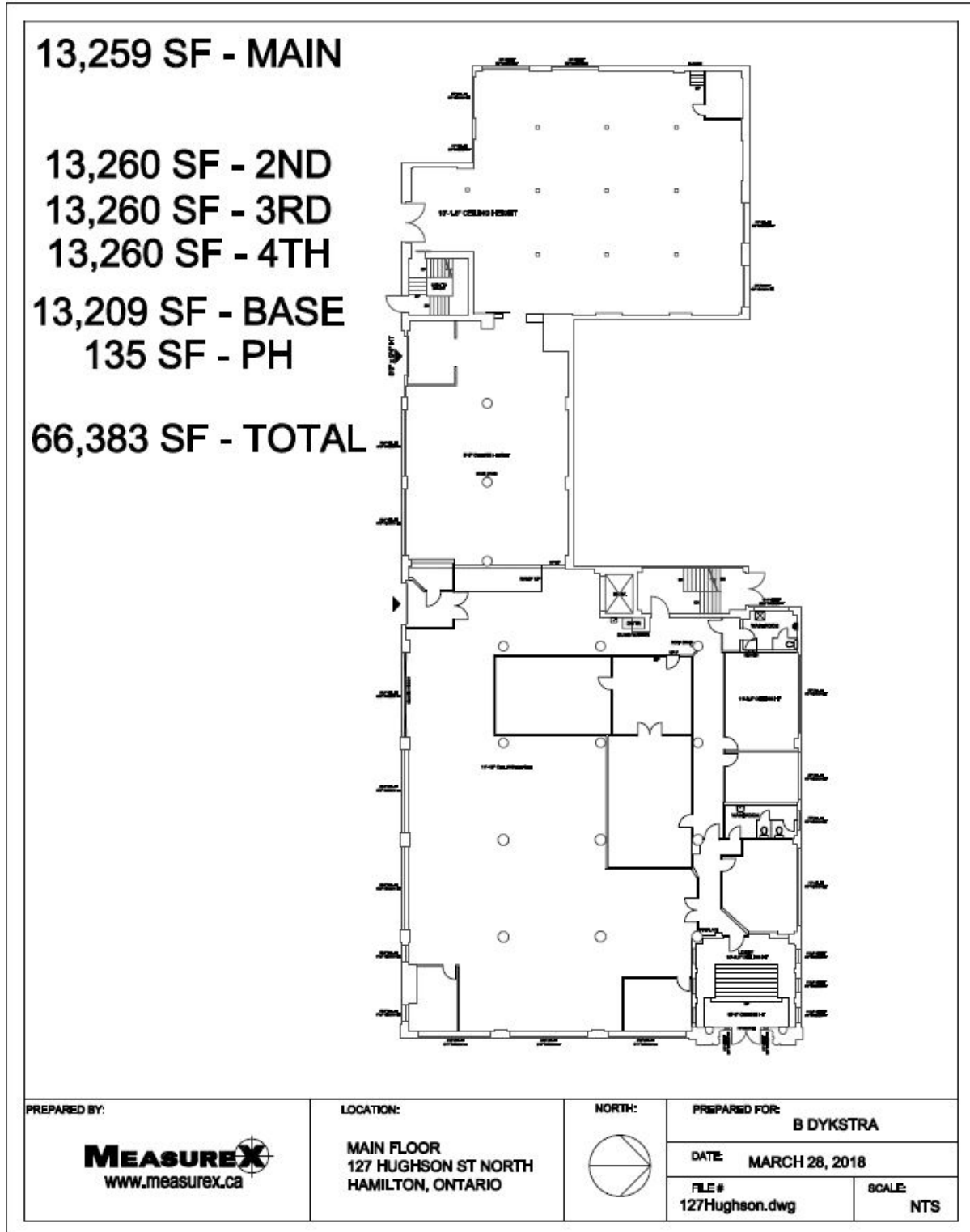


Figure 50: Main level plan (Measure X, 2018).

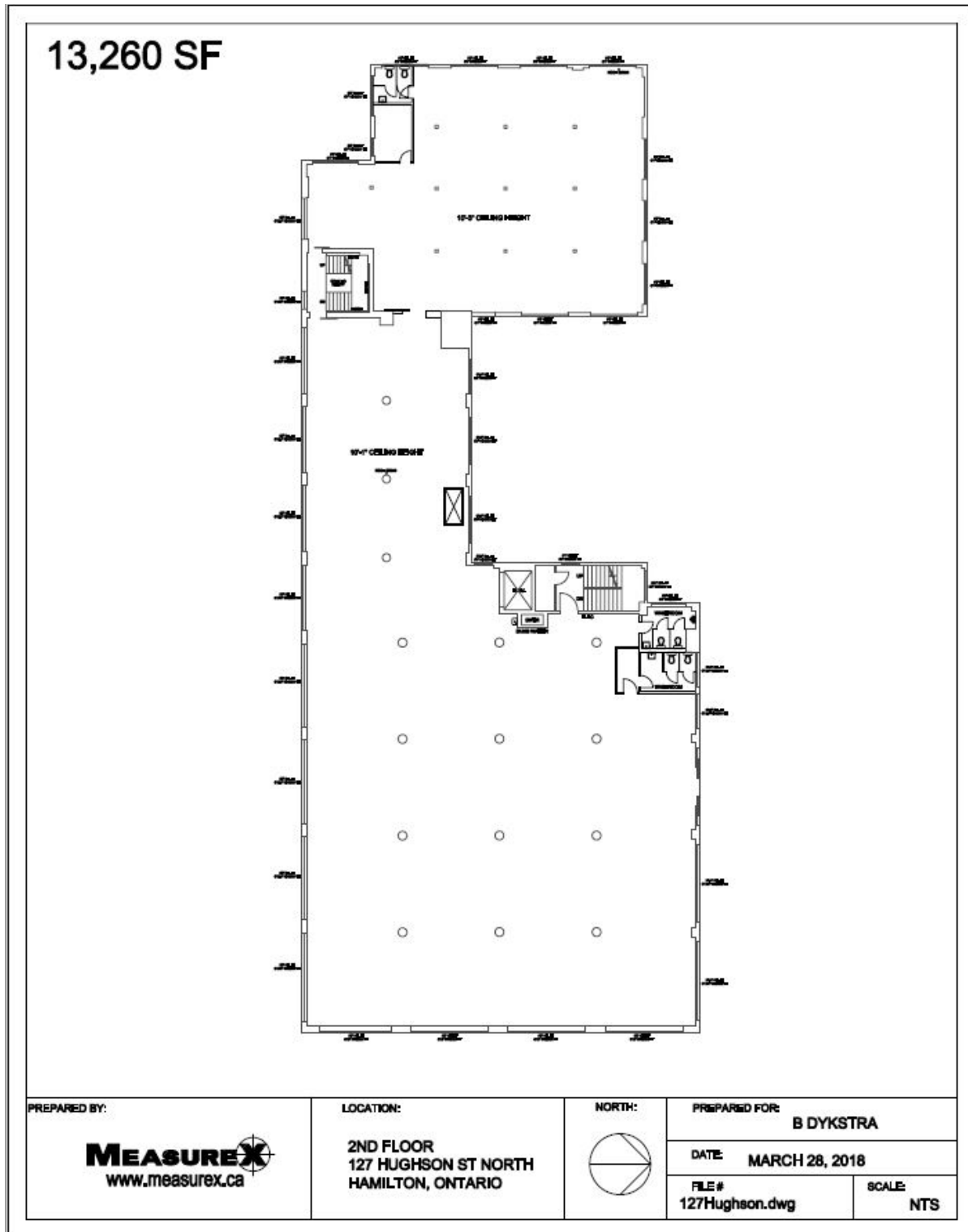


Figure 51: Second level plan (Measure X, 2018).



Figure 52: Second floor east section, view near staircase (AB, 2018).



Figure 53: Second floor view, west section (AB, 2018).

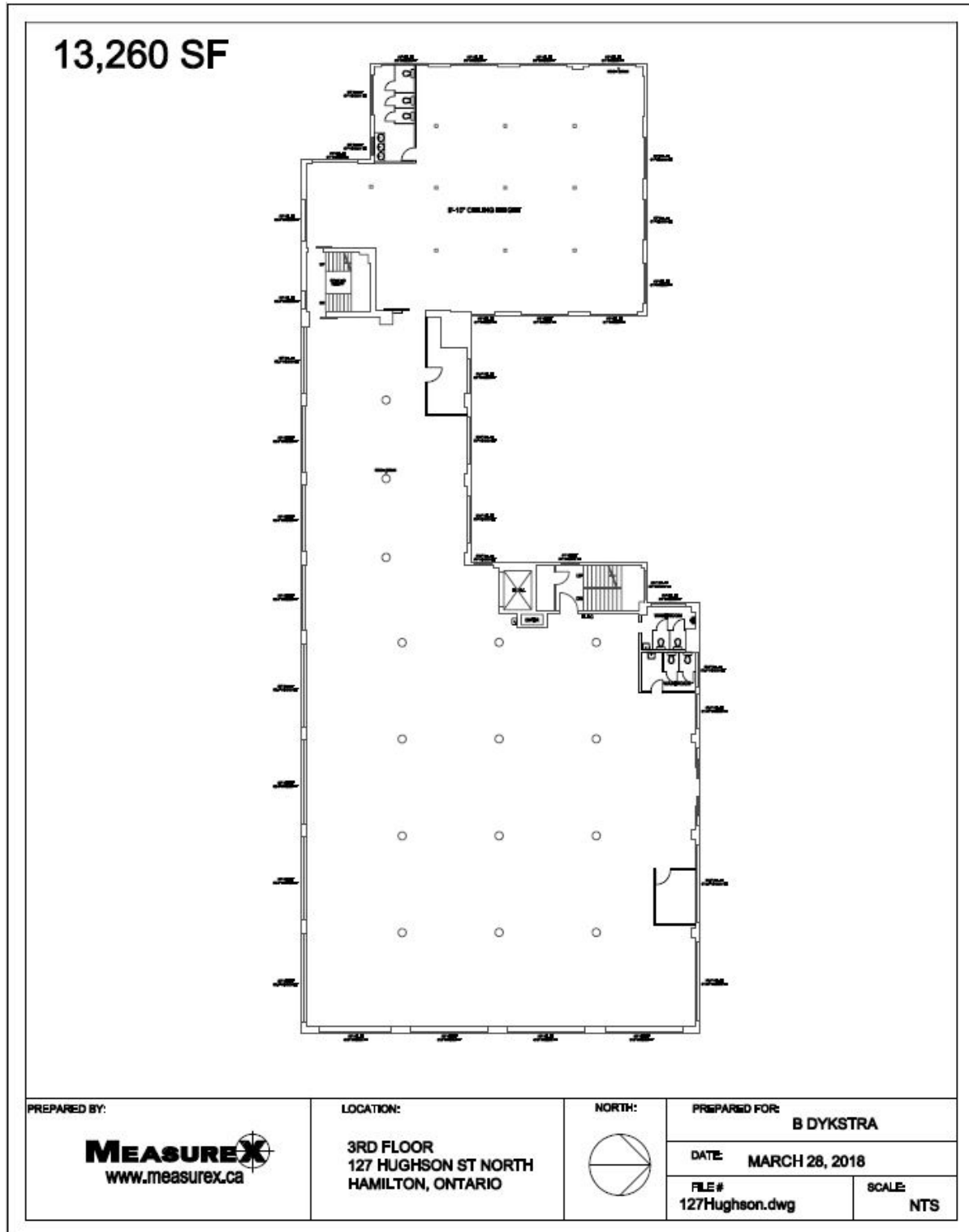


Figure 54: Third level plan (Measure X, 2018).



Figure 55: Third floor view, east section (AB, 2018).



Figure 56: Fourth floor, elevator (AB, 2018).

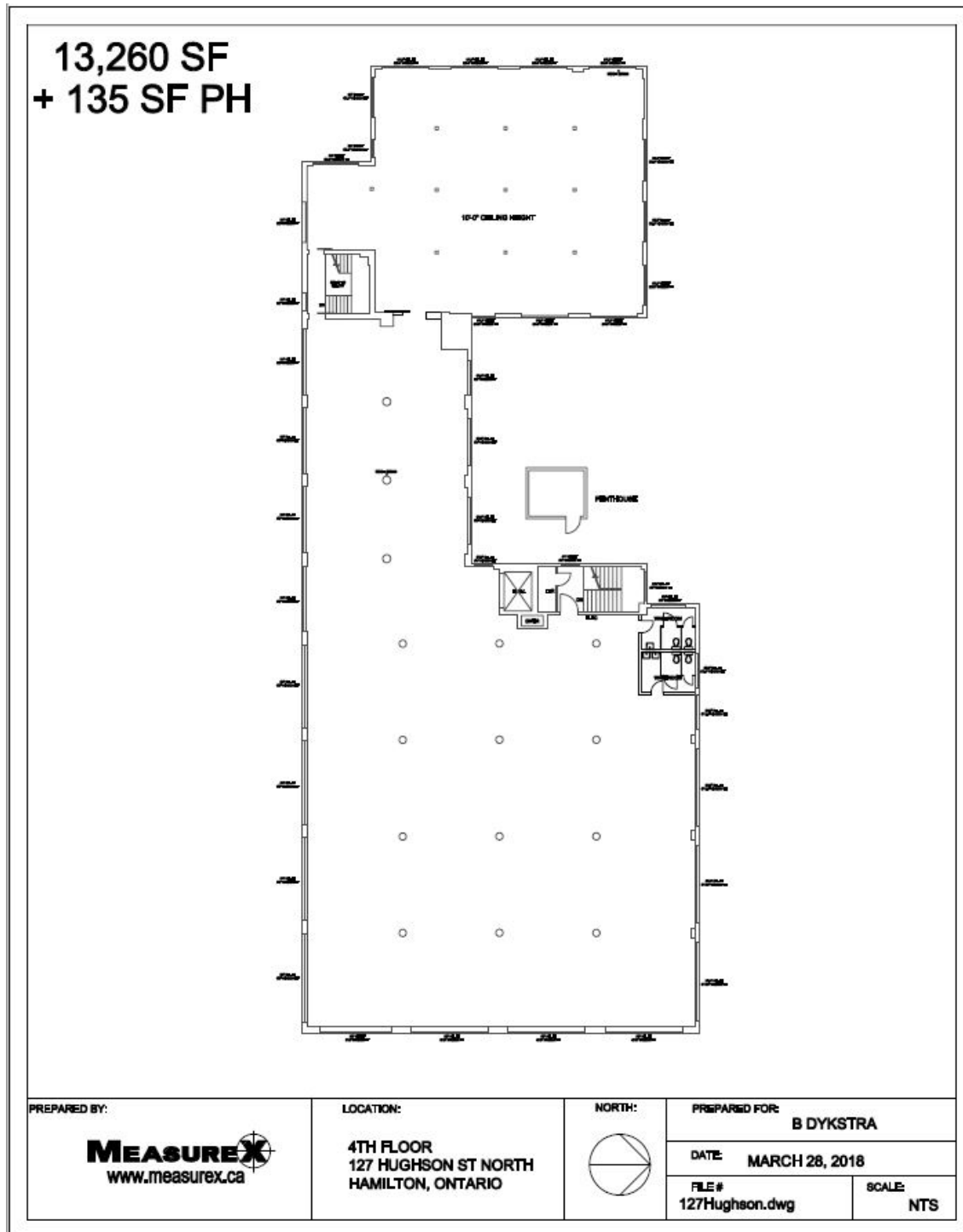


Figure 57: Fourth level plan (Measure X, 2018).



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 built 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>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No	The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The builder is unknown.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Yes	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

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	The building is not associated with any scenic amenities or significant views or vistas.
e) contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and	Yes	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.
f) landmark value.	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 arterial road. The property is not considered a landmark.

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

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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).

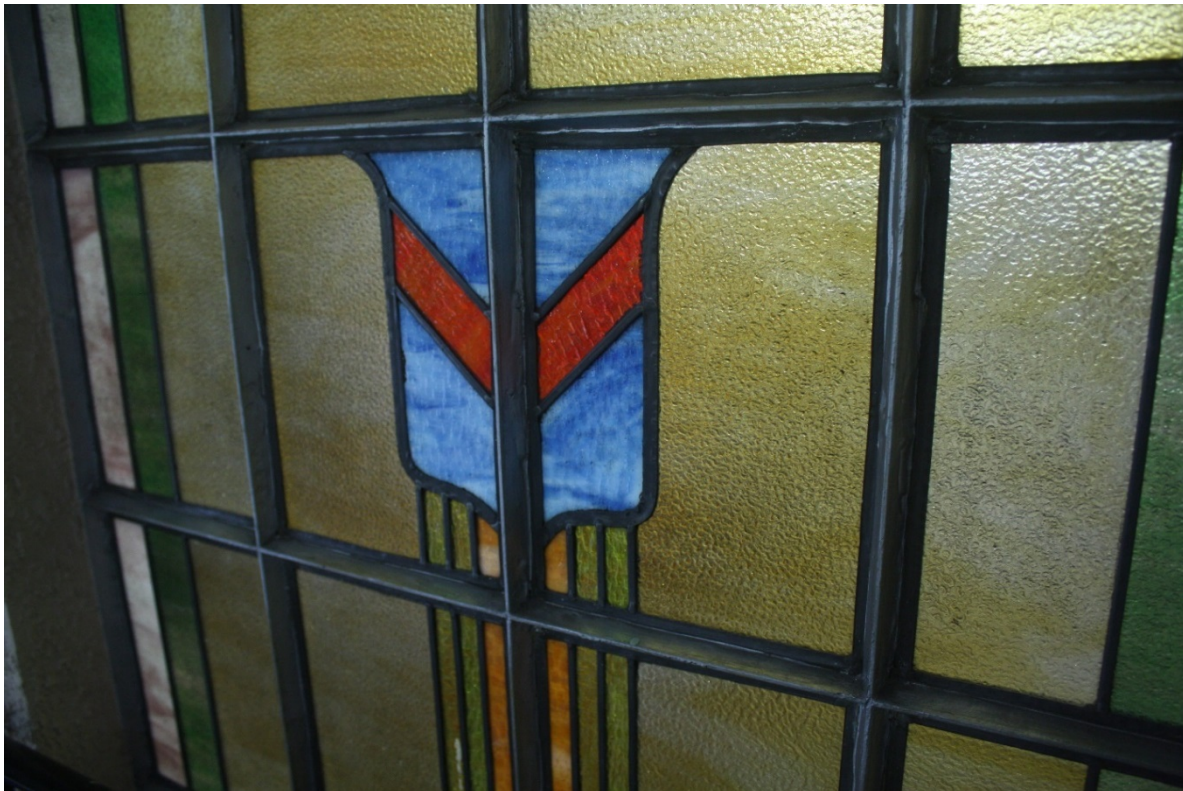


Figure 35 Foyer – tulip design in barred stained glass (ZH, 2018).



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).