



**Cultural Heritage Assessment
56 York Boulevard
City of Hamilton, ON
Part of Lot 15, Concession 2
Geographic Township of Barton
Former Wentworth County**

Prepared for
Amber Knowles
Cultural Heritage Planner
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5
Tel: (905) 546-2424 x1291
amber.knowles@hamilton.ca

By
Archaeological Research Associates Ltd.
219-900 Guelph Street
Kitchener, ON N2H 5Z6
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-381-2021
ARA File# 2021-0587

21/04/2022

Revised

EXECUTIVE SUMMARY

The City of Hamilton retained Archaeological Research Associates Ltd. (ARA) to evaluate the cultural heritage value or interest (CHVI) of 56 York Boulevard (the subject property) in The City of Hamilton. The property is currently protected with a Notice of Intention to Designate (NOID) which was issued in 1979 under Part IV of the Ontario Heritage Act and included in the City's Municipal Heritage Register.

Amendments made to the OHA in 2019 as part of Bill 108 stipulate that properties with NOIDs issued prior to July 1, 2021 are required to have designation by-laws passed by July 1, 2022. 56 York Boulevard currently has a valid NOID that will expire on July 1, 2022. The City of Hamilton requires a Cultural Heritage Assessment report (CHA) to assess and identify the cultural heritage value and significant cultural heritage features of the property to inform a new NOID.

This report examines the design of the property and presents its history and describes its context. Using this information, the subject property is evaluated against *Ontario Regulation 9/06 (O.Reg 9/06)* to determine if the property possess cultural heritage value or interest. This CHA includes an examination of the property against the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) and provides conclusions drawn from those evaluations.

The Cultural Heritage Assessment approach included:

- Background research concerning the project and historical context of the subject property;
- Consultation with City of Hamilton staff regarding heritage matters associated with the subject property;
- On-site inspection and creation of an inventory of all properties with potential Built Heritage Resources and Cultural Heritage Landscapes within and adjacent to the study area;
- A description of the location and nature of potential cultural heritage resources; and
- Evaluation of each potential cultural heritage resource against the criteria set out in *O.Reg 9/06* for determining CHVI.

56 York Boulevard was shown to possess physical and design value, historical and associative value and contextual value according to *O.Reg 9/06* and can therefore be considered to have CHVI. The property meets ten of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria and should be considered a candidate for designation under the *Ontario Heritage Act*.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2014). Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

TABLE OF CONTENTS

EXECUTIVE SUMMARY I

TABLE OF CONTENTS II

LIST OF MAPS IX

LIST OF IMAGES IX

LIST OF FIGURES XIII

LIST OF PLATES XIII

LIST OF TABLES XIV

LIST OF APPENDICES XIV

GLOSSARY OF ABBREVIATIONS XV

PERSONNEL XV

1.0 INTRODUCTION 1

2.0 PROPERTY LOCATION 1

 Map 1: Subject Property in the City of Hamilton 2

 Map 2: Aerial Image of Subject Property in City of Hamilton (Current) 3

 Figure 1: Oblique Image of Context (Current)..... 4

3.0 PHYSIOGRAPHIC CONTEXT 5

4.0 SETTLEMENT CONTEXT 5

 Table 1: Post-Contact Settlement History..... 5

 4.1 Subject Property History- 56 York Boulevard..... 6

 4.2 John Young 8

 4.3 Copley, Noyes and Randall Limited 9

 4.4 Frederick James Rastrick 9

 Table 2: Selection of Frederick James Rastrick’s Architectural Works..... 10

 4.5 Alfred Wavell Peene 11

 Table 3: Selection of Alfred Wavell Peene’s Architectural Works 11

 4.6 Textile Industry in Hamilton..... 12

 Table 4: Summary of Land Transactions for 56 York Boulevard..... 12

5.0 PROPERTY DESCRIPTION – SUBJECT PROPERTY 14

 5.1 Context..... 14

 5.2 56 York Boulevard 15

 5.2.1 Exterior – Stone Building 15

 5.2.2 Exterior – Brick Building..... 17

 5.2.3 Interior – Stone Building..... 18

 5.2.4 Interior – Brick Building 19

 5.3 Adjacent Properties 20

 Table 5: Adjacent Cultural Heritage Resources 21

 5.4 Architectural Style/Design..... 21

 5.4.1 Renaissance Revival – Stone Building..... 21

Table 6: Characteristics of Renaissance Revival Commercial Buildings.....	22
5.4.2 Edwardian Classicism– Brick Building	23
Table 7: Characteristics of Edwardian Classicism Commercial Buildings	23
6.0 COMMUNITY RECOGNITION	23
7.0 CULTURAL HERITAGE EVALUATION.....	24
7.1 Evaluation of the Properties in the Study Area according to <i>Ontario Regulation 9/06</i> 26	
Table 8: Evaluation of the CHVI of 56 York Boulevard using Ontario Regulation 9/06.....	26
7.2 Evaluation of CHVI according to the City of Hamilton Framework for Cultural Heritage Evaluation Section 3	28
Table 9: 56 York Boulevard - City of Hamilton Evaluation Criteria (Section 3: Built Heritage)28	
8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST	31
8.1 56 York Boulevard - Statement.....	31
8.2 56 York Boulevard - Cultural Heritage Attributes.....	32
9.0 CULTURAL HERITAGE VALUE: CONCLUSIONS AND RECOMMENDATIONS	36
10.0 BIBLIOGRAPHY.....	37
Appendix A: Historic Maps and Aerials.....	42
Map 3: 56 York Boulevard on a Map from 1859	42
Map 4: 56 York Boulevard on the Map of the Township of Barton in the <i>Illustrated Historical Atlas of the County of Wentworth, 1875</i>	43
Map 5: 56 York Boulevard on a Bird’s Eye View Map from 1876.....	44
Map 6: 56 York Boulevard on a Bird’s Eye View Map from 1893.....	45
Map 7: 56 York Boulevard on Fire Insurance Plans from 1898 and 1911	46
Map 8: 56 York Boulevard on a Historic Topographic Map from 1909	47
Map 9: 56 York Boulevard on an Aerial Image from 1955	48
Map 10: 56 York Boulevard Building Phases.....	49
Appendix B: Historic Photograph (Plates)	50
Plate 1: Subject Property in 1892.....	50
Plate 2: View of Hamilton Market with Stone Subject Building at Left.....	50
Plate 3: Subject Property Stone Building Circa 1903.....	51
Plate 4: View of Hamilton Market with Stone Subject Building at Left.....	51
Plate 5: View of Hamilton Market with Stone Subject Building at Left.....	52
Plate 6: Subject Property Bordered in Yellow at Left, 1919	52
Plate 7: Wright Fruit Company at 73 MacNab Street.....	53
Plate 8: Wright Fruit Company at 73 MacNab Street.....	53
Plate 9: Wright Fruit Company Interior at 73 MacNab Street.....	54
Plate 10: Stone Building at 56 York Boulevard.....	54
Plate 11: Stone Building at 56 York Boulevard.....	55
Plate 12: Stone Building at 56 York Boulevard.....	55
Plate 13: View of Market Property with Stone Subject Building at Top Left	56
Plate 14: View of York Boulevard from Market Square with 56 York Boulevard at Centre	56
Plate 15: Restoration in Progress at 63-73 MacNab Street	57

Plate 16: Restoration in Progress at 63-73 MacNab Street	57
Plate 17: 56 York Boulevard.....	58
Plate 18: Brick Building at 56 York Boulevard, no date.....	58
Plate 19: Brick Building at 56 York Boulevard, no date.....	59
Plate 20: Brick and Stone Building at 56 York Boulevard	59
Appendix C: Images.....	60
Figure 2: Subject Property Showing Heritage Attributes, 56 York Boulevard - Stone.....	60
Figure 3: Subject Property Showing Heritage Attributes, 56 York Boulevard - Brick.....	61
Map 11: Subject Property with Image Locations and Directions, 56 York Boulevard	62
Image 1: View of York Street Streetscape – Subject Property at Centre	63
Image 2: View of MacNab Street Streetscape – Subject Property at Right.....	63
Image 3: View of Subject Property	64
Image 4: York Street Front Façade (South Elevation)	64
Image 5: York Street Entrance – Detail	65
Image 6: Vermiculated Stone Pilaster – Detail	65
Image 7: First Storey Window Opening and Vermiculated Ashlar Pilasters – Detail	66
Image 8: Detail of Basement Window Opening on York Street Front Façade.....	66
Image 9: Detail of Central Section of York Street Front Façade	67
Image 10: Vermiculated Stone Pilaster and Dressed Stone – Detail	67
Image 11: Second and Third Storey Window Openings and Brackets – Detail.....	68
Image 12: York Street Front Façade and Overhead Walkway at Left.....	68
Image 13: Detail of Corner at York Street Front Façade and West Elevation	69
Image 14: First Storey of Front Façade on York Boulevard	69
Image 15: West Elevation and Overhead Walkway.....	70
Image 16: West Elevation	70
Image 17: West Elevation	71
Image 18: North Elevation.....	71
Image 19: Foundation and Concrete Walkway – Detail	72
Image 20: North and East Elevations	72
Image 21: East Elevation	73
Image 22: East Elevation Entrance on MacNab Street.....	73
Image 23: Sign on East Elevation	74
Image 24: East Elevation Chimney, Brackets and Dormers Detail	74
Image 25: East Elevation Window Openings and Door Opening to Courtyard-Detail	75
Image 26: East Elevation Window Opening - Detail	75
Image 27: East Elevation Window and Door Openings - Detail	76
Image 28: Courtyard	76
Image 29: Courtyard	77
Image 30: Courtyard	77
Image 31: Courtyard	78

Image 32: Courtyard	78
Image 33: Courtyard	79
Image 34: Courtyard	79
Image 35: Courtyard	80
Image 36: York Street Front Façade Showing Entrance to Loading Area	80
Image 37: York Street Front Façade	81
Image 38: Detail of Front Façade Cladding	81
Image 39: York Street Front Façade Door Opening Detail	82
Image 40: York Street Front Façade Basement Window Opening – Detail	82
Image 41: York Street Front Façade Rusticated Stone – Detail	83
Image 42: South and West Elevations	83
Image 43: West Elevation	84
Image 44: Detail of Stone Foundation Brick Coursing on West Elevation	84
Image 45: West Elevation Showing Elevator Shaft	85
Image 46: Detail of Door Opening on West Elevation	85
Image 47: Detail of Basement Window Openings on West Elevation	86
Image 48: Addition at North Part of West Elevation – Detail	86
Image 49: North Elevation and Cinderblock Addition	87
Image 50: North Elevation	87
Image 51: Window Opening on North Elevation – Detail	88
Image 52: Common Bond Brick Coursing and Uncoursed Stone Foundation – Detail	88
Image 53: South and East Elevations	89
Image 54: Detail of East Elevation	89
Interior Photographs-Stone Building	90
Image 55: First Floor – Stairwell Addition and West Elevation Entrance	90
Image 56: West Elevation Entrance	90
Image 57: First Floor – Interior	91
Image 58: First Floor – Interior	91
Image 59: First Floor – Interior	92
Image 60: First Floor – Interior	92
Image 61: First Floor – Interior	93
Image 62: First Floor – Interior	93
Image 63: First Floor – Interior	94
Image 64: First Floor – Interior Detail Chair Rail	94
Image 65: First Floor – Interior	95
Image 66: First Floor – Interior	95
Image 67: First Floor – Interior	96
Image 68: First Floor – Interior	96
Image 69: First Floor – Interior	97
Image 70: First Floor – Interior	97

Image 71: First Floor – Interior	98
Image 72: First Floor – Interior	98
Image 73: Interior Stone Wall – Detail	99
Image 74: First Floor Interior – Wood Sill Detail	99
Image 75: First Floor Interior – Staircase Detail	100
Image 76: First Floor Entrance to North Addition – Interior	100
Image 77: First Floor North Addition – Interior	101
Image 78: First Floor North Addition – Interior	101
Image 79: First Floor North Addition – Interior	102
Image 80: First Floor North Addition – Interior	102
Image 81: First Floor North Addition – Vault Detail	103
Image 82: First Floor North Addition – Vault Detail	103
Image 83: First Floor North Addition – Vault Detail	104
Image 84: First Floor North Addition – Interior	104
Image 85: First Floor North Addition – Bathroom	105
Image 86: First Floor North Addition – Interior	105
Image 87: First Floor North Addition – Interior	106
Image 88: First Floor North Addition – Interior	106
Image 89: First Floor North Addition – Interior	107
Image 90: First Floor North Addition – Heat Register Detail	107
Image 91: First Floor North Addition – Window Opening	108
Image 92: First Floor North Addition – Wainscotting Detail	108
Image 93: First Floor North Addition – Stair Landing - Interior	109
Image 94: First Floor North Addition – Stairwell Radiator	109
Image 95: First Floor North Addition – Staircase	110
Image 96: First Floor North Addition – Stairwell and Basement Entrance	110
Image 97: North Addition – Basement Entrance Alarm	111
Image 98: Second Floor Stone Building – Landing	111
Image 99: Second Floor Stone Building – Landing	112
Image 100: Second Floor Stone Building – Interior	112
Image 101: Second Floor Stone Building – Interior	113
Image 102: Second Floor Stone Building – Interior	113
Image 103: Second Floor Stone Building – Interior	114
Image 104: Second Floor Stone Building – Fireplace Surround and Mantle Detail	114
Image 105: Second Floor Stone Building – Interior	115
Image 106: Second Floor Stone Building – Interior	115
Image 107: Second Floor Stone Building – Window Opening and Wainscotting	116
Image 108: Second Floor Stone Building – Interior Showing Plank and Beam Construction	116
Image 109: Second Floor Stone Building – Walkway to Brick Building	117

Image 110: Second Floor Stone Building – Interior	117
Image 111: Second Floor Stone Building – Interior	118
Image 112: Second Floor Stone Building – Interior	118
Image 113: Second Floor Stone Building – Entrance to North Addition	119
Image 114: Second Floor North Addition – Interior.....	119
Image 115: Second Floor North Addition – Window Opening – Detail	120
Image 116: Second Floor North Addition – Interior.....	120
Image 117: Second Floor North Addition – Interior.....	121
Image 118: Second Floor North Addition – Interior.....	121
Image 119: Second Floor North Addition – Interior.....	122
Image 120: Second Floor North Addition – Interior.....	122
Image 121: Second Floor North Addition – Vault.....	123
Image 122: Second Floor North Addition – Vault.....	123
Image 123: Second Floor North Addition Vault – Detail.....	124
Image 124: Third Floor Stone Building – Interior	124
Image 125: Third Floor Stone Building – Interior	125
Image 126: Third Floor Stone Building – Interior	125
Image 127: Third Floor Stone Building – Support Pillar	126
Image 128: Third Floor Stone Building – Interior	126
Image 129: Third Floor Stone Building – Interior	127
Image 130: Third Floor – Interior.....	127
Image 131: Third Floor – Interior.....	128
Image 132: Second Floor Hardwood Flooring – Detail	128
Image 133: Staircase to Fourth Floor of Stone Building	129
Image 134: Fourth Floor Stone Building – Interior	129
Image 135: Fourth Floor Stone Building – Interior	130
Image 136: Fourth Floor Stone Building – Interior	130
Image 137: Fourth Floor Fourth Floor Stone Building – Interior.....	131
Image 138: Fourth Floor Stone Building – Dormer Detail	131
Image 139: Fourth Floor Stone Building – Ceiling	132
Image 140: Fourth Floor West Stairwell Addition.....	132
Image 141: Fourth Floor Stone Building – Opening to Brick Building	133
Image 142: Fourth Floor Ramp to Brick Building – Interior	133
Image 143: Basement Stone Building – Staircase.....	134
Image 144: Basement Stone Building – Interior	134
Image 145: Basement Stone Building – Interior	135
Image 146: Basement Stone Building – Interior	135
Image 147: Basement Stone Building – Interior	136
Image 148: Basement Stone Building – Interior	136
Image 149: Basement Stone Building – Interior	137

Image 150: Basement Stone Building – Interior	137
Image 151: Basement Stone Building – Interior	138
Image 152: Basement Stone Building – Interior	138
Image 153: Basement Stone Building – Interior	139
Image 154: Basement Stone Building – Vault – Interior	139
Image 155: Basement Stone Building – Vault Detail	140
Image 156: Basement Stone Building – Vault Graffiti	140
Image 157: First Floor Brick Building – Interior.....	141
Image 158: First Floor Brick Building – Interior.....	141
Image 159: First Floor Brick Building – Interior.....	142
Image 160: First Floor Brick Building – Interior.....	142
Image 161: First Floor Brick Building – Vault.....	143
Image 162: First Floor Brick Building – Vault.....	143
Image 163: First Floor Brick Building – Interior.....	144
Image 164: First Floor Brick Building – Ceiling Detail.....	144
Image 165: First Floor Brick Building – Interior.....	145
Image 166: First Floor Brick Building – Interior.....	145
Image 167: First Floor Brick Building – Interior.....	146
Image 168: Second Floor Brick Building– Interior.....	146
Image 169: Second Floor Brick Building – Interior.....	147
Image 170: Second Floor Brick Building – Opening to Stone Building.....	147
Image 171: Second Floor Brick Building – Interior.....	148
Image 172: Second Floor Brick Building – Elevator.....	148
Image 173: Second Floor Brick Building – Window Detail	149
Image 174: Third Floor Brick Building – Stairwell	149
Image 175: Third Floor Brick Building – Interior.....	150
Image 176: Third Floor Brick Building – Ceiling Detail.....	150
Image 177: Third Floor Brick Building – Stairwell	151
Image 178: Basement Brick Building – Interior.....	151
Image 179: Basement Brick Building – Ceiling	152
Image 180: Basement Brick Building – Entryway	152
Image 181: Basement Brick Building – Interior.....	153
Image 182: Basement Brick Building – Interior.....	153
Image 183: Basement Brick Building – Window Detail	154
Image 184: Basement Brick Building – Interior.....	154
Image 185: Basement Brick Building– Stone and Window Detail	155
Image 186: Basement Brick Building – Interior.....	155
Image 187: Basement Brick Building – Interior.....	156
Appendix D: City of Hamilton Framework for Cultural Heritage Evaluation	157
Appendix E: Curriculum Vitae	168

LIST OF MAPS

Map 1: Subject Property in the City of Hamilton	2
Map 2: Aerial Image of Subject Property in City of Hamilton (Current)	3
Map 3: 56 York Boulevard on a Map from 1859	42
Map 4: 56 York Boulevard on the Map of the Township of Barton in the <i>Illustrated Historical Atlas of the County of Wentworth</i> , 1875	43
Map 5: 56 York Boulevard on a Bird's Eye View Map from 1876	44
Map 6: 56 York Boulevard on a Bird's Eye View Map from 1893	45
Map 7: 56 York Boulevard on Fire Insurance Plans from 1898 and 1911	46
Map 8: 56 York Boulevard on a Historic Topographic Map from 1909	47
Map 9: 56 York Boulevard on an Aerial Image from 1955	48
Map 10: 56 York Boulevard Building Phases	49
Map 11: Subject Property with Image Locations and Directions, 56 York Boulevard	62

LIST OF IMAGES

Image 1: View of York Street Streetscape – Subject Property at Centre	63
Image 2: View of MacNab Street Streetscape – Subject Property at Right	63
Image 3: View of Subject Property	64
Image 4: York Street Façade (South Elevation)	64
Image 5: York Street Entrance – Detail	65
Image 6: Vermiculated Stone Pilaster – Detail	65
Image 7: First Storey Window Opening and Vermiculated Ashlar Pilasters – Detail	66
Image 8: Detail of Basement Window Opening on York Street Façade	66
Image 9: Detail of Central Section of York Street Façade	67
Image 10: Vermiculated Stone Pilaster and Dressed Stone – Detail	67
Image 11: Second and Third Storey Window Openings and Brackets – Detail	68
Image 12: York Street Façade and Overhead Walkway at Left	68
Image 13: Detail of Corner at York Street Façade and West Elevation	69
Image 14: First Storey of Façade on York Boulevard	69
Image 15: West Elevation and Overhead Walkway	70
Image 16: West Elevation	70
Image 17: West Elevation	71
Image 18: North Elevation	71
Image 19: Foundation and Concrete Walkway – Detail	72
Image 20: North and East Elevations	72
Image 21: East Elevation	73
Image 22: East Elevation Entrance on MacNab Street	73
Image 23: Sign on East Elevation	74
Image 24: East Elevation Chimney, Brackets and Dormers Detail	74
Image 25: East Elevation Window Openings and Door Opening to Courtyard-Detail	75
Image 26: East Elevation Window Opening - Detail	75
Image 27: East Elevation Window and Door Openings - Detail	76

Image 28: Courtyard	76
Image 29: Courtyard	77
Image 30: Courtyard	77
Image 31: Courtyard	78
Image 32: Courtyard	78
Image 33: Courtyard	79
Image 34: Courtyard	79
Image 35: Courtyard	80
Image 36: York Street Façade Showing Entrance to Loading Area	80
Image 37: York Street Facade	81
Image 38: Detail of Façade Cladding	81
Image 39: York Street Façade Door Opening Detail	82
Image 40: York Street Façade Basement Window Opening – Detail	82
Image 41: York Street Façade Rusticated Stone – Detail	83
Image 42: South and West Elevations	83
Image 43: West Elevation	84
Image 44: Detail of Stone Foundation Brick Coursing on West Elevation	84
Image 45: West Elevation Showing Elevator Shaft	85
Image 46: Detail of Door Opening on West Elevation	85
Image 47: Detail of Basement Window Openings on West Elevation	86
Image 48: Addition at North Part of West Elevation – Detail	86
Image 49: North Elevation and Cinderblock Addition	87
Image 50: North Elevation	87
Image 51: Window Opening on North Elevation – Detail	88
Image 52: Common Bond Brick Coursing and Uncoursed Stone Foundation – Detail	88
Image 53: South and East Elevations	89
Image 54: Detail of East Elevation	89
Image 55: First Floor – Stairwell Addition and West Elevation Entrance	90
Image 56: West Elevation Entrance	90
Image 57: First Floor – Interior	91
Image 58: First Floor – Interior	91
Image 59: First Floor – Interior	92
Image 60: First Floor – Interior	92
Image 61: First Floor – Interior	93
Image 62: First Floor – Interior	93
Image 63: First Floor – Interior	94
Image 64: First Floor – Interior Detail Chair Rail	94
Image 65: First Floor – Interior	95
Image 66: First Floor – Interior	95
Image 67: First Floor – Interior	96
Image 68: First Floor – Interior	96
Image 69: First Floor – Interior	97
Image 70: First Floor – Interior	97
Image 71: First Floor – Interior	98
Image 72: First Floor – Interior	98

Image 73: Interior Stone Wall – Detail	99
Image 74: First Floor Interior – Wood Sill Detail	99
Image 75: First Floor Interior – Staircase Detail	100
Image 76: First Floor Entrance to North Addition – Interior	100
Image 77: First Floor North Addition – Interior	101
Image 78: First Floor North Addition – Interior	101
Image 79: First Floor North Addition – Interior	102
Image 80: First Floor North Addition – Interior	102
Image 81: First Floor North Addition – Vault Detail	103
Image 82: First Floor North Addition – Vault Detail	103
Image 83: First Floor North Addition – Vault Detail	104
Image 84: First Floor North Addition – Interior	104
Image 85: First Floor North Addition – Bathroom	105
Image 86: First Floor North Addition – Interior	105
Image 87: First Floor North Addition – Interior	106
Image 88: First Floor North Addition – Interior	106
Image 89: First Floor North Addition – Interior	107
Image 90: First Floor North Addition – Heat Register Detail	107
Image 91: First Floor North Addition – Window Opening	108
Image 92: First Floor North Addition – Wainscotting Detail	108
Image 93: First Floor North Addition – Stair Landing - Interior	109
Image 94: First Floor North Addition – Stairwell Radiator	109
Image 95: First Floor North Addition – Staircase	110
Image 96: First Floor North Addition – Stairwell and Basement Entrance	110
Image 97: North Addition – Basement Entrance Alarm	111
Image 98: Second Floor Stone Building – Landing	111
Image 99: Second Floor Stone Building – Landing	112
Image 100: Second Floor Stone Building – Interior	112
Image 101: Second Floor Stone Building – Interior	113
Image 102: Second Floor Stone Building - Interior	113
Image 103: Second Floor Stone Building – Interior	114
Image 104: Second Floor Stone Building – Fireplace Surround and Mantle Detail	114
Image 105: Second Floor Stone Building – Interior	115
Image 106: Second Floor Stone Building – Interior	115
Image 107: Second Floor Stone Building – Window Opening and Wainscotting	116
Image 108: Second Floor Stone Building – Interior Showing Plank and Beam Construction	116
Image 109: Second Floor Stone Building – Walkway to Brick Building	117
Image 110: Second Floor Stone Building – Interior	117
Image 111: Second Floor Stone Building – Interior	118
Image 112: Second Floor Stone Building – Interior	118
Image 113: Second Floor Stone Building – Entrance to North Addition	119
Image 114: Second Floor North Addition – Interior	119
Image 115: Second Floor North Addition – Window Opening – Detail	120
Image 116: Second Floor North Addition – Interior	120

Image 117: Second Floor North Addition – Interior	121
Image 118: Second Floor North Addition – Interior	121
Image 119: Second Floor North Addition – Interior	122
Image 120: Second Floor North Addition – Interior	122
Image 121: Second Floor North Addition – Vault	123
Image 122: Second Floor North Addition – Vault	123
Image 123: Second Floor North Addition Vault – Detail	124
Image 124: Third Floor Stone Building – Interior	124
Image 125: Third Floor Stone Building – Interior	125
Image 126: Third Floor Stone Building – Interior	125
Image 127: Third Floor Stone Building – Support Pillar	126
Image 128: Third Floor Stone Building – Interior	126
Image 129: Third Floor Stone Building – Interior	127
Image 130: Third Floor – Interior	127
Image 131: Third Floor – Interior	128
Image 132: Second Floor Hardwood Flooring – Detail	128
Image 133: Staircase to Fourth Floor of Stone Building	129
Image 134: Fourth Floor Stone Building – Interior	129
Image 135: Fourth Floor Stone Building – Interior	130
Image 136: Fourth Floor Stone Building – Interior	130
Image 137: Fourth Floor Fourth Floor Stone Building – Interior	131
Image 138: Fourth Floor Stone Building – Dormer Detail	131
Image 139: Fourth Floor Stone Building – Ceiling	132
Image 140: Fourth Floor West Stairwell Addition	132
Image 141: Fourth Floor Stone Building – Opening to Brick Building	133
Image 142: Fourth Floor Ramp to Brick Building – Interior	133
Image 143: Basement Stone Building – Staircase	134
Image 144: Basement Stone Building – Interior	134
Image 145: Basement Stone Building – Interior	135
Image 146: Basement Stone Building – Interior	135
Image 147: Basement Stone Building – Interior	136
Image 148: Basement Stone Building – Interior	136
Image 149: Basement Stone Building – Interior	137
Image 150: Basement Stone Building – Interior	137
Image 151: Basement Stone Building – Interior	138
Image 152: Basement Stone Building – Interior	138
Image 153: Basement Stone Building – Interior	139
Image 154: Basement Stone Building – Vault – Interior	139
Image 155: Basement Stone Building – Vault Detail	140
Image 156: Basement Stone Building – Vault Graffiti	140
Image 157: First Floor Brick Building – Interior	141
Image 158: First Floor Brick Building – Interior	141
Image 159: First Floor Brick Building – Interior	142
Image 160: First Floor Brick Building – Interior	142
Image 161: First Floor Brick Building – Vault	143

Image 162: First Floor Brick Building – Vault	143
Image 163: First Floor Brick Building – Interior	144
Image 164: First Floor Brick Building – Ceiling Detail	144
Image 165: First Floor Brick Building – Interior	145
Image 166: First Floor Brick Building – Interior	145
Image 167: First Floor Brick Building – Interior	146
Image 168: Second Floor Brick Building– Interior	146
Image 169: Second Floor Brick Building – Interior	147
Image 170: Second Floor Brick Building – Opening to Stone Building	147
Image 171: Second Floor Brick Building – Interior	148
Image 172: Second Floor Brick Building – Elevator	148
Image 173: Second Floor Brick Building – Window Detail	149
Image 174: Third Floor Brick Building – Stairwell	149
Image 175: Third Floor Brick Building – Interior	150
Image 176: Third Floor Brick Building – Ceiling Detail	150
Image 177: Third Floor Brick Building – Stairwell	151
Image 178: Basement Brick Building – Interior	151
Image 179: Basement Brick Building – Ceiling	152
Image 180: Basement Brick Building – Entryway	152
Image 181: Basement Brick Building – Interior	153
Image 182: Basement Brick Building – Interior	153
Image 183: Basement Brick Building – Window Detail	154
Image 184: Basement Brick Building – Interior	154
Image 185: Basement Brick Building– Stone and Window Detail	155
Image 186: Basement Brick Building – Interior	155
Image 187: Basement Brick Building – Interior	156

LIST OF FIGURES

Figure 1: Oblique Image of Context (Current)	4
Figure 2: Subject Property Showing Heritage Attributes, 56 York Boulevard - Stone	60
Figure 3: Subject Property Showing Heritage Attributes, 56 York Boulevard - Brick	61

LIST OF PLATES

Plate 1: Subject Property in 1892	50
Plate 2: View of Hamilton Market with Stone Subject Building at Left	50
Plate 3: Subject Property Stone Building Circa 1903	51
Plate 4: View of Hamilton Market with Stone Subject Building at Left	51
Plate 5: View of Hamilton Market with Stone Subject Building at Left	52
Plate 6: Subject Property Bordered in Yellow at Left, 1919	52
Plate 7: Wright Fruit Company at 73 MacNab Street	53
Plate 8: Wright Fruit Company at 73 MacNab Street	53

Plate 9: Wright Fruit Company Interior at 73 MacNab Street	54
Plate 10: Stone Building at 56 York Boulevard	54
Plate 11: Stone Building at 56 York Boulevard	55
Plate 12: Stone Building at 56 York Boulevard	55
Plate 13: View of Market Property with Stone Subject Building at Top Left	56
Plate 14: View of York Boulevard from Market Square with 56 York Boulevard at Centre	56
Plate 15: Restoration in Progress at 63-73 MacNab Street	57
Plate 16: Restoration in Progress at 63-73 MacNab Street	57
Plate 17: 56 York Boulevard	58
Plate 18: Brick Building at 56 York Boulevard, no date	58
Plate 19: Brick Building at 56 York Boulevard, no date	59
Plate 20: Brick and Stone Building at 56 York Boulevard	59

LIST OF TABLES

Table 1: Post-Contact Settlement History	5
Table 2: Selection of Frederick James Rastrick's Architectural Works	10
Table 3: Selection of Alfred Wavell Peene's Architectural Works	11
Table 4: Summary of Land Transactions for 56 York Boulevard	12
Table 5: Adjacent Cultural Heritage Resources	21
Table 6: Characteristics of Renaissance Revival Commercial Buildings	22
Table 7: Characteristics of Edwardian Commercial Buildings	23
Table 8: Evaluation of the CHVI of 56 York Boulevard using Ontario Regulation 9/06	26
Table 9: 56 York Boulevard - City of Hamilton Evaluation Criteria (Section 3: Built Heritage)	28

LIST OF APPENDICES

Appendix A: Historic Maps and Aerials	42
Appendix B: Historic Photograph (Plates)	50
Appendix C: Images	60
Appendix D: City of Hamilton Framework for Cultural Heritage Evaluation	157
Appendix E: Curriculum Vitae	168

GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHAR – Cultural Heritage Assessment Report
CHVI – Cultural Heritage Value or Interest
MMAH – Ministry of Municipal Affairs and Housing
MHSTCI – Ministry of Heritage, Sport, Tourism, and Culture Industries
NOID – Notice of Intention to Designate
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation

PERSONNEL

Principal: P.J. Racher, MA (#P007), CAHP
Heritage Operations Manager: K. Jonas Galvin, MA, CAHP, RPP, MCIP
Project Manager: J. McDermid, BA, CAHP
Field Survey: S. Clarke, BA, CAHP
Photography: S. Clarke
Historic Research: S. Clarke
Cartographer: K. Brightwell, (GIS), L. Bailey (GIS)
Technical Writer: S. Clarke, A. Bousfield-Bastedo, BA, Dip. Heritage Conservation
Editor: V. Cafik, BA CAHP

Two-page curriculum vitae (CV) that demonstrate the qualifications and expertise of key team members to perform cultural heritage work in Ontario are provided in Appendix E.

1.0 INTRODUCTION

The City of Hamilton retained Archaeological Research Associates Ltd. (ARA) to evaluate the cultural heritage value or interest (CHVI) of 56 York Boulevard (the subject property) in The City of Hamilton. The property is currently protected with a Notice of Intention to Designate (NOID) which was issued in 1979 under Part IV of the Ontario Heritage Act and included in the City's Municipal Heritage Register.

Amendments made to the OHA in 2019 as part of Bill 108 stipulate that properties with NOIDs issued prior to July 1, 2021 are required to have designation by-laws passed by July 1, 2022. 56 York Boulevard currently has a valid NOID that will expire on July 1, 2022. The City of Hamilton requires a Cultural Heritage Assessment report (CHA) to assess and identify the cultural heritage value and significant cultural heritage features of the property to inform a new NOID.

This report examines the design of the property and presents its history and describes its context. Using this information, the subject property is evaluated against *Ontario Regulation 9/06 (O.Reg 9/06)* to determine if the property possess CHVI. This CHA includes an examination of the property against the City of Hamilton's *Framework for Cultural Heritage Evaluation Section 3 (Built Heritage)* and provides conclusions drawn from those evaluations.

2.0 PROPERTY LOCATION

Civic Address: 56 York Boulevard

Legal Description: Part of Lot 15, Concession 2, Geographic Township of Barton, former Wentworth County, City of Hamilton (see Map 1)

The subject property is approximately 0.79 acres, rectilinear in shape and contains a three-storey stone commercial building and a four-storey brick commercial building situated on the same lot (see Map 2). The buildings are located at the northwest corner of York Boulevard and MacNab Street North in the core of downtown Hamilton. The surrounding area includes the Hamilton Farmers' Market and the Hamilton Central Public Library to the south, the First Ontario Centre (formerly Coppins Coliseum) to the southwest and a large parking structure to the east that connects through an enclosed pedestrian walkway to Jackson Square and the Hamilton City Centre to the southeast (see Figure 1).



Map 1: Subject Property in the City of Hamilton
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Aerial Image of Subject Property in City of Hamilton (Current)
(Produced under licence using ArcGIS® software by Esri, © Esri; City of Hamilton 2019)



**Figure 1: Oblique Image of Context (Current)
(Google Earth 2022)**

3.0 PHYSIOGRAPHIC CONTEXT

The subject property at 56 York Boulevard in the City of Hamilton, Ontario, lies within the physiographic region known as the Iroquois Plain, which extends around the western and northern parts of Lake Ontario and consists of the shoreline and lakebed of Lake Iroquois. The old shorelines, including cliffs, bars, beaches and boulder pavements are clearly visible in this area, and the undulating till plains above stand in marked contrast to the smoothed lake bottom (Chapman and Putnam 1984:190–192).

According to the Ontario Soil Survey, the study area consists entirely of Urban Lands. Urban Lands are understood to be heavily developed urban spaces (e.g., a cityscape) wherein the natural soil context has been significantly altered as a result of infrastructural development and construction (Presant and Wicklund 1965).

In terms of local watersheds, the subject lands fall within the Urban Hamilton drainage basin, which is under the jurisdiction of the Hamilton Conservation Authority (HCA 2019). Specifically, the study area is located 1.1 km south of Lake Ontario and 3.2 km southeast of the Cootes Paradise wetland.

4.0 SETTLEMENT CONTEXT

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and directories), and published secondary sources (online and print). Land ownership history was obtained from land registry records, including the abstract indexes and property instruments.

The City of Hamilton and Wentworth County have a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in Southern Ontario draws on accounts by European explorers and settlers. As such, this record details only a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

Based on current knowledge, the cultural heritage resources located within the subject property are tied to the history of the initial settlement and growth of Euro-Canadian populations in the now City of Hamilton. Accordingly, this historical context section spans the early Euro-Canadian settlement history through to the present. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized Table 1.

Table 1: Post-Contact Settlement History
(Smith 1846; Coyne 1895; Lajeunesse 1960; DVSA 1971; Ellis and Ferris 1990; Surtees 1994; AO 2015)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonquian-speakers); European goods begin to replace traditional tools

Historical Event	Timeframe	Characteristics
Increased Contact and Conflict	Mid- to late 17 th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid-18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
County Development	Late 18 th to early 19 th century	The county became part of Lincoln County's 'First Riding' in July 1792; Lands acquired in the second 'Between the Lakes Purchase' in December 1792; Became part of Wentworth County (Gore District) in 1816; Extent of Wentworth County redefined after the abolition of the district system in 1849
Township Formation	Late 18 th to early 19 th century	Surveyed by Augustus Jones in 1788; J. and W. Rymal, W. Terryberry, C. and S. Ryckman, L. and P. Horning, and the Markle family were among the first settlers 'above the mountain'; In 1815, there were 102 ratepayers in the township, as well as 72 one-storey log homes and approximately 25 frame homes; In 1822, over 70 landowners were present and nearly 410 ha of land had been cleared 'below the mountain'; By 1823, there were only five merchant shops in the entire township (four of which were in Hamilton), with 3 saw mills and 1 grist mill in operation; At that time, a total of 1,150 ha had been cleared south of the escarpment and 865 ha had been cleared north of the escarpment
Township Development	Mid-19 th to early 20 th century	Population of Barton was 1,484 in 1841 (Hamilton itself had a population of 6,475 in 1845); 6,229 ha taken up by 1846, with 3,639 ha under cultivation; 1 grist mill and 5 saw mills in operation in Barton at that time; Traversed by the Great Western Railway (1853), the Hamilton & Lake Erie Railway (1873) and the Toronto, Hamilton & Buffalo Railway (1895); The Village/Town/City of Hamilton was the most prominent settlement, and there were smaller communities at Ryckman's Corners and Bartonville

4.1 Subject Property History- 56 York Boulevard

In an attempt to reconstruct the historic land use of the subject property and its context, ARA examined three historical maps documenting past residents, structures (e.g., homes, businesses and public buildings) and features during the 19th century, two fire insurance plans, one topographic map from the early 20th century and one aerial image from the mid-20th century. Specifically, the following resources were consulted:

- H. Gregory's *Map of the County of Wentworth, Canada West* (1859) (OHCMP 2019);
- Map of the Township of Barton from Page & Smith's *Illustrated Historical Atlas of the County of Wentworth, Ont.* (1875) (McGill University 2001);
- Bird's Eye View Maps from 1876 and 1893 (McMaster Digital Archive 1876 and 1893);
- Fire Insurance Plans from 1898 and 1911 (McMaster Digital Archive 1898 and 1911) and
- A topographic map from 1909 (OCUL 2022); and

- An aerial image from 1955 (McMaster Digital Archive 2022).

ARA also completed a Summary of Land Transactions for the subject properties to understand the land ownership history (see Table 4).

The Crown Patent for Lot 12, Concession 5 in the Township of Barton went to John Askin Sr. in July 1801 (see Table 4). Askin sold the lot to Nathaniel Hughson in May 1805 and in 1811 David Kirkendall purchased part of the lot. A Quit Claim in February 1818 officially transferred ownership of the lot from Nathaniel Hughson to William Wedge, albeit seven years after Kirkendall's purchase in 1811. Kirkendall had his lands surveyed as Plan 39 (David Kirkendall's Survey), Town of Hamilton and began selling lots within Block 12 in the early 1840s. In 1847, Kirkendall sold Lots 4 and 5, Block 12, Plan 39 to Calvin McQuesten who held the lots until November 1853 (see Instruments 678 and 679, Table 4). McQuesten sold the aforementioned lots to John Young in 1853. Frederick James Rastrick, an English architect created a design for a three-storey stone building and construction of the stone building at the northwest corner of York Boulevard (formerly Merrick Street) and MacNab Street began in 1854 (Biographical Dictionary of Architects in Canada 2022b). The interior of the building was designed to follow the plank-and-beam method of construction which was employed to allow for an open plan as well as fire resistance (see Image 108). This method of construction, later known as "slow burning" or "mill construction", uses iron or wood pillars to support large beams between floors (Langenbach 2010). The firm, Young, Law and Company was established in the new building on Lots 4 and 5, Block 12, Plan 39 in 1855 as a dry goods retailer.

In 1856, Lots 4 and 5 were transferred from John Young and David Law by Will to Thomas MacDuff who was possibly a trustee for the company. A historic map from 1859 indicates that this part of Hamilton was well established by that time, however the stone subject building is not depicted on the map (see Map 3). Andrew Law sold his interest in the property to John Young and others in 1869 and by April 1873 the stone building was under the ownership of John Young (see Instrument #9455, Table 4). In 1875, Lots 4 and 5, Block 12, Plan 39 were transferred from John Young to his son-in-law Richard Alan Lucas. A map from 1875 does not depict the stone subject building on the property, however a bird's eye view map from 1876 provides a view from the rear of the property looking south toward York Boulevard before the courtyard was enclosed (see Map 5).

In 1881, Lucas had a building constructed on the east side of MacNab Street abutting the original 1856 stone building which enclosed the courtyard. A bird's eye view map from 1893 provides a similar view of the subject property from the rear and facing south. After comparing the 1893 map to the 1876 bird's eye view map and later maps that show the building arrangement on the property, it can be concluded that artistic license was taken with the 1893 drawing (see Map 6). The 1893 bird's eye view map does not provide an accurate representation of the stone building.

In 1896, Lots 4 and 5, Block 12, Plan 39 containing the stone building were sold by Alexander Bruce and Richard A. Lucas to Lucas' wife Agnes (see Instruments 62370 and 62373, Table 4). A fire insurance plan from 1898 shows the wholesale grocers, Steele, Lucas and Bristol at 73 MacNab Street which was constructed in 1881 (see Map 7). This section of the building on the north side of the courtyard is shown as having interior access to the original stone building to the south at 63–69 MacNab Street. At this time, 63–69 MacNab Street was occupied by wholesale clothiers J. Calder and Company. Additional details can be gleaned about the stone building from the 1898 fire insurance plan including the presence of a mansard roof on the original building at

63–69 MacNab Street and the three-and-a-half storey height of the building. The Lucas addition at 73 MacNab Street is noted to be three storeys.

Images of the stone building from 1892 and 1903 of the 1856 part of the stone building indicate that the dormers on the mansard roof of were formerly triangular in shape with circular window (or vent) openings, with three dormers on the York Boulevard elevation and one dormer on the MacNab Street elevation of the mansard roof (see Plate 1, Plate 2 and Plate 3). At the time the subject property was purchased by Coppley, Noyes and Randall in 1903, the triangle dormers remained in place but the cresting on the mansard roof had been removed (see Plate 3). By the early 1919 the triangular dormers were replaced with dormers currently extant (see Plate 4, Plate 5 and Plate 6).

In 1903, Richard A. Lucas sold part of Lot 6, Block 12, Plan 39 to Canada Grocers. That same year, Coppley, Noyes and Randall Limited purchased part of Lots 6, 7, and 13, Block 12, Plan 39 from John Stewart, Adam Stewart and Joseph Nellis (see Instruments 77411 and 77559, Table 4). This property would later become the location of the brick portion of the building (see Plate 18 and Plate 19), which was constructed in 1906 and designed by Alfred Wavell Peene. Canada Grocers sold Part of Lot 6 to George E. Bristol in 1912 and George E. Bristol and Company Wholesale Grocers are indicated as the occupants of the former Lucas building at 73 MacNab Street as well as part of the 1856 building according to a fire insurance plan from 1911 (see Map 7).

The brick portion of the building at 56–58 Merrick Street (Part of Lot 7, Block 12, Plan 39) to the west of the stone was constructed by 1911 (see Map 7). In 1938, George Bristol's executor sold the stone building to St. Clair Balfour who retained ownership of the property until 1957 when it was transferred to Balfours Limited. During this time, the northern section of the stone building (former 73 MacNab Street) was the location of Wright's Fruit Company (see Plate 7, Plate 8 and Plate 9). According to the 1911 fire insurance plan, Balfour, Smye and Company were wholesale grocers who also owned property on the east side of MacNab Street to the north of Hotel Stroud (see Map 7).

In 1967, Balfours Limited sold the property with the stone building to Coppley, Noyes and Randall Limited (see Instrument 56331AB, Table 4). By this time, Coppley, Noyes and Randall occupied all of the parts of the subject property at 56 York Boulevard. A curious transfer of the property to Sterling Clothing of Canada Limited occurred in 1971, however, Coppley, Noyes and Randall Limited were the owners of the property again at the time it was sold to 1059292 Ontario Inc. in 1994 (see Instrument VM188294, Table 4).

In 1978, the exterior of the stone building was cleaned to remove more than 100 years of black soot and pollutants (see Plate 15 and Plate 16). Images of the stone building before the exterior cleaning support the statement that it was "grimy as a Glasgow warehouse" (Chapple and Moore 1979:7; see Plate 10, Plate 11, Plate 12, Plate 13 and Plate 14). An image from around 1990 shows the York Street elevation with the subject brick and subject stone building as well as part of the MacNab Street front façade (see Plate 20).

4.2 John Young

John Young (1808–1878), a prominent Hamilton businessperson, was born in Scotland and immigrated to Hamilton in 1832 (Doucet and Weaver 1984:80). Young was first associated with Isaac Buchanan and the pair opened Buchanan, Harris and Company wholesalers in 1840. By

1853, John Young of Hamilton and James Law of Montreal separated from the Buchanans to establish Young, Law and Company wholesalers. Young, Law and Company had the stone building constructed in 1856 to house their wholesale operation which sold wholesale groceries and dry goods (McCalla 1972). Young retired from the wholesale business in 1866 but remained involved in his various interests. During his life Young helped to found St. Andrew's Church in 1833, was elected to the first board of directors of the Gore Bank in 1836, was an organizer of the Hamilton Gas Light Company in 1850 (was president of the company for 23 years), helped establish Canada Life Assurance Company in 1847 (vice-president for 20 years and president for 5 years), was involved with the Great Western Railway beginning in 1856 (served as vice-president of the railway and chairman of the Canadian board for 10 years each concurrently) and was an executive member of the Hamilton Board of Trade from 1845 (when it was first established) until his death (was president of the board from 1846–1852 and 1857–1858). After retiring from the wholesale business, Young assumed operation of Joseph Wright's Dundas Cotton Mills (McCalla 1972).

4.3 Copley, Noyes and Randall Limited

Copley, Noyes and Randall Limited are a Hamilton manufacturer of men's clothing that has operated from the subject property since 1883 (Copley 2022). In addition to dress-clothing such as suits, Copley, Noyes and Randall Limited manufactured uniforms for the war effort during the First and Second World Wars. The company entered the American market in the early 1990s and "revolutionized the tailored clothing industry's way of doing business by delivering made-to-measure suits within seven working days" (Copley 2022). In March 2020, Copley Apparel moved to a new facility on MacNab Street designed by TCA Architects. In 2021, 1059292 Ontario Inc sold the subject property to 56YB Corp.




George Charles Copley (1858–1936) immigrated to Hamilton from England in 1879. He established the clothing manufacturing company, Copley, Noyes and Randall in 1903 with E. Finch Noyes and James Randall. Copley, Noyes and Randall purchased the subject property while it was occupied by John Calder and company clothing manufacture. Copley, Noyes and Randall produced handmade suits and clothing for men at the subject building for more than 120 years (Copley 2022). Copley was the mayor of Hamilton from 1921–1922 and retired from Copley, Noyes and Randall the same year (AO 1936). The company continued to operate under the same name for years after the original partners had left the building. The name of the company was eventually shortened to Copley, which still operates today at its new location on MacNab Street.


4.4 Frederick James Rastrick

Frederick James Rastrick (1819–1897) was a prominent architect and a key part of the development of the professional association of architects in Ontario. Rastrick served as the vice-president of the Association of Architects, Engineers and Land Surveyors of Canada, the first president of the Canadian Institute of Architects and a member of the council of the Ontario Association of Architects in 1889. Born and trained as an architect in Staffordshire England, Rastrick emigrated to Canada in 1852. From 1854 to 1857, Rastrick served as the appointed engineer for the County of Wentworth and the inspecting architect for the Hamilton, London and Orangeville post offices (Otto 2003, Biographical Dictionary of the Architects in Canada 1800–1950 2022b).

The stone building at 56 York Boulevard is listed as one of Rastrick's important works in Hamilton along with the Bank of Upper Canada, Canada Life Assurance Co. Building, and the Grammar School (OAA 2022, see Table 2).

Table 2: Selection of Frederick James Rastrick's Architectural Works



Address	Year Constructed and Status	Photo
<p>610 York Boulevard Dundurn Castle Portico Addition</p>	<p>1854 Extant</p>	 <p>(Ontario Architecture 2006)</p>
<p>Vine Street/James Street North Intersection Bank of Upper Canada</p>	<p>1856 Demolished</p>	 <p>(Otto 2007)</p>
<p>Caroline Street Grammar School Caroline Street/Main Street Intersection</p>	<p>1866-1867 Demolished</p>	 <p>(Otto 2007)</p>



Address	Year Constructed and Status	Photo
Gore Bank (Additions and Alterations) King Street East/Hughson Street Intersection	1870 Demolished	 (Downtown Hamilton 2021)

4.5 Alfred Wavell Peene

Alfred Wavell Peene (1869–1940) was an architect who extensively practiced and designed buildings in Hamilton between the late 19th century to mid 20th century. Peene’s body of work included residential buildings, factories, commercial buildings and civic buildings. Notable works by Peene include the former Hamilton Public Library (now Unified Family Court), the Stinson Street School and the Hamilton Conservatory of Music (now Hamilton Conservatory for the Arts), all within the City of Hamilton (Biographical Dictionary of the Architects in Canada 1800–1950 2022a, see Table 3).

Table 3: Selection of Alfred Wavell Peene’s Architectural Works

Address	Year Constructed and Status	Photo (Google 2022, unless noted)
Barton/Ferguson Intersection Old City Jail Barton Street	1895 Demolished	 (Vintage Hamilton, 2022)
129 James Street South Hamilton Conservatory for the Arts	1904-1905 Extant	 (Google, 2022)

Address	Year Constructed and Status	Photo (Google 2022, unless noted)
55 Main Street West Superior Court of Justice (former Carnegie Library)	1911-1913 Extant	 (Google, 2022)
71 Maplewood Avenue Adelaide Hoodless Elementary School	1911-1912 Extant	 (Google, 2022)

4.6 Textile Industry in Hamilton

The growth of the City of Hamilton during the late 19th and early 20th century is attributed to the manufacturing industry. The largest manufacturing industry in Hamilton is steel, followed by textile production (MccallumSather 2018:3–7). The City’s prowess in textiles is exhibited in the many mills and industrial buildings associated with textile production, some of which remain today, like the Cotton Factory on Sherman Avenue and the subject property.

As the home to the iconic clothing manufacturer, Copley Noyes and Randall, the building at 56 York Boulevard represents almost 130 years of continuous service as one of Hamilton’s founding pillars of the local fashion industry, preceding the now well-known textile and fabric hub of nearby Ottawa Street. Hamilton now has the fifth-largest cluster of fashion businesses in Canada, boasting over 520 businesses in the clothing and fashion sector (Reilly 2020).

**Table 4: Summary of Land Transactions for 56 York Boulevard
(LRO #62)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	10 Jul 1801	Crown	John Askin Sr.	All Lot 12, Concession 5 Barton
41	Bargain and Sale	23 May 1805	John Askin Sr.	Nathaniel Hughson	All Lot 12, Concession 5 Barton
58	Bargain and Sale	11 Jan 1811	William Wedge and wife	David Kirkendall	Part of Lot 15, Concession 2 Barton
259	Quit Claim	2 Feb 1818	Nathaniel Hughson	William Wedge	Part of Lot 15, Concession 2 Barton

Instrument #	Instrument	Date	Grantor	Grantee	Comments
371	Bargain and Sale	23 Mar 1840	David Kirkendall	John Cook	Lot 6, Block 12, Plan 39
265	Bargain and Sale	17 Jul 1841	David Kirkendall	John Cook	Lot 7, Block 12, Plan 39
[522]	Bargain and Sale	27 Apr 1842	David Kirkendall	Thomas Kennedy	Part of Lot 13, Block 12, Plan 39
320	Bargain and Sale	26 Aug 1843	Thomas Kennedy	Samuel Kirkendall	Part of Lot 13, Block 12, Plan 39
927	Bargain and Sale	26 Dec 1845	Samuel Kirkendall	Thomas Taylor	Part of Lot 13, Block 12, Plan 39
678	Bargain and Sale	15 Nov 1847	David Kirkendall	Calvin McQuesten	Lot 4 and 5, Block 12, Plan 39
521	Bargain and Sale	7 Jun 1851	Thomas Taylor	James Stewart	Part of Lot 13, Block 12, Plan 39
679	Bargain and Sale	11 Nov 1853	Calvin McQuesten	John Young	Lot 4 and 5, Block 12, Plan 39
9453	Will	21 Jun 1856	John Young and David Law	Thomas MacDuff	Lot 4 and 5, Block 12, Plan 39
670	Bargain and Sale	29 Jan 1859	John Cook	James Stewart and Adam Cook	Lot 6, Part of Lot 7, Block 12, Plan 39
5849	Deed	30 Mar 1869	Andrew Law	John Young et al	Lot 4 and 5, Block 12, Plan 39
5850	Deed	3 Jun 1871	William [Leitch]	John Young et al	Lot 4 and 5, Block 12, Plan 39
8821	Bargain and Sale	18 Apr 1873	Executors of Adam Cook	James Stewart	Lot 6, Parts of Lot 7 and Lot 13, Block 12, Plan 39
9455	Deed	24 Apr 1873	Thomas MacDuff	David Law	Lot 5, Block 12, Plan 39
9455	Deed	24 Apr 1873	David Law, [illegible]	Executor of John Young	Lot 4, Block 12, Plan 39
14016	Transfer	21 Sep 1875	John Young	Richard Alan Lucas	Lot 4 and 5, Block 12, Plan 39
53163	Bargain and Sale	29 Dec 1892	Executors of James Stewart	John Stewart, Adam Stewart and Thomas Cook	Lot 6, Parts of Lot 7 and Lot 13, Block 12, Plan 39
62370	Deed	14 Oct 1896	Alexander Bruce and R.A. Lucas	Agnes Lucas	Lot 4, Block 12, Plan 39
62373	Deed	14 Oct 1896	Alexander Bruce and R.A. Lucas, trustees of [illegible] grocery	Agnes Lucas	Lot 5, Block 12, Plan 39
66992	Bargain and Sale	8 Nov 1898	John Stewart, Adam Stewart and Joseph Nellis	Richard A. Lucas	Part of Lot 6, Block 12, Plan 39
69525	Bargain and Sale	23 Dec 1899	Adam Stewart and wife and Joseph Nellis	John E. Brown	Part of Lot 6, Block 12, Plan 39
77411	Bargain and Sale	15 Apr 1903	John E. Brown	Copley, Noyes and Randall Limited	Part of Lot 6 and Lot 7, Block 12, Plan 39
77559	Deed	30 May 1903	John Stewart, Adam Stewart and Joseph Nellis	Copley, Noyes and Randall Limited	Parts of Lot 6, Lot 7 and Lot 13, Block 12, Plan 39
70464	Bargain and Sale	1 Oct 1903	Agnes Lucas	Richard A. Lucas	Lot 4 and 5, Block 12, Plan 39
70465	Bargain and Sale	1 Oct 1903	Richard Lucas	Canada Grocers Limited	Part of Lot 6, Block 12, Plan 39

Instrument #	Instrument	Date	Grantor	Grantee	Comments
139767	Grant	31 Oct 1912	Canada Grocers Limited	George E. Bristol	Part of Lot 6, Block 12, Plan 39
24586	Lease	19 Mar 1935	Agnes Lucas	Coppley, Noyes and Randall Limited	"Right to maintain a bridge or passageway over part", Part of Lot 6, Block 12, Plan 39
39045	Grant	20 May 1938	Executor of George Bristol	St. Clair Balfour	Part of Lot 3, Lot 4, Lot 5, Part of Lot 6, Block 12, Plan 39
15110HL	Grant	11 Jun 1957	St. Clair Balfour	Balfours Limited	Part of Lot 3, Lot 4, Lot 5, Part of Lot 6, Block 12, Plan 39
56331AB	Grant	1 Jun 1967	Balfours Limited	The Coppley, Noyes and Randall Limited	Part of Lot 3, Lot 4, Lot 5, Part of Lot 6, Block 12, Plan 39
233068AB	Grant	17 Dec 1971	The Coppley, Noyes and Randall Limited	Sterling Clothing of Canada Limited	Part of Lot 3, Lot 4, Lot 5, Parts of Lot 6, Lot 7 and Lot 13 Block 12, Plan 39
VM188294	Transfer	6 Jul 1994	The Coppley, Noyes and Randall Limited	1059292 Ontario Inc.	Lot 4 and 5, Part of Lots 3, 6, 7 and 13, Block 12, Plan 39; as in #233068AB
WE1522332	Transfer	21 Jun 2021	1059292 Ontario Inc.	56YB Corp.	Lot 4 and 5, Part of Lots 3, 6, 7 and 13, Block 12, Plan 39; 56 York Boulevard

5.0 PROPERTY DESCRIPTION – SUBJECT PROPERTY

The field survey involved the collection of primary data through systematic photographic documentation of the exterior and interior of the subject property. Photographs of the subject property were taken, as are general views of the surrounding landscape. The field survey also assisted in confirming the location of each potential cultural heritage resource and helped to determine relationships between resources.

An initial field survey was conducted by ARA staff member S. Clarke on December 8, 2021. Permission to Enter (PTE) was organized by the property owners and the field survey included both interior and exterior investigation.

5.1 Context

The subject property at 56 York Boulevard in Hamilton is an approximately 0.79-acre parcel with a three-storey stone commercial building and a four-storey brick building situated on the same lot. The property is located at the northwestern corner of the intersection of York Boulevard and MacNab Street (see Image 1–Image 2).

The subject property is located within the downtown area of the City of Hamilton and is surrounded by various property types. The property is bound by parking lots located to the immediate north and west, commercial businesses and parking structures to the east and commercial and civic services including the Hamilton Farmer's Market and Hamilton Public Library – Central Branch to the south.

5.2 56 York Boulevard

Sections 5.2.1 and 5.2.2 detail the physical attributes of the exterior elevations for the two buildings on the subject property. The buildings are representative of different construction materials and styles and have been described individually, referred to as the stone building and brick building. The building description and associated images are provided, starting from the front façade and working around the structures in a clockwise fashion (see Image 3–Image 54).

The location and direction of exterior photos are indicated Map 11. Interior photo locations and descriptions for all floors of both buildings are included in Section 5.2.3 and 5.2.4.

5.2.1 Exterior – Stone Building

The stone building situated at 56 York Boulevard is located at the northwest corner of the intersection of York Boulevard and MacNab Street, fronting on both York Boulevard and MacNab Street (see Image 1–Image 3). The building is arranged in a square plan with a central courtyard and was constructed in three phases, resulting in an irregular roof plan (see Map 2 and Map 10). The building is constructed of dressed limestone masonry with a mansard roof and designed in the Renaissance Revival architectural style (see Table 6). According to the NOID from 1979, the south and east elevations are constructed of “finished whirlpool sandstone” (City of Hamilton 1979:2).

The nine-bay front façade has symmetrical massing (see Image 3). Stone pilasters separate each bay on the first storey of the front façade and extends to the second and third storeys. The pilasters feature vermiculated detailing on the first storey and ashlar on the second and third storeys (see Image 4–Image 6). A projecting stone band located in the approximate middle of the first storey extends the length of the front façade and wraps around the east elevation (see Image 7). A second projecting stone band delineates the space between the first and second storeys. The first storey window openings are framed by stone sills and round arches. Limestone keystones with a vermiculated finish decorate the arched window openings on the first storey and basement window openings which have a segmental arch (see Image 7–Image 8).

The decorative stone finishes seen on the front façade continue along the east elevation of the structure which fronts MacNab Street (see Image 9 and Image 10). A prominent bracketed stone cornice also decorates the east elevation and front façade (see Image 11). The second storey window openings are slightly arched, and the third storey window openings have a flat or jack arch (see Image 11). The window openings on the first storey contain one-over-one sash windows, while the window openings on the second and third storeys, as well as on the dormers of the fourth storey contain one-over-two windows with a horizontal sliding window on the lower half. There are nine dormers with a shed roof on the mansard storey of the front façade (see Image 12). The ashlar and dressed stone finish wrap around the southwest corner of the building.

However, the west elevation is finished in rubble stone and uncoursed masonry (see Image 12–Image 13).

Openings on the west half of the front façade's first storey have been modified from their initial arched design and replaced with a large glass window panes and a recessed door entrance (see Image 14) The vermiculated keystone associated with the original opening remains above this entrance which has been partially clad in wood.

The west elevation comprises three sections that were constructed at different times (see Image 15–Image 16). The south part of the west elevation is three-and-a-half storeys and is part of the original building constructed in 1856. A small window opening covered with iron bars is located at the third storey of the south end of the west elevation (see Image 15). An entrance clad in corrugated metal sheets on the south end of the west elevation provides an entrance to an elevated walkway that connects the stone building to the adjacent brick building. The walkway is entirely encased in corrugated metal sheets (see Image 15). The central part of the west elevation is three-and-a-half storeys and was constructed in 1856. A large window opening is located centrally on the first storey of the west elevation (see Image 16). The northern extent of the west elevation is a three-storey addition that was constructed in 1881 with three bays (see Image 17). These window openings are framed by stone sills and lintels.

The north elevation (rear) is three storeys and has a gradually stepped roof line leading to the east elevation (see Image 18). There are no window or door openings and it has been covered in thick parging (see Image 19). According to historical images and fire insurance plans, the 1856 building was formerly connected to another building located to the north (see Plate 10 and Map 7: 56 York Boulevard on Fire Insurance Plans from 1898 and 1911). A poured concrete walkway connects the stone and brick buildings on the first storey and has been clad in corrugated metal (see Image 19).

The east elevation fronting MacNab Street was at one point used as the main entrance to the building according to imagery of the building's initial design and fire insurance plans (see Plate 3, Plate 10, Image 20 and Map 7). The south and central sections of the east elevation are three storeys plus a mansard storey and are part of the original building constructed in 1856. The northern part of the east elevation was constructed in 1881 and has three storeys (see Image 21). This elevation has nine bays and there are five dormers on the 1856 portion of the east elevation, each with a shed roof. The east elevation is finished with a similar massing as seen on the south facing front façade and includes the same decorative finishes as described on the front façade. These details include stone banding, vermiculated pilasters and keystones and arched window openings. A stepped entrance is located at the south end of the east elevation with an arched transom window that supports the design and rhythm of the openings on front façade and east elevation (see Image 22). A sign is affixed to the south of this entrance and reads, "COPPLEY NOYES & RANDALL LIMITED WHOLESALE CLOTHING" (see Image 22–Image 23).

A prominent stone chimney with decorative stone scrollwork is located at the centre of the east elevation (see Image 24). The east elevation also contains a large, vermiculated arched door opening that provides access to the building's interior courtyard (see Image 25). The door enclosing the opening on at the central section of the east elevation is constructed of wood. The first storey windows on the east elevation match those seen on the front façade except for two wider window openings with segmental arches located on the northern part of the elevation that was constructed in 1881. While differing in dimensions, these window openings mimic the stone

decorative finishes seen elsewhere on the first storey (see Image 26 and Image 27). Basement window openings on the east elevation have been covered with plywood and are recessed with vermiculated keystones (see Image 27).

5.2.1.1 Courtyard – Stone Building

The stone building has a central courtyard that was enclosed with the construction of the north building in 1881 (see Map 10). The courtyard walls are constructed of cut stone masonry with the exception of the fourth storey of the north and west courtyard elevations that are constructed of brick masonry (see Image 28–Image 35). Basement window openings within the courtyard are small and covered with iron bars (see Image 28–Image 30). Window openings on the first storey of the courtyard are topped with round arches and several have iron bars affixed to the surrounding stone (see Image 28–Image 30). The large, round arched tunnel leads to the doorway on the east elevation (see Image 29).

The second and third storeys window openings are rectangular with stone sills and lintels (see Image 30–Image 35). The fourth storey of the north elevation is constructed of brick masonry has three large window openings with segmental arches evenly spaced and one small window opening at west end of the elevation. These openings are framed with brick voussoirs and brick sills (see Image 32).

5.2.2 Exterior – Brick Building

The brick building at 56 York Boulevard is located immediately west of the stone building (see Image 36). The two buildings are connected by an elevated walkway on the second and third storeys. The brick building is four-storeys and constructed of red brick masonry on a stone foundation. While the building is constructed of brick masonry, views of the building's side elevations reveal that the front façade brickwork and stonework is an exterior cladding with decorative stone detailing in the form of banding courses, door surrounds, sills and keystones (see Image 37–Image 38). The front façade is five bays, punctuated by brick pilasters and features paired window openings. The building was constructed in 1911 as a commercial building and is designed in the Edwardian Classicism architectural style (see Image 37).

An entrance is located at the centre of the front façade on the first storey and is framed by an oversized dressed stone surround (see Image 39). Five window openings for the basement have been enclosed with brick and are separated by dressed stone with a tooled textured finish (see Image 40 and Image 41). Window openings on the first storey are framed with segmental arched brick voussoirs with a stone keystone. Similarly, the window openings on the second, third and fourth storeys have segmental arches with brick voussoirs. An unassuming door opening is located at the western extent of the front façade. The front façade has a parapet wall with a centred peak (see Image 42).

The west elevation is constructed of red brick masonry laid in common bond with projecting sections at either end of the elevation (see Image 43). The brick masonry rests on a cut stone foundation laid in a random ashlar pattern (see Image 44). The projecting section at the southern extent of the west elevation houses a stairwell and does not contain any openings (see Image 43). The projecting section at the north part of the west elevation has a double window opening flanked by a small window openings on the first, second, third and fourth storeys (see Image 42 and Image 43). Most of the openings on this elevation have stacked brick voussoirs laid in a segmental arch (see Image 43). A prominent metal apparatus has been attached to the west

elevation between the two projecting sections and partially or fully obscures the window openings (see Image 45). A wooden door is located on the first storey of the north projecting section (see Image 46). Basement window openings have stacked brick voussoirs laid in a segmental arch, with some openings enclosed and others with original glazing and metal mullions (see Image 47). There is a one-storey brick addition on the north elevation, with an enclosed square window opening and stacked brick voussoirs laid in a segmental arch (see Image 48). A one-storey cinder block addition connects to the north side of the one-story brick addition (see Image 49).

The north elevation is the rear of the building (see Image 50). An exterior brick chimney is located at the centre of this elevation and extends from the one-storey brick addition on the north elevation (see Image 50). The window openings on this elevation are similar to those previously described with stack brick voussoirs laid in a segmental arch with brick sills (see Image 51). The stone foundation visible on this elevation is uncoursed (see Image 52).

The east elevation is partially obscured from York Boulevard due to the elevated walkway (see Image 53). Openings along this elevation match the dimensions and finishes to those seen on the north and east elevation with stacked brick voussoirs laid in a segmental arch and brick sills (see Image 54). The first storey window opening at the south end of the east elevation is glazed with insulated glass block and the second and third storey openings just north of the southernmost window openings have been covered with the overhead walkway extending west from the stone building (see Image 54).

5.2.3 Interior – Stone Building

5.2.3.1 First Floor

The interior of the structure has been modified through its history to best suit the needs of the businesses within. The interior was accessed through the door opening at the west elevation (see Image 55–Image 56). The first floor has been heavily modified for use a commercial retail space and offices (see Image 56, Image 63, Image 71 and Image 72). Painted cast iron pillar with fluted shafts are spaced throughout the first floor of the original 1856 structure and feature an eight-sided plinth and capital. and the retail and office spaces have been finished with a more contemporary wooden dropped ceiling (see Image 57, Image 59–Image 60, Image 62, Image 69, Image 70 and Image 78–Image 80). At the north extent of the 1856 building along MacNab Street is a decorative chair rail that dates to an earlier period of use for the buildings and remains somewhat intact (see Image 64). The window openings on the first floor have wood sills (see Image 62–Image 63). The north building, constructed in 1881 is less decorative than the remainder of the first floor and has been modified since its previous use as an imported fruit warehouse (see Image 76–Image 80 and Image 84–Image 88). A vault is located on the first floor of the 1881 building (see Image 80–Image 83). A narrow corridor provides access to stairs to the second floor and is the location of a window opening and wainscoting (see Image 89 and Image 91–Image 92). A metal heat register indicates the method of heating the building through much of its history (see Image 90).

5.2.3.2 Second Floor

A wooden dog-leg staircase leads to the second floor (see Image 93 and Image 95–Image 96). Horizontal wood paneling covers the walls around the stair area. The stairs open to a second floor landing and large framed opening, with doorways on to the left and right of the large opening

(see Image 98 and Image 100–Image 101). Cast-iron pillars support the third storey and are decoratively the same as the iron pillars found on the first floor (see Image 102, Image 106, Image 108, Image 110–Image 112 and Image 114). The doorways allow for fluid movement around the second floor and a door opening covered by a retractable metal fire door leads to the second-floor walkway allowing travel from the stone building to the brick building (see Image 109). Walls on the second floor are clad in wood paneling, dry wall and plaster (see Image 109, Image 111, Image 113, Image 117 and Image 120). A vault is located on the second floor and evidence of modifications to the building's interior can be seen on the second floor with the presence of a stairwell behind a door opening (see Image 121–Image 122). Flooring materials on the second floor consisted of hardwood and vinyl tiles.

5.2.3.3 Third Floor

The third floor is very similar to the second floor, although the vault on the third floor is not as elaborate (see Image 123). The support pillars on the third floor are relatively plain and mostly undecorated (see Image 124–Image 130 and Image 132). The stairwell hidden behind the door opening on the third floor leads to the fourth floor (see Image 133).

5.2.3.4 Fourth Floor

The fourth floor was accessed from the east side of the building and is supported by squared wooden posts and cast-iron pillars (see Image 135–Image 137). An opening to the north of the 1856 building leads to the half-storey central section of the west part of the building. The wall separating the central section from the south section of the building was constructed with red brick, while the west and north walls of the central section were built with stone. This section slants down from west to east and appears have functioned as a storage area. The dormer walls and ceiling are clad in painted beadboard (see Image 138–Image 139). A doorway at the south part of the west side of the building leads to an external staircase that was added to the property sometime in the 20th century (see Image 140). There is also a large opening to the walkway on the fourth floor that leads between the stone and brick buildings (see Image 141–Image 142).

5.2.3.5 Basement

Stair access to the basement is located at the east part of the building, with the stairwell clad in wood panelling and plaster (see Image 97 and Image 143). Cylindrical fluted pillars support the first floor and the basement flooring is almost exclusively hardwood (see Image 145). Various rooms have been created for storage within the basement as well as a boiler area (see Image 144–Image 153). A vault is located in a room in the basement which, upon closer inspection, has remnants of graffiti by way of names of previous employees such as "TOM MAR [??] /57; JAN 18 /57" (see Image 156).

5.2.4 Interior – Brick Building

5.2.4.1 First Floor

The first floor of the building was accessed with the dog leg staircase within the stairwell on the west elevation through a door opening on the west elevation (see Image 157–Image 159). Metal "I" beams and posts support the second floor and some of the metal beams have been surrounded with an indeterminate cladding (see Image 160 and Image 163). The walls on the first floor are drywall, plaster and painted brick (see Image 161). A large vault at the west part of the building is

constructed of brick and has graffiti inside (see Image 161–Image 162). The first-floor ceiling is clad with beadboard that has been covered with acoustic panels (see Image 164). The north part of the first floor provides access to the ground floor loading bay between the brick and stone buildings on the eastern elevation (see Image 166–Image 167). The floor has been covered with painted plywood.

5.2.4.2 Second Floor

The second floor has hardwood flooring and painted metal “I” beams supporting the third floor. The abundance of window openings on each wall allows the room to be flooded with natural light (see Image 168–Image 169 and Image 171). An opening on the east side of the second floor of the building provides access to the walkway between the brick and stone buildings (see Image 170). A freight elevator shaft and associated shaft are located in the southern part of the western portion of the building (see Image 172). Many window opening on the second floor have painted brick sills (see Image 173).

5.2.4.3 Third Floor

The third floor is very similar to the second floor and has hardwood flooring throughout. It was accessed using a stairwell at the northeast corner of the building (see Image 174 and Image 177). Support beams for the fourth floor are missing in some cases and the remainder have been reinforced with cast iron pillars (see Image 175).





5.2.4.4 Basement

The basement is access by two sets of stairs. Support beams for the first floor are constructed of wood or stone, with the basement primarily functioning as storage. The ceiling joists have been painted white (see Image 179–Image 181 and Image 186–Image 187). Many basement window openings still have glazing and although the glass has been painted over, outdoor light is able to permeate (see Image 182–Image 185).

5.3 Adjacent Properties

There are a number of adjacent properties that have recognition from the City that should be considered with this CHA. These properties have been detailed at a high-level in Table 5, including their recognition type, current photograph and assumed heritage attributes based on their listing on the Municipal Heritage Register (see Figure 1, Image 1–Image 2, Image 12 and Image 15).

Table 5: Adjacent Cultural Heritage Resources

Address	Recognition	Photo (City of Hamilton 2022)	Assumed Heritage Attributes
Hamilton Central Public Library 55 York Boulevard	Listed		Six-storey, brutalist civic building constructed of brick concrete with large expanse of glass, flat roof
Lloyd D. Jackson Square 2 King Street West	Inventoried		Four-storey commercial building with flat roof
G.S. Dunn & Co. 80 Park Street North	Listed		Four-storey brick masonry building with three bay façade and flat roof
Parking Structure 28 York Boulevard	Inventoried		Six-storey parking garage building with concrete balconies, setting close to the lot line, round window openings in interior staircase, flat roof

5.4 Architectural Style/Design

5.4.1 Renaissance Revival – Stone Building

The Renaissance Revival architectural style is commonly described or categorized into two distinctive types: astylar, meaning a building without columns or pilasters, and columnar or with columns. The astylar is simpler and relatively plain in comparison to the columnar which features elaborate decorations and a variety of formal column and pilaster designs.

A description of Renaissance Revival style is provided in *Ontario Architecture* by John Blumenson and is reproduced below:

Both versions are formal in balance and harmony, reflecting a studied and academic interest in sixteenth century urban Italian palaces and town houses...As a result of an urban setting and an official appearance, the Renaissance Revival was most successfully adapted to commercial buildings, banks and offices than to houses (Blumenson 1990:96).

The exterior of Renaissance Revival residences in the astylar style are typically no more than three storeys in height with each level clearly delineated by string courses and the elevations are framed by a prominent cornice often supported by bracketing. Opening surrounds are typically framed by a pronounced surround and scroll like-bracketing supports large architectural elements. Typically, masonry dressing is more ornate on the first storey with rusticated or vermiculated ashlar whereas the upper storeys typically have a smoother more simplistic ashlar finish. The second-floor openings usually exhibit more architectural embellishments in reference to the traditional Italian practice where the second floor is the main floor or *piano nobile*.

The exterior of the columnar version of Renaissance Revival is more elaborate with a variety of columns, pilasters and arches and is richer in textural treatment. Each storey is defined by a different Classical order with Doric or Ionic commonly seen on the ground floor and Corinthian, Composite or variations thereof implemented on the upper floors. Storeys are delineated on the exterior by a full entablature. Material finishes are elaborate with low relief sculptural elements and use luxurious materials such as marble.

The three-storey plus mansard stone building at 56 York Boulevard is an example of a Renaissance Revival commercial building expressed through its balanced front façade, massing, varying arched openings and stone detailing with oversized keystones and contrasting vermiculated and smooth masonry. The stone building displays both astylar and columnar stylistic influences. However, given that the structure is devoid of obvious Classical orders and detailing, the subject building is best described as an astylar version of Renaissance Revival.

Table 6: Characteristics of Renaissance Revival Commercial Buildings
(Blumenson 1990:96, Kyles 2016)

Stylistic Characteristics	Characteristics of 56 York Blvd – Stone Building
Astylar or Columnar Style	Yes – Astylar style
Balanced front façade	Yes
Three storeys	Yes
Prominent string courses delineating storeys	Yes
Large cornice supported by bracketing	Yes
Scroll details supporting architectural elements	Yes – chimney fronting MacNab contains decorative scroll details
Highly decorated second storey openings	No
Oversized keystones	Yes
Varying arched openings	Yes – round and segmental arches visible
Frontispiece projecting above roofline	Yes – chimney fronting MacNab
Textured and decorative first storey masonry with details less evident on upper storeys	Yes – more vermiculated detailing on first storey, switches to smooth ashlar on upper storeys

5.4.2 Edwardian Classicism– Brick Building

The Edwardian Classicism style is commonly described as a simple but formal composition that emphasizes classical motifs. The change in style was described as:

indicative of the new direction architecture was to take in the twentieth century. In contrast to the highly colouristic, complicated, and often eclectic compositions of the last nineteenth century, Edwardian classicism through its balanced façades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity, and order to residential architecture (Blumenson 1942:166, Kyles 2016).

The exterior of Edwardian Classicism commercial buildings is highlighted by a concentration of stylized and often exaggerated Classical elements. Edwardian Classicism front façades are punctuated by subdued pilaster or piers rather than Classical order columns, however window surrounds and entrance openings typically featured prominent detailing that reference Classical elements.

The brick building at 56 York Boulevard is emblematic of a commercial building designed in the Edwardian Classicism architectural style, expressed through the building’s brick construction, massing, the use of brick banding along the front façade, stone detailing on string courses, sills, and keystones, parapet wall and prominent stone surround on the front façade entrance.

**Table 7: Characteristics of Edwardian Classicism Commercial Buildings
(Blumenson 1990:166, Kyles 2016)**

Stylistic Characteristics	Characteristics of 56 York Blvd – Brick Building
Brick Construction	Yes
Smooth Brick Surfaces	Yes
Brick Banding	Yes
Stone Trim and Accents Around Openings	Yes
Use of Parapets and Pediments	Yes
Projecting, Pressed-metal cornices	No – no cornice extant
Balanced Front Façade	Yes
Oversized Decorative Architectural Details	Yes – oversized keystones on first storey and carved stone front façade entrance surround
Classical Detailing	No
Columned frontispiece	No
Medium height – three to ten storeys	Yes – Three storeys

6.0 COMMUNITY RECOGNITION

Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation process, ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a

nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada's online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The subject property does not appear on any of these lists.

Another form of recognition involves the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. The Canadian Heritage Rivers System database was consulted and there are no recognized river systems in proximity to the subject property.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MHSTCI 2010). The OHT plaque database and the Federal Canadian Heritage Database were searched. The subject property is not commemorated with an OHT plaque, nor is it recognized as a National Historic Site (OHT 2021; Parks Canada 2021). The subject property is not subject to an OHT or municipal easement.

MHSTCI's current list of Heritage Conservation Districts was consulted. The properties within the study area were not found to be located within a designated district (MHSTCI 2021). The list of properties designated by the MHSTCI under Section 34.5 of the *OHA* was consulted and the subject property is not included in this list.

Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. A cultural heritage resource may also be protected through a municipal or OHT easement. Many heritage committees and historical societies provide plaques for local places of interest. Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of CHVI in the municipality. Properties on this Register that are not formally designated are commonly referred to as "listed." Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received. The City of Hamilton Municipal Heritage Register was consulted, and it was confirmed that 56 York Boulevard is considered a designated property with a NOID issued in May 1979. Through further consultation with the City of Hamilton's Heritage Planner on November 25, 2021, it was learned that the NOID submitted for the subject property is scheduled to expire in July 2022 and is currently on the Staff Work Plan to receive an updated designation under Part IV of the *OHA* to reflect the changes implemented with Bill 108.

7.0 CULTURAL HERITAGE EVALUATION

56 York Boulevard was evaluated against the criteria of *Ontario Regulation 9/06*, and the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) to determine if the property has CHVI (see Table 8 and Table 9). 56 York Boulevard contains two structures, a three-storey plus mansard whirlpool limestone building and a four-storey brick building. These

buildings are connected via an elevated walkway and are contained within one property address. Both buildings have been addressed in the following evaluations.

7.1 Evaluation of the Properties in the Study Area according to *Ontario Regulation 9/06*

Table 8: Evaluation of the CHVI of 56 York Boulevard using Ontario Regulation 9/06

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The three-storey plus mansard roof building constructed of limestone at 56 York Boulevard is a representative example of the Renaissance Revival architectural style constructed in the mid 19 th century. Elements of the structure reflective of the Renaissance Revival style include the building's balanced front façade, massing, projecting string courses between storeys, large, bracketed cornice, scrollwork detailing on frontispiece chimney fronting MacNab Street, varying arched openings and the building's textured and decorative first storey and less decorated upper storeys.
		✓	The four-storey building constructed of brick masonry at 56 York Boulevard is a representative example of an Edwardian Classicism commercial building constructed in the early 20 th century. Elements of the structure that reflect the Edwardian Classicism style include the brick masonry construction with banding or channelling implemented along the front façade, segmentally arched openings with stone trim and accents, parapet wall, the building's balanced front façade and oversized decorative architectural elements such as the front façade entrance surround and stone keystones.
			Together, the brick and stone building at 56 York Boulevard create a representative example of turn-of-the-century industrial/manufacturing building. The interior of the buildings demonstrates construction methods and design common for industrial/manufacturing buildings of this time including plank and beam construction with timber and cast-iron pillars and beams to create large open spaces, the implementation of metal door sliding fire door system, exposed wooden flooring and vaults placed throughout the building.
	Displays a high degree of craftsmanship or artistic value	✓	The three-storey plus mansard roof building constructed of limestone at 56 York Boulevard displays a high degree of craftsmanship or artistic value expressed through its hand carved stone finishes with scrollwork, varying arches and vermiculated detailing.
	Displays a high degree of technical or scientific achievement		The four-storey building constructed of brick masonry at 56 York Boulevard is a solidly built structure reflecting quality craftsmanship, however it does not display a particularly high degree of craftsmanship or artistic value in relation to the materials and designs commonly seen for its construction period.
			Neither the stone nor brick masonry building at 56 York Boulevard display a high level of technical or scientific achievement. While both are solidly built structures, they were built using common method and techniques of the construction period.

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	<p>The early growth of the City of Hamilton in the late 19th and early 20th century is attributed to manufacturing, specifically textile production. 56 York Boulevard represents the direct associations with the textiles and clothing production theme that was and remains significant to the growth of Hamilton.</p> <p>As the home to the iconic clothing manufacturer, Copley Noyes and Randall, 56 York Boulevard represents an organization that has been significant to the City of Hamilton for nearly 130 years of continuous service as and is one of the founding pillars of the local fashion industry, preceding the now well-known textile and fabric hub of nearby Ottawa Street. Hamilton has the fifth-largest cluster of fashion businesses in Canada, boasting over 520 businesses in the fashion industry sector.</p>
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		Neither the stone building or brick building at 56 York Boulevard have the potential to yield information that contribute to an understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	✓	<p>The stone building is associated with Frederick James Rastrick, a prominent Hamilton architect who practised in the area in the 19th century. Rastrick was a key part of the development of the professional association of architects in Ontario. Rastrick served as the vice-president of the Association of Architects, Engineers and Land Surveyors of Canada, the first president of the Canadian Institute of Architects and a member of the council of the Ontario Association of Architects in 1889. From 1854 to 1857, Rastrick served as the appointed engineer for the County of Wentworth.</p> <p>The brick building is associated with the architect Alfred Wavell Peene a notable late 19th century and early 20th century architect who practiced extensively in Hamilton and is credited with civic, commercial and residential buildings throughout the city.</p>
	Is important in defining, maintaining or supporting the character of an area	✓	<p>Placed on the northwest corner of the busy intersection of York Boulevard and MacNab Street and located across from a major city centre, the Hamilton Farmer's Market, the three-storey plus mansard stone building is a prominent part of the streetscape aids in defining the historic character of downtown Hamilton.</p> <p>The building is important in maintaining the historical character of the area's mid 19th century development as an economic centre in downtown Hamilton. While much of the surrounding blocks have been redeveloped this building defines the historic nature of the streetscape. Further, the building supports this historical character of the City of Hamilton as a textile manufacturing centre for over 130 years. The City's prowess in textiles is exhibited in the many mills and industrial buildings associated with textile production, some of which remain today, like the Cotton Factory on Sherman Avenue in Hamilton and the subject building.</p> <p>The four-storey brick building supports the evolving character of downtown Hamilton as an early 20th century commercial building placed along 19th century structures.</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
	Is physically, functionally, visually or historically linked to its surroundings		Neither the stone building or brick building are physically, visually, functionally or historically linked to their surroundings. The link to the historical civic centre has been broken as the historic downtown are no longer extant. The building's historical links to its surroundings have been diminished and are not longer legible.
	Is a landmark	✓	Prominently placed at the southwestern and southeastern property boundaries on the northwest corner of the busy intersection of York Boulevard and MacNab Street the three-storey plus mansard limestone building is a preeminent feature of the streetscape that helps communicates the historic nature of the area. The property's positioning across from a major city centre, the Hamilton Farmer's Market and Central Branch of the Hamilton Public Library further elevates this property's streetscape status. For these reasons, the stone building is considered a landmark. The four-storey brick building, while connected to the limestone building is located to the east of the intersection and does not have the same visual prominence as the stone structure. The brick building is not considered a landmark.

The above table demonstrates that 56 York Boulevard has physical and design value, historical and associative value, and contextual value according to *O.Reg 9/06*.

7.2 Evaluation of CHVI according to the City of Hamilton Framework for Cultural Heritage Evaluation Section 3

Table 9: 56 York Boulevard - City of Hamilton Evaluation Criteria (Section 3: Built Heritage)

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
Historical Associations	Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	✓	56 York Boulevard is associated with the development of the textile industry in Hamilton in the 19 th and 20 th century. As the second most important industry attributed to the growth of Hamilton, the textile industry theme is reflected strongly in the subject property. As the home to the iconic clothing manufacturer Copley Noyes and Randall, 56 York Boulevard represents the home of an organization that has been significant to the City of Hamilton for nearly 130 years of continuous service as one of the founding pillars of the local fashion industry, preceding the now well-known textile and fabric hub of nearby Ottawa Street. Hamilton now has the fifth-largest cluster of fashion businesses in Canada, boasting over 520 businesses in the fashion industry sector.
	Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?		56 York Boulevard is not associated with any specific event that has made a significant contribution to the community, province or nation.

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
	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?		56 York Boulevard is a best associated with the textile and fashion industry in Hamilton, which is more of a thematic association than with a person or group.
Architecture and Design	Architectural merit: what is the architectural value of the resource?	✓	56 York Boulevard contains a representative example of a Renaissance Revival commercial building and an Edwardian Classicism commercial building.
	Functional merit: what is the functional quality of the resource?	✓	The buildings at 56 York Boulevard were previously used as a manufacturing centre for textiles and is associated with the clothing manufacturer Copley, Noyes and Randall. The building is currently vacant.
	Designer: what is the significance of this structure as an illustration of the work of an important designer?	✓	The stone building is associated with architect Frederick Rastrick, a prominent Hamilton architect who practised in the area in the 19 th century. Rastrick was a key part of the development of the professional association of architects in Ontario. Rastrick served as the vice-president of the Association of Architects, Engineers and Land Surveyors of Canada, the first president of the Canadian Institute of Architects and a member of the council of the Ontario Association of Architects in 1889. From 1854 to 1857, Rastrick served as the appointed engineer for the County of Wentworth. Additionally, the brick building is associated with the architect Alfred Wavell Peene a notable late 19 th century and early 20 th century architect who practiced extensively in Hamilton and is credited with civic, commercial and residential buildings throughout the city.
Integrity	Location integrity: is the structure in its original location?	✓	Both the stone and brick building at 56 York Boulevard are in their original location.
	Built integrity: is the structure and its components parts all there?	✓	The stone structure in its current iteration is composed of several portions constructed at varying times these additions have not detracted from the building's earliest iteration and contribute to an understanding of the building's evolution. The brick building and its components are all present.
Environmental Context	Landmark: is it a visually conspicuous feature in the area?	✓	Prominently placed at the southwestern and southeastern property boundaries on the northwest corner of the busy intersection of York Boulevard and MacNab Street the three-storey plus mansard limestone building is a preeminent feature of the streetscape that helps communicate the historic nature of the area. The property's positioning across from a major city centre, the Hamilton Farmer's Market and Central Branch of the Hamilton Public Library further elevates this property's streetscape status. For these reasons, the stone building is considered a landmark

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
			The four-storey brick building, while connected to the limestone building is located to the east of the intersection and does not have the same visual prominence as the stone structure. The brick building is not considered a landmark
	Character: what is the influence of the structure on the present character of the area?	✓	The architecture of the stone structure is representative of early development of downtown Hamilton as an urban centre in the mid-19 th century. The brick structure is representative of the continuing evolution of the downtown neighbourhood and of early 20 th century construction.
	Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?	✓	While 20 th and 21 st century development along York Boulevard has resulted in many larger structures which has somewhat diminished the building's overall prominence on the street, the buildings positioning at the intersection of MacNab Street and York Boulevard is intact and is a defining feature that helps communicate the historic nature of these streetscapes.
Social Value	Public perception: is the property or feature regarded as important within its area?	✓	Based on the numerous and prominent community interest in the re-development of the buildings between 2020–2021, it appears that this property is important to the local heritage community (Wilson 2020, .Polewski 2021, Passafiume 2021)

The above table demonstrates that 56 York Boulevard meets ten of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria.

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

8.1 56 York Boulevard - Statement

Introduction and Description of Property

56 York Boulevard includes a three-storey plus mansard roof limestone Renaissance Revival commercial building built in two phases in 1856 and 1881. The later 1911 addition of a four-storey building constructed of brick masonry is a representative example of an Edwardian Classicism commercial building.

Statement of Cultural Heritage Value or Interest

56 York Boulevard (stone portion) is a representative example of the Renaissance Revival style for commercial buildings. Built in 1856, with a later 1881 addition, it is a good example of this architectural type, expressed through its balanced front façade, massing, varying arched window and door openings and stone detailing with oversized keystones and contrasting vermiculated and smooth masonry. The stone building displays both astylar and columnar stylistic influences. However, given that the structure is devoid of obvious Classical orders and detailing, the subject building is best described as an astylar version of Renaissance Revival.

56 York Boulevard (brick portion) is a representative example of the Edwardian Classicism style for commercial buildings. Built in 1911 the structure is emblematic of a commercial building designed in the Edwardian Classicism architectural style. This is expressed through the building's brick construction, massing, fenestration, the use of brick banding along the front façade, stone detailing on string courses, sills, and keystones, parapet wall and prominent stone surround on the front façade entrance.

56 York Boulevard (stone portion) displays a high degree of craftsmanship or artistic value expressed through its carved stone finishes with scrollwork, varying arched window and door openings, intricate vermiculated detailing and interior courtyard.

56 York Boulevard represents direct associations with the textiles and clothing production industries that were and remain significant to the growth of Hamilton. Late 19th and early 20th century growth and development in Hamilton is attributed to its manufacturing prowess, particularly in textile production. As the home to the iconic clothing manufacturer Copley Noyes and Randall, the building at 56 York Boulevard represents an organization that has been significant to the City of Hamilton for nearly 130 years of continuous service as one of the founding pillars of the local fashion industry, preceding the now well-known textile and fabric hub of nearby Ottawa Street. The subject buildings are of the few remaining structures in the City of Hamilton that represent this textile boom.

56 York Boulevard demonstrates the work of Frederick James Rastrick (stone building) and Alfred Wavell Peene (brick building) who are significant architects. Frederick James Rastrick, a prominent Hamilton architect who practised in the area in the 19th century. Rastrick was a key part of the development of the professional association of architects in Ontario. Rastrick served as the vice-president of the Association of Architects, Engineers and Land Surveyors of Canada, the first president of the Canadian Institute of Architects and a member of the council of the Ontario Association of Architects in 1889. From 1854 to 1857, Rastrick served as the appointed engineer for the County of Wentworth. Alfred Wavell Peene was a prominent late 19th

century and early 20th century architect who practiced extensively in Hamilton and is credited with civic, commercial and residential buildings throughout the city.

56 York Boulevard is important in maintaining the historical character of the area's mid 19th century development as an economic centre in downtown Hamilton. While much of the surrounding blocks have been redeveloped, 56 York Boulevard continues to maintain the historic nature of the streetscape. Further, the buildings support the historical character of the City of Hamilton as a textile manufacturing centre for over 130 years. The City's prowess in textiles is exhibited in the many mills and industrial buildings associated with textile production, some of which remain today, like the Cotton Factory on Sherman Avenue and the subject building.

56 York Boulevard has contextual significance as a landmark. Prominently placed at the southwestern and southeastern property boundaries on the northwest corner of the busy intersection of York Boulevard and MacNab Street the three-storey plus mansard limestone building is a preeminent feature of the streetscape that helps communicate the historic nature of the area. The property's positioning across from a major city centre, the Hamilton Farmer's Market and Central Branch of the Hamilton Public Library further elevates this property's streetscape status. For these reasons, the stone building is considered a landmark

8.2 56 York Boulevard - Cultural Heritage Attributes

The heritage attributes of 56 York Boulevard are noted on Figure 2 for the stone building and Figure 3 for the brick building.

The stone building at 56 York Boulevard is a representative example of a commercial building constructed in the Renaissance Revival architectural style. The property contains the following heritage attributes that reflect these values:

- Three-storey plus mansard roof building constructed of whirlpool limestone;
- Balanced front façade;
- Mansard roof dormers;
- Projecting string courses;
- Bracketed stone cornice;
- Varying arched fenestration on the front façade and east elevation;
- Stone frontispiece chimney fronting MacNab Street with scrollwork detailing;
- Interior courtyard and courtyard fenestration; and
- Vermiculated stone detailing on first storey of the front façade and east elevation.

The brick building at 56 York Boulevard is a representative example of a commercial building designed in the Edwardian Classicism architectural style. The property contains the following heritage attributes that reflect these values:

- Four-storey building constructed of brick masonry;
- Balanced front façade;
- Brick banding or channelling on the front façade;
- Parapet wall;
- Segmentally arched fenestration on the front façade;
- Stone trim and accents around openings; and
- Oversized decorative architectural elements, including
 - Front façade entrance surround
 - Stone keystones

56 York Boulevard displays a high degree of craftsmanship or artistic value through its hand carved stone finishes with scrollwork, varying arches, and intricate vermiculated detailing. The property contains the following attributes that reflect these values:

- Three-storey plus mansard roof building constructed of whirlpool limestone;
- Balanced front façade;
- Mansard roof dormers;
- Projecting string courses;
- Bracketed stone cornice;
- Varying arched fenestration;
- Stone frontispiece chimney fronting MacNab Street with scrollwork detailing;
- Interior courtyard and courtyard fenestration; and
- Vermiculated stone detailing on first storey of the front façade and east elevation.

56 York Boulevard's interiors are representative of a turn-of-the-century industrial/manufacturing building. The property contains the following interior attributes that reflect this value:

- Wood and cast-iron pillars on all floors in both the brick and stone building; in particular, the decorative cast-iron pillars on the first floor of the stone building;
- Metal fire doors found in both the brick and stone building;
- Wooden flooring where exposed in both the brick and stone building;
- Vaults with metal doors found in both the brick and stone building, some with graffiti dating to the 19th century.

56 York Boulevard has historical associations related to the growth of the City of Hamilton in the 19th and 20th century as a manufacturing centre, specifically related to the City's history related to the development of the textile manufacturing. The property contains the following attributes that reflect these values:

- Copley Noyes and Randall sign; and
- Prominent location at a main crossroads.

56 York Boulevard has direct associations with Frederick James Rastrick, a prominent architect practicing in the City of Hamilton in the 19th century. The property contains the following attributes that reflect this value:

- Three-storey plus mansard roof building constructed of whirlpool limestone;
- Balanced front façade;
- Mansard roof dormers;
- Projecting string courses;
- Bracketed stone cornice;
- Varying arched fenestration;
- Stone frontispiece chimney fronting MacNab Street with scrollwork detailing;
- Interior courtyard and courtyard fenestration; and
- Vermiculated stone detailing on first storey of the front façade and east elevation.

56 York Boulevard has direct associations with Alfred Wavell Peene, a notable local architect practicing in the City of Hamilton. The property contains the following attributes that reflect this value:

- Four-storey building constructed of brick masonry;
- Balanced front façade;

- Brick banding or channelling on front façade;
- Parapet wall;
- Segmentally arched fenestration on front façade;
- Stone trim and accents around openings; and
- Oversized decorative architectural elements, including
 - Front façade entrance surround;
 - Stone keystones.

56 York Boulevard is important in maintaining the historical character of the area's mid 19th century development as an economic centre in downtown Hamilton. The property contains the following attributes that reflect this value:

- Three-storey plus mansard roof building constructed of whirlpool limestone;
 - Balanced front façade;
 - Mansard roof dormers;
 - Projecting string courses;
 - Bracketed stone cornice;
 - Varying arched fenestration;
 - Stone frontispiece chimney fronting MacNab Street with scrollwork detailing
 - Interior courtyard and courtyard fenestration; and
 - Vermiculated stone detailing on first storey of the front facade façade and east elevation
 - Copley Noyes and Randall sign; and
- Four-storey building constructed of brick masonry;
 - Balanced front façade;
 - Brick banding or channelling on front façade;
 - Parapet Wall;
 - Segmentally arched fenestration on front façade;
 - Stone trim and accents around openings; and
 - Oversized decorative architectural elements, including
 - Front façade entrance surround
 - Stone keystones
- Prominent location at intersection of MacNab Street and York Boulevard.

56 York Boulevard has contextual significance as a landmark. The property contains the following attributes that reflect this value:

- Three-storey plus mansard roof building constructed of whirlpool limestone;
 - Balanced front façade;
 - Mansard roof dormers;
 - Projecting string courses;
 - Bracketed stone cornice;
 - Varying arched fenestration;
 - Stone frontispiece chimney fronting MacNab Street with scrollwork detailing;
 - Interior courtyard and courtyard fenestration;
 - Vermiculated stone detailing on first storey on the front façade and east elevation;
 - Copley Noyes and Randall sign; and
- Prominent location at intersection of MacNab Street and York Boulevard.

Interior heritage attributes were identified as they relate to the significance of the site as a representative example of a turn-of-the-century industrial/manufacturing building. However,

based on observations from the field survey, the property contains visible and intact historic materials that should be considered for retention or restoration where possible, in keeping with heritage conservation best practices. These historic materials include:

Stone Building

- Vent covers
- Decorative chair rail
- Wooden window and door surrounds
- Wooden railing/banister in stairwell
- Wooden staircase
- Cast iron radiators
- Fireplace mantles
- Beadboard cladding in fourth floor walls and ceiling
- Panelled doors

Brick Building

- Cast iron radiators
- Beadboard ceiling remnant under first floor ceiling panels
- Elevator assembly and shaft
- Panelled doors
- Wooden four light basement windows

If these items are no longer needed in-situ or are proposed for removal as part of a building conversion, adaptive reuse, or demolition of the building, they should be considered for salvage and reuse elsewhere within the building.

9.0 CULTURAL HERITAGE VALUE: CONCLUSIONS AND RECOMMENDATIONS

56 York Boulevard was shown to possess physical and design value, historical and associative value and contextual value according to *O.Reg 9/06* and can therefore be considered to have CHVI. The property meets ten of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria and should be considered a candidate for designation under the *Ontario Heritage Act*.

The *Provincial Policy Statement* notes that cultural heritage value or interest is bestowed upon cultural heritage resources by communities (MMAH 2014). Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining cultural heritage value or interest. It is hoped that the information presented in this report will be useful in those deliberations.

10.0 BIBLIOGRAPHY

Archives of Ontario (AO)

- 1936 George Copley in *Registrations of Deaths, 1869-1948*. MS935, Reel 574, Record 038962.
- 2015 *The Changing Shape of Ontario: Early Districts and Counties 1788–1899*. Accessed online at: <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

Biographical Dictionary of Architects in Canada 1800–1950

- 2022a Alfred Wavell Peene. Accessed online:
<https://www.dictionaryofarchitectsincanada.org/node/1384>.
- 2022b Frederick James Rastrick. Accessed online:
<https://www.dictionaryofarchitectsincanada.org/node/1408>.

Chapman, L.J. and D.F. Putnam

- 1984 *The Physiography of Southern Ontario*, Third Edition. Ontario Ministry of Natural Resources.

Chapple, N. and C. Moore

- 1979 *The Commercial Block, 63-73 MacNab Street, Hamilton: An Architectural and Historical Report*. For the Local Architectural Conservation Advisory Committee, Hamilton Historical Board. Provided by the City of Hamilton.

City of Hamilton

- n.d. Stone Building at 56 York Boulevard, no date.
- n.d. Brick Building at 56 York Boulevard, no date.

Coyne, J. H.

- 1895 *The Country of the Neutrals (As Far as Comprised in the County of Elgin): From Champlain to Talbot*. St. Thomas: Times Print.

Dundas Valley School of Art (DVSA)

- 1971 *Illustrated Historical Atlas of the County of Wentworth*. Offset Edition, originally published by Page & Smith, Toronto (1875). Dundas: Dundas Valley School of Art.

Ellis, C.J. and N. Ferris (eds.)

- 1990 *The Archaeology of Southern Ontario to A.D. 1650*. Occasional Publication of the London Chapter, OAS Number 5. London: Ontario Archaeological Society Inc.

Fram, M.

- 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation*, 3rd ed. Erin, Ontario: The Boston Mills Press.

Government of Ontario

- 2006 *Ontario Regulation 9/06* made under the *Ontario Heritage Act*. Accessed online at: www.e-laws.gov.on.ca/html/source/regs/english/2006/elaws_src_regs_r06009_e.htm.
- 2009 *Ontario Heritage Act, R.S.O. 1990, c. O.18*. Accessed online at: www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm.

Hamilton Public Library Local History and Archives (HPL LHA)

- n.d. View of Hamilton Market with Stone Subject Building at Left.
- n.d. View of Hamilton Market with Stone Subject Building at Left.
- n.d. Stone Building at 56 York Boulevard.
- n.d. Stone Building at 56 York Boulevard.
- n.d. Stone Building at 56 York Boulevard.
- 1893 View of Hamilton Market with Stone Subject Building at Left.
- 1936 Wright Fruit Company at 73 MacNab Street.
- 1936 Wright Fruit Company at 73 MacNab Street.
- 1959 View of Market Property with Stone Subject Building at Top Left.
- 1961 View of York Boulevard from Market Square with 56 York Boulevard at Centre.
- 1978 Restoration in Progress at 63–73 MacNab Street.
- 1978 Restoration in Progress at 63–73 MacNab Street.
- 1978 56 York Boulevard.
- 1990 Brick and Stone Building at 56 York Boulevard.

Kyles, S.

- 2021a *Ontario Architecture – Edwardian*. Accessed online at <http://www.ontarioarchitecture.com/edwardian.htm>

Lajeunesse, E.J.

- 1960 *The Windsor Border Region: Canada's Southernmost Frontier*. Toronto: The Champlain Society.

Land Registry Office (LRO) #62

Lot 15, Concession 2, Township of Barton, Wentworth County, Ontario. Accessed online at: www.onland.ca.

Lots 4 and 5, Part of Lots 3, 6, 7 and 13, Block 12, Plan 39, Hamilton, Ontario. Accessed online at: www.onland.ca.

Langenbach, R.

- 2010 *Better Than Steel? (Part 2): Tall Wooden Factories and the Invention of "Slow-Burning" Heavy Timber Construction*. Conservationtech Consulting. Oakland, California.

McCalla, D.

- 1972 John Young in the *Dictionary of Canadian Biography*. Accessed online at: http://www.biographi.ca/en/bio/young_john_1808_73_10E.html

McCallumSather

- 2018 *Heritage Cultural Assessment 270 Sherman Street North Cotton Factory*.

McMaster Digital Archive

- 1893 Bird's Eye View of Hamilton, Ontario.
- 1876 Bird's Eye View of Hamilton, Ontario. Drawn by H. Brosius.
- 1919 Aerial Image #71642. Accessed online at: <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A71642>.
- 2022 Aerial Image # 4312-141. Photograph date 1955.

Mikel, R.

2004 *Ontario Housestyles, The Distinctive architecture of the province's 18th and 19th century homes.* Toronto: James Lorimer & Company Ltd.

OAA

2022 Frederick James Rastrick (1819-1897). Accessed online at: https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/RASTRICK.%20Frederick%20James.pdf.

Ontario Historical County Maps Project (OHCMP)

2019 *Ontario Historical County Maps Project*. Accessed online at: <http://maps.library.utoronto.ca/hgis/countymaps/maps.html>.

Ontario Council of University Libraries (OCUL)

2022 *Historical Topographic Map Digitization Project*. Access online at: <https://ocul.on.ca/topomaps/>.

Otto, S.

2003 Frederick James Rastrick in *The Dictionary of Canadian Biography*. Accessed online at: http://www.biographi.ca/en/bio/rastrick_frederick_james_12E.html.

Page & Smith

1875 *Illustrated Historical Atlas of the County of Wentworth, Ont.* Toronto: Page & Smith. Accessed online at: <http://digital.library.mcgill.ca/countyatlas/searchmapframes.php>.

Passafiume, A.

2021 *An Old Building with New Ideas: Historic Copley Building is Being Reimagined, But its Design Will Stay*. The Hamilton Spectator. Accessed online at: <https://www.thespec.com/business/2021/11/19/hamilton-copley-factory-heritage-building-york-boulevard.html>.

Presant, E.W., R.E. Wicklund and B.C. Matthews

1965 *The Soils of Wentworth County*. Report No. 32 of the Ontario Soil Survey. Ottawa: Research Branch, Canada Department of Agriculture.

Polewski, L.

2021 *Historic Copley Building in Downtown Hamilton to Transform into Community Hub*. Global News. Accessed online at: <https://globalnews.ca/news/8387146/copley-building-development-downtown-hamilton/>.

Reilly, E.

2020 *Hamilton's Style Shift: How the Apparel Industry is Experiencing Not Just a Fashion Moment, but a Steady Movement*. Accessed online at: <https://investinhamilton.ca/blog/2020/12/08/hamiltons-style-shift/>.

Rich, T.D.

1892 *Hamilton: The Birmingham of Canada*. Hamilton: Times Print. Accessed online at: <https://archive.org/details/hamiltonbirmingh00hamiuoft/page/n3/mode/1up?q=young>.

Ricketts, S., Maitland, L. and Hucker, J.

2003 *A Guide to Canadian Architectural Styles*. University of Toronto Press, Higher Education Division; 2nd ed. Edition.

Smith, W.H.

1846 *Smith's Canadian Gazetteer: Comprising Statistical and General Information Respecting all Parts of the Upper Province, or Canada West.* Toronto: H. & W. Rowsell.

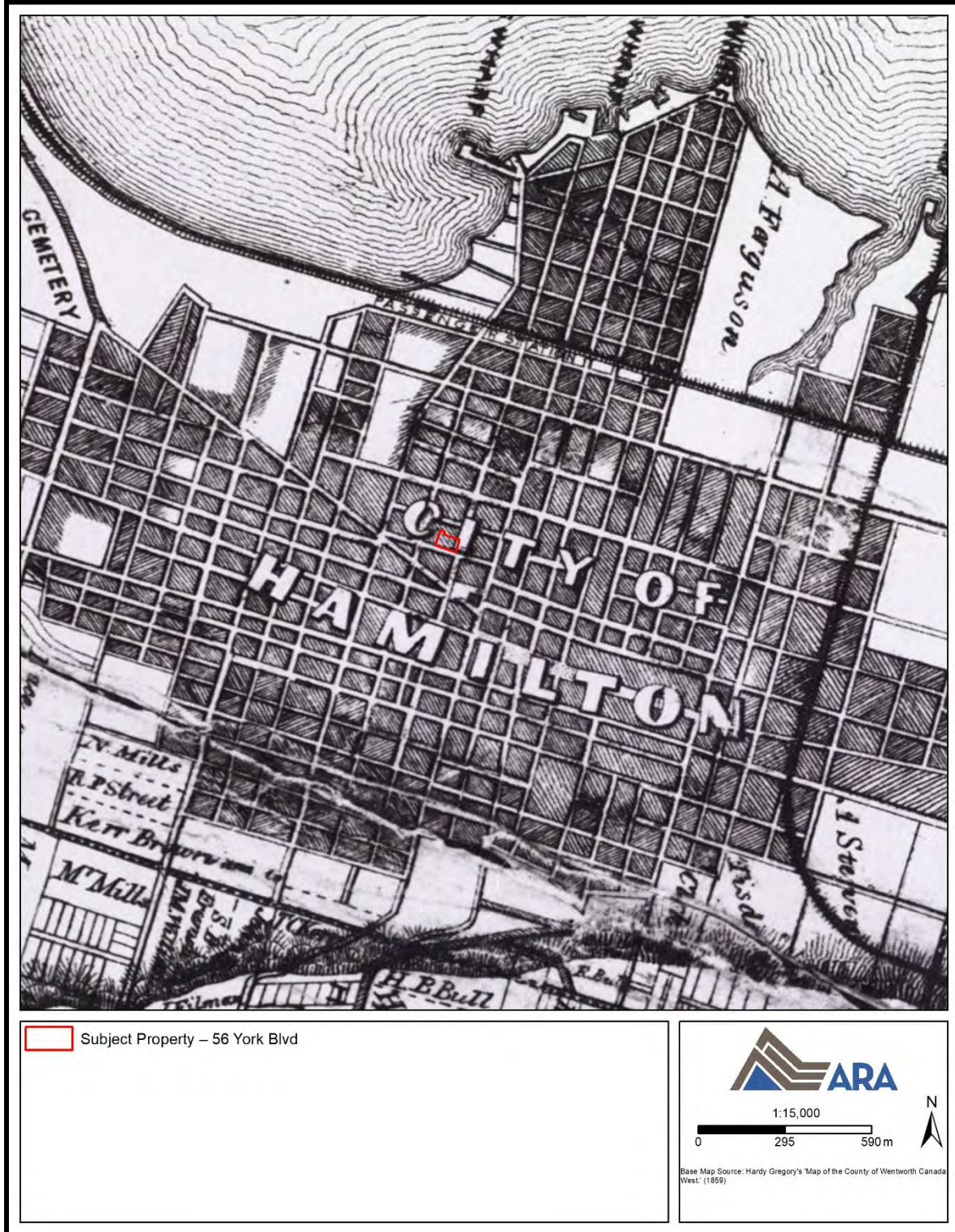
Surtees, R.J.

1994 Land Cessions, 1763–1830. In *Aboriginal Ontario: Historical Perspectives on the First Nations*, edited by E.S. Rogers and D.B. Smith, pp. 92–121. Toronto: Dundurn Press.

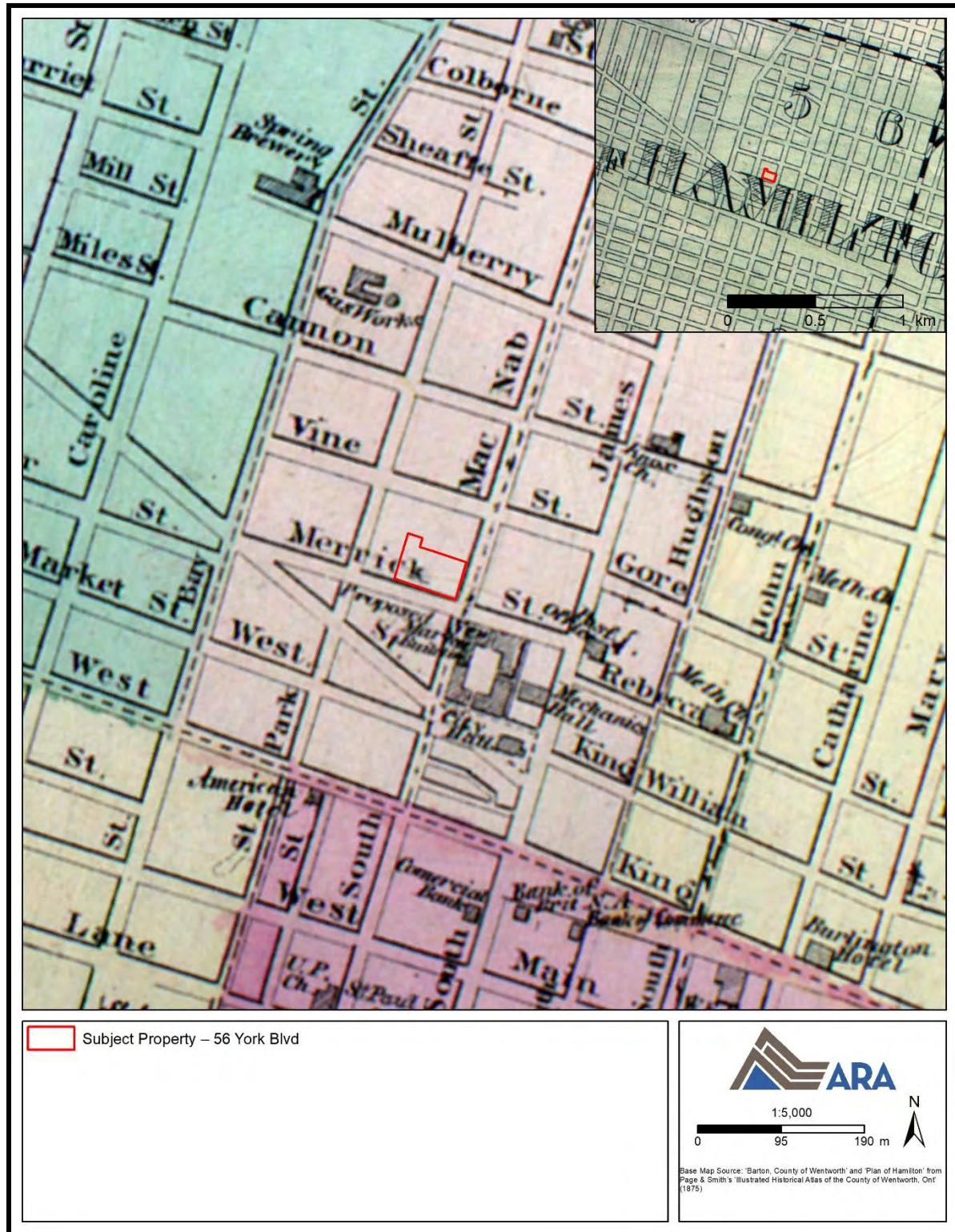
Wilson, P.

2020 *Coppley Building Still Standing in Downtown Hamilton. Lets Keep it that Way.* The Hamilton Spectator. Accessed online at: <https://www.thespec.com/opinion/columnists/2018/03/06/coppley-building-still-standing-in-downtown-hamilton-let-s-keep-it-that-way.html>.

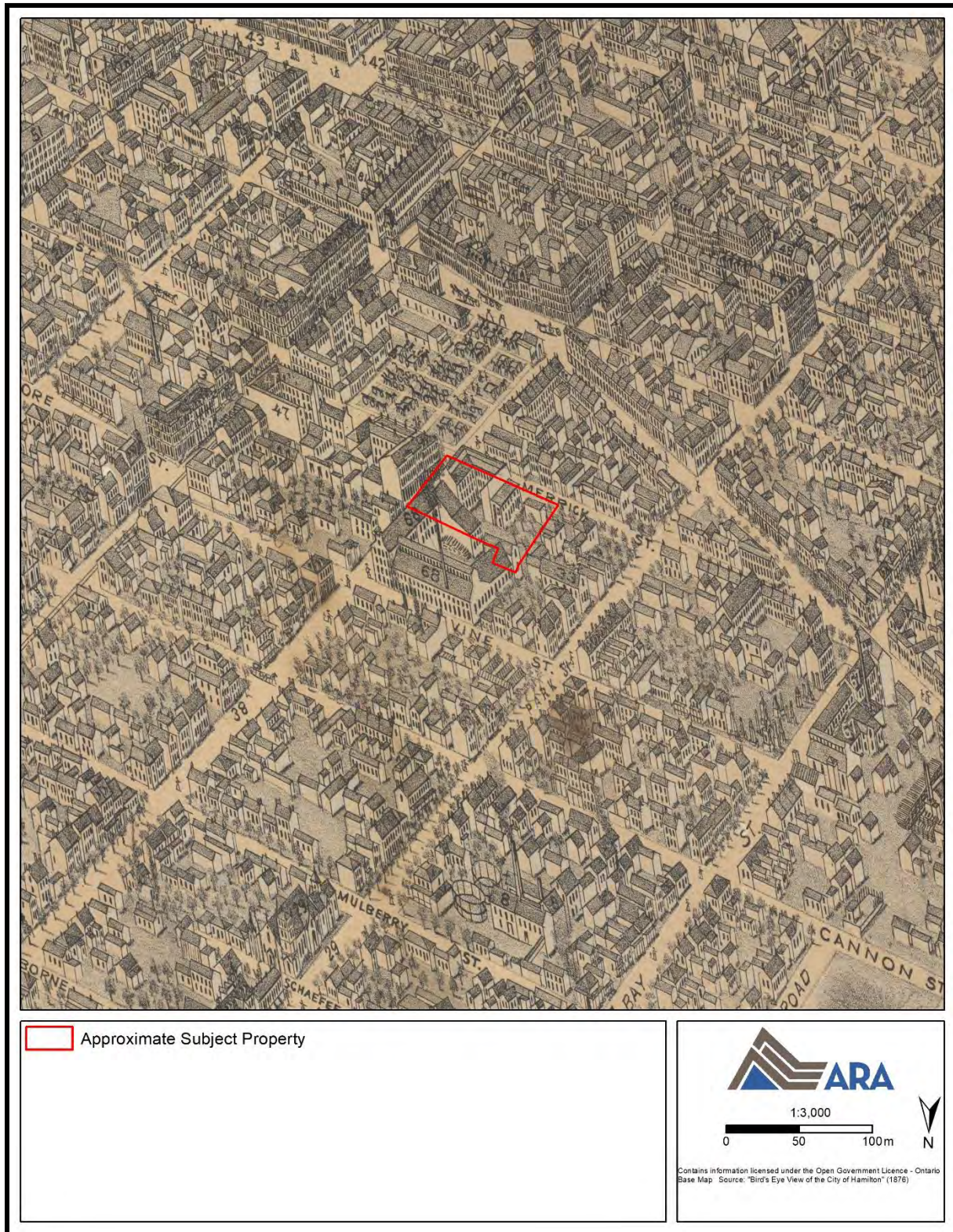
Appendix A: Historic Maps and Aerials



Map 3: 56 York Boulevard on a Map from 1859
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2019)



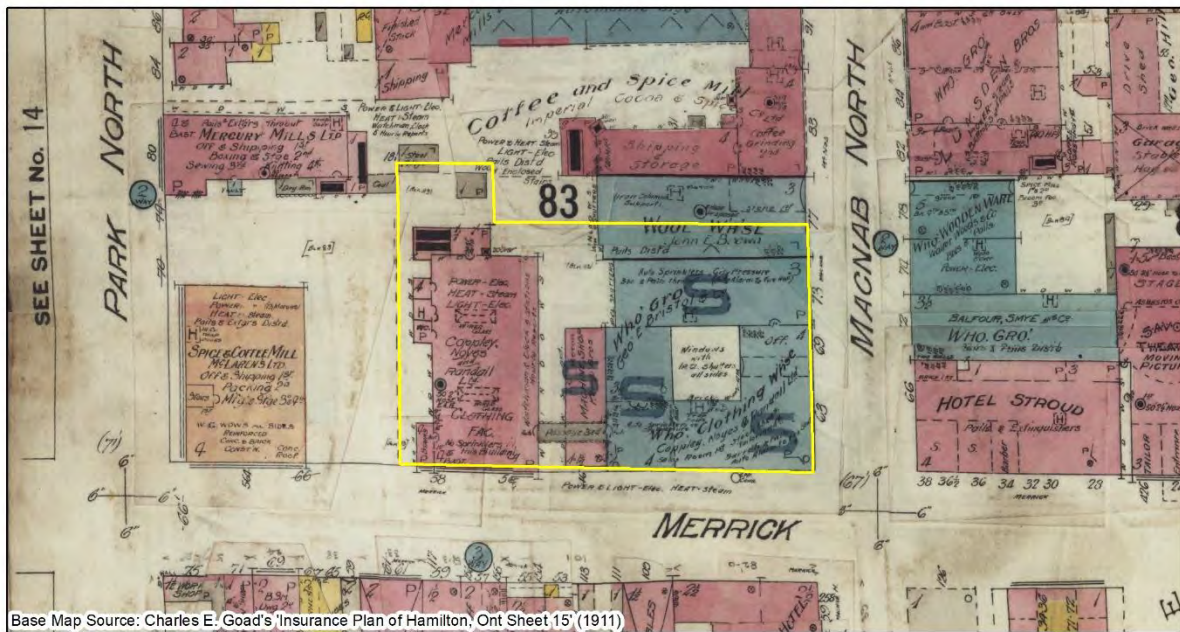
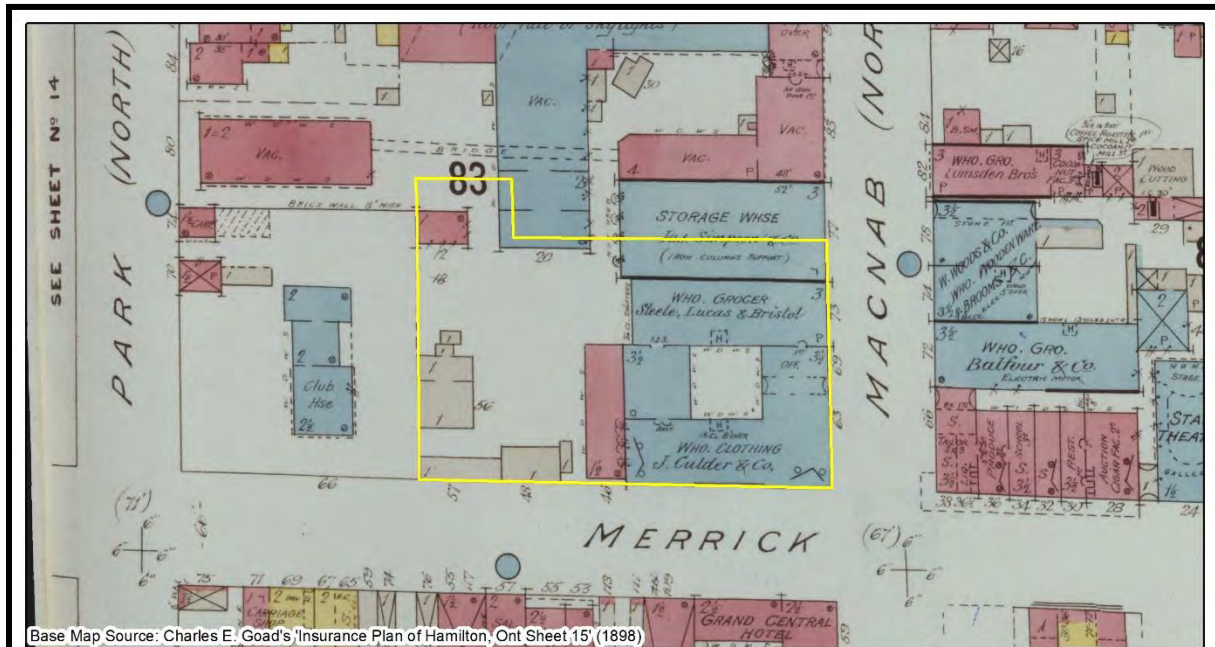
Map 4: 56 York Boulevard on the Map of the Township of Barton in the *Illustrated Historical Atlas of the County of Wentworth, 1875*
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill 2001)




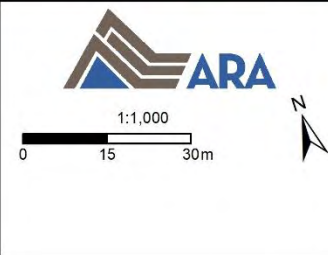
Map 5: 56 York Boulevard on a Bird's Eye View Map from 1876
(Produced under licence using ArcGIS® software by Esri, © Esri; McMaster Digital Archive 1876)



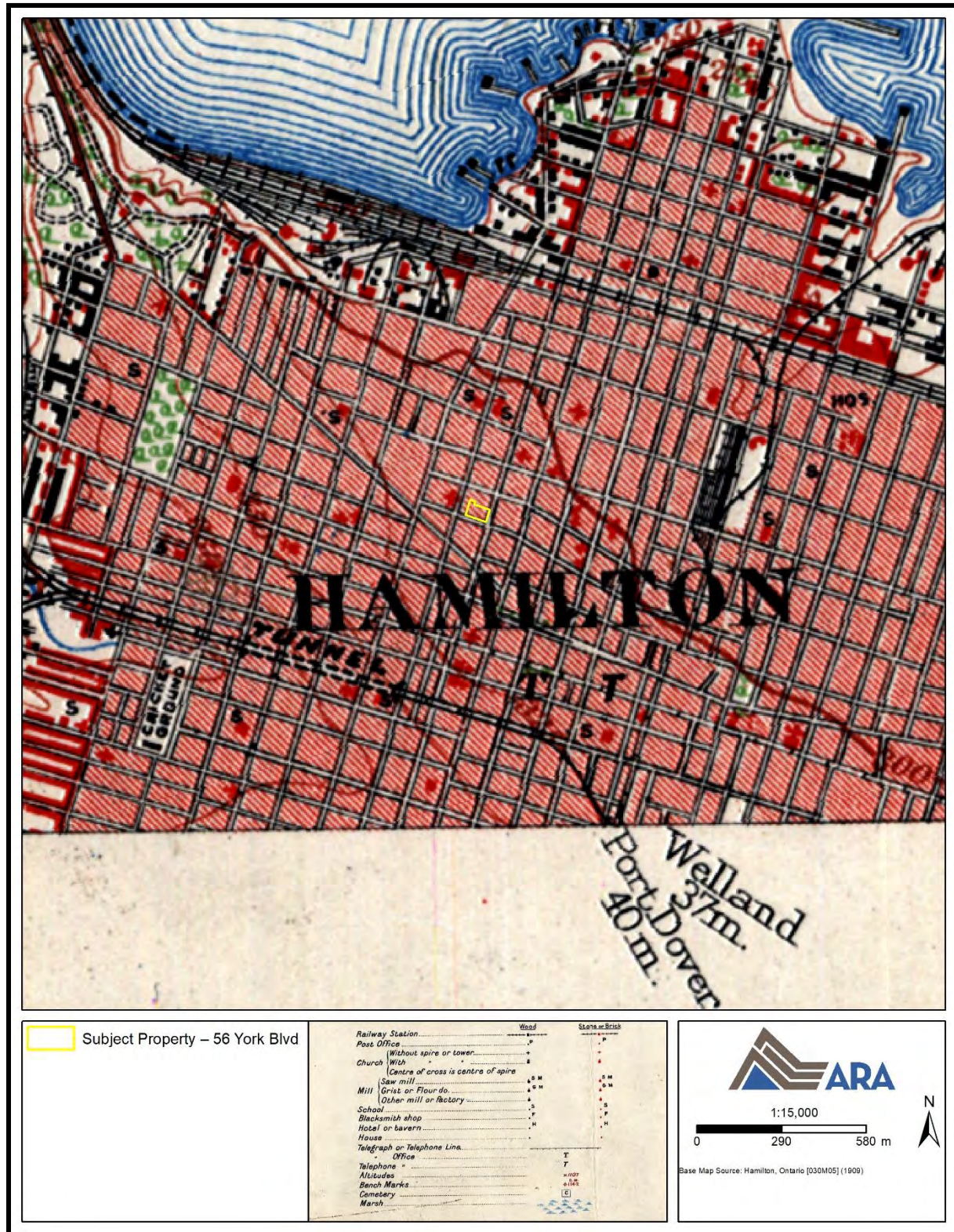
Map 6: 56 York Boulevard on a Bird's Eye View Map from 1893
(Produced under licence using ArcGIS® software by Esri, © Esri; McMaster Digital Archive 1893)



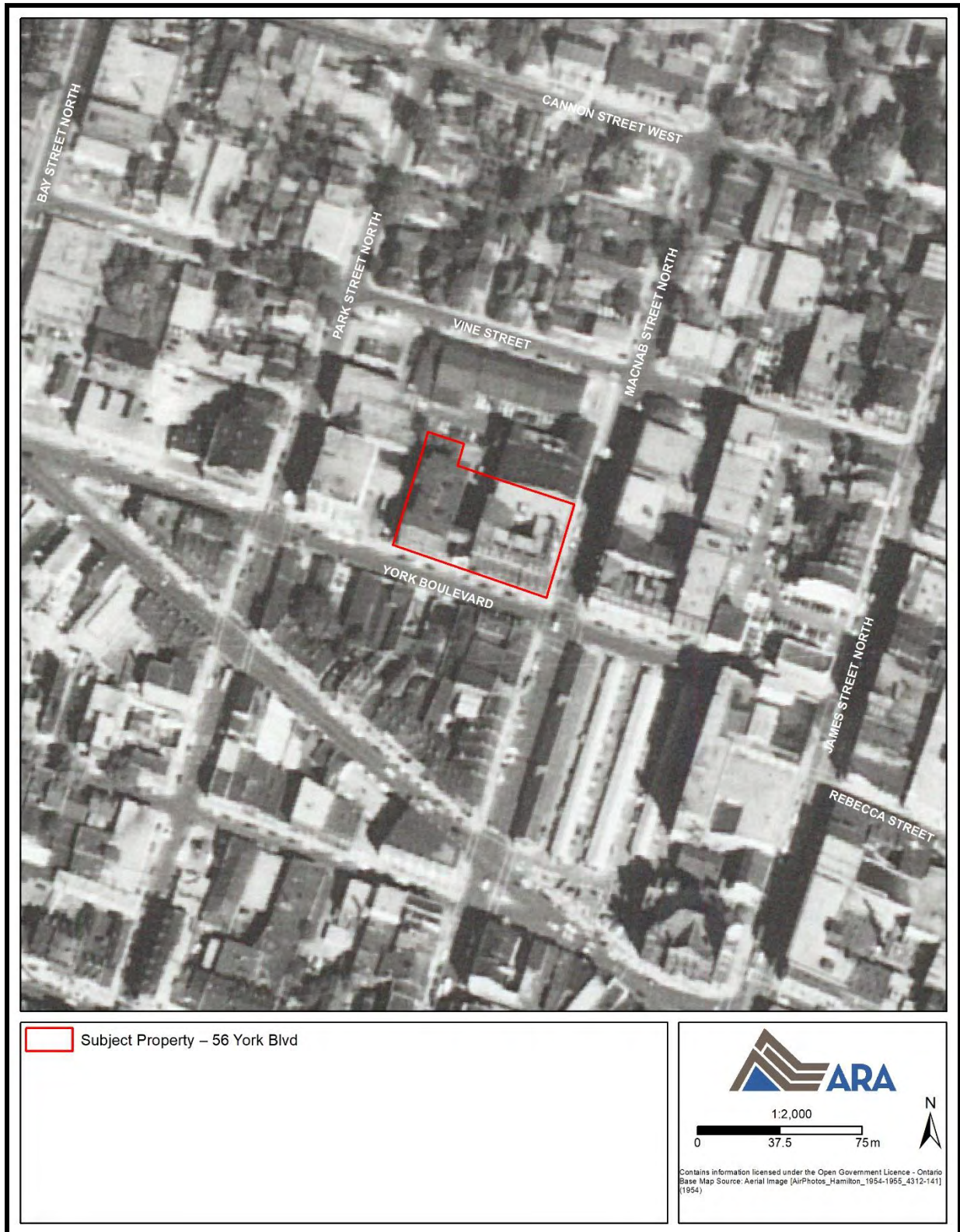
 Subject Property



Map 7: 56 York Boulevard on Fire Insurance Plans from 1898 and 1911
(Produced under licence using ArcGIS® software by Esri, © Esri; McMaster Digital Archive 1898 and 1911)



Map 8: 56 York Boulevard on a Historic Topographic Map from 1909
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2022)



Map 9: 56 York Boulevard on an Aerial Image from 1955
(Produced under licence using ArcGIS® software by Esri, © Esri; McMaster Digital Archive 2022)



Map 10: 56 York Boulevard Building Phases
(Produced under licence using ArcGIS® software by Esri, © Esri)

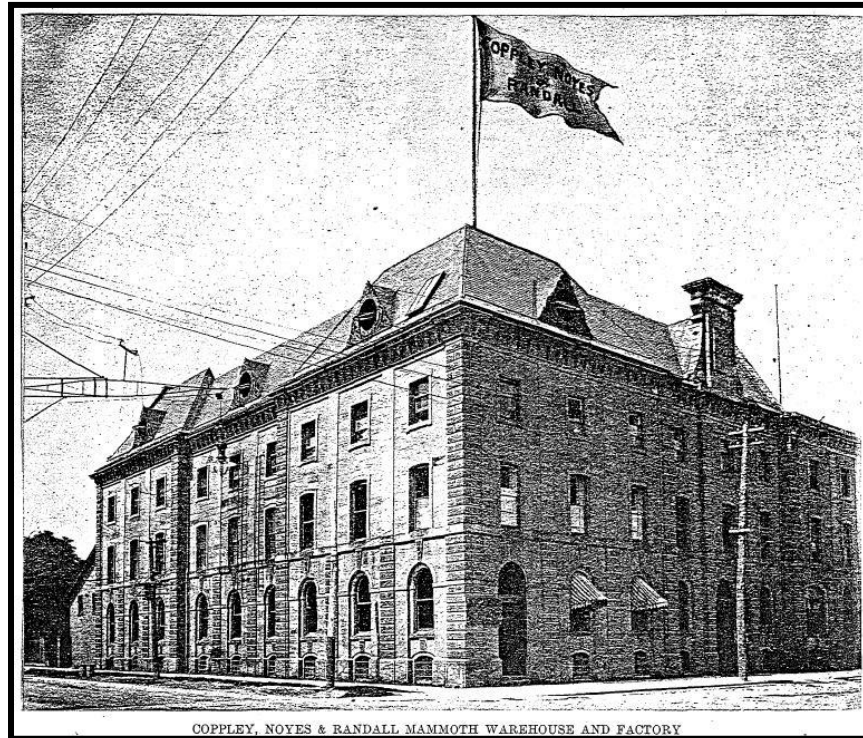
Appendix B: Historic Photograph (Plates)



**Plate 1: Subject Property in 1892
(Adapted from Rich 1892)**



**Plate 2: View of Hamilton Market with Stone Subject Building at Left
(HPL LHA circa 1893)**



**Plate 3: Subject Property Stone Building Circa 1903
(Adapted from Chapple and Moore circa 1903)**



**Plate 4: View of Hamilton Market with Stone Subject Building at Left
(HPL LHA , no date)**



**Plate 5: View of Hamilton Market with Stone Subject Building at Left
(HPL LHA, no date)**



**Plate 6: Subject Property Bordered in Yellow at Left, 1919
(McMaster Digital Archive #71642 1919)**



Plate 7: Wright Fruit Company at 73 MacNab Street
(HPL LHA 1936)



Plate 8: Wright Fruit Company at 73 MacNab Street
(HPL LHA 1936)



**Plate 9: Wright Fruit Company Interior at 73 MacNab Street
(HPL LHA 1936)**



**Plate 10: Stone Building at 56 York Boulevard
(HPL LHA no date)**



**Plate 11: Stone Building at 56 York Boulevard
(HPL LHA no date)**



**Plate 12: Stone Building at 56 York Boulevard
(HPL LHA no date)**



**Plate 13: View of Market Property with Stone Subject Building at Top Left
(Vintage Hamilton 1959)**



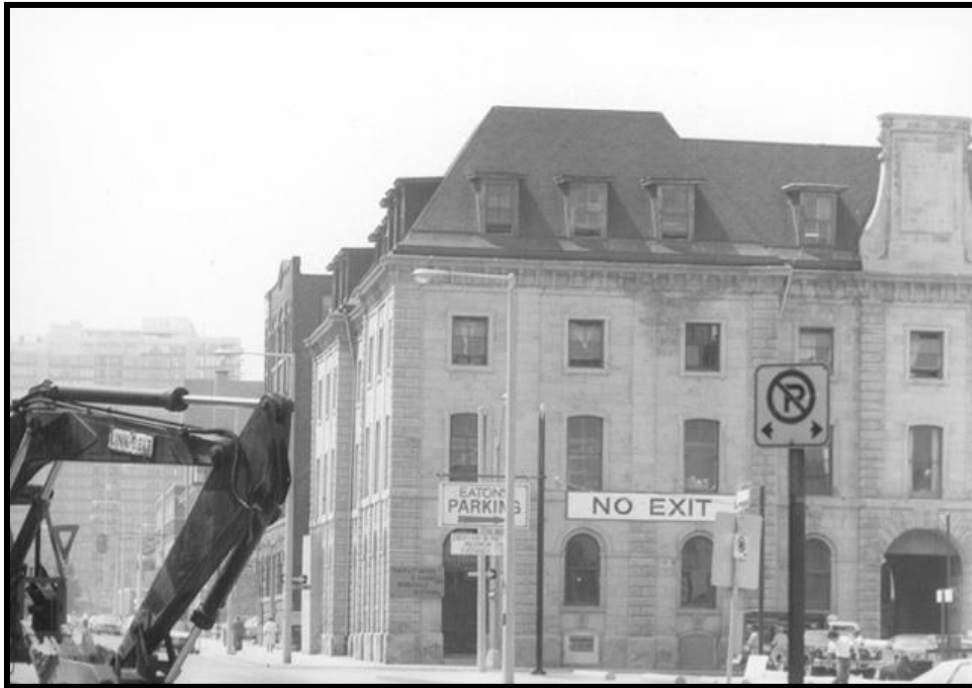
**Plate 14: View of York Boulevard from Market Square with 56 York Boulevard at Centre
(HPL LHA 1961)**



**Plate 15: Restoration in Progress at 63-73 MacNab Street
(HPL LHA 1978)**



**Plate 16: Restoration in Progress at 63-73 MacNab Street
(HPL LHA 1978)**



**Plate 17: 56 York Boulevard
(HPL LHA Circa 1978)**



**Plate 18: Brick Building at 56 York Boulevard, no date
(Provided by the City of Hamilton)**



**Plate 19: Brick Building at 56 York Boulevard, no date
(Provided by the City of Hamilton)**



**Plate 20: Brick and Stone Building at 56 York Boulevard
(HPL LHA circa 1990)**

Appendix C: Images

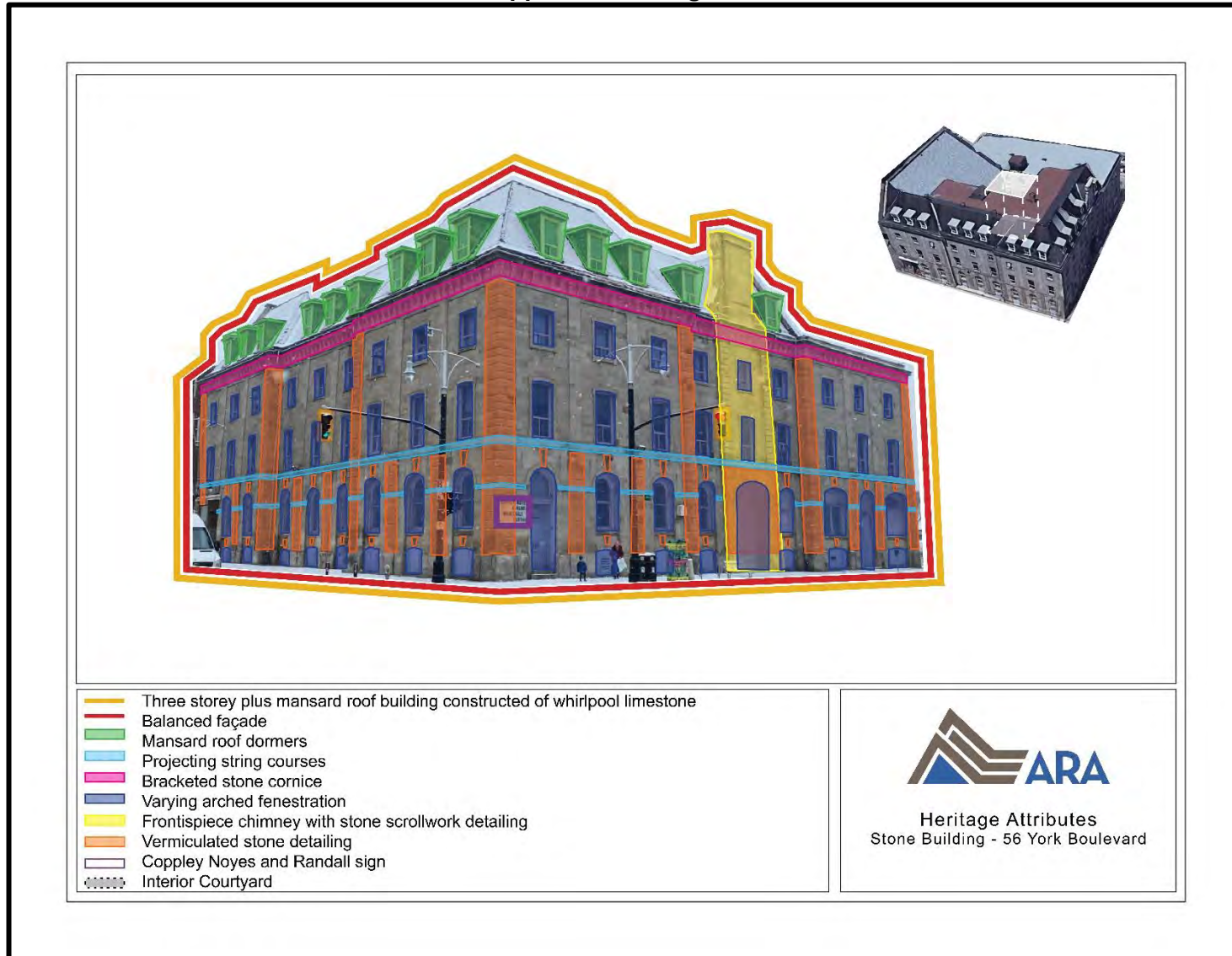


Figure 2: Subject Property Showing Heritage Attributes, 56 York Boulevard - Stone
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

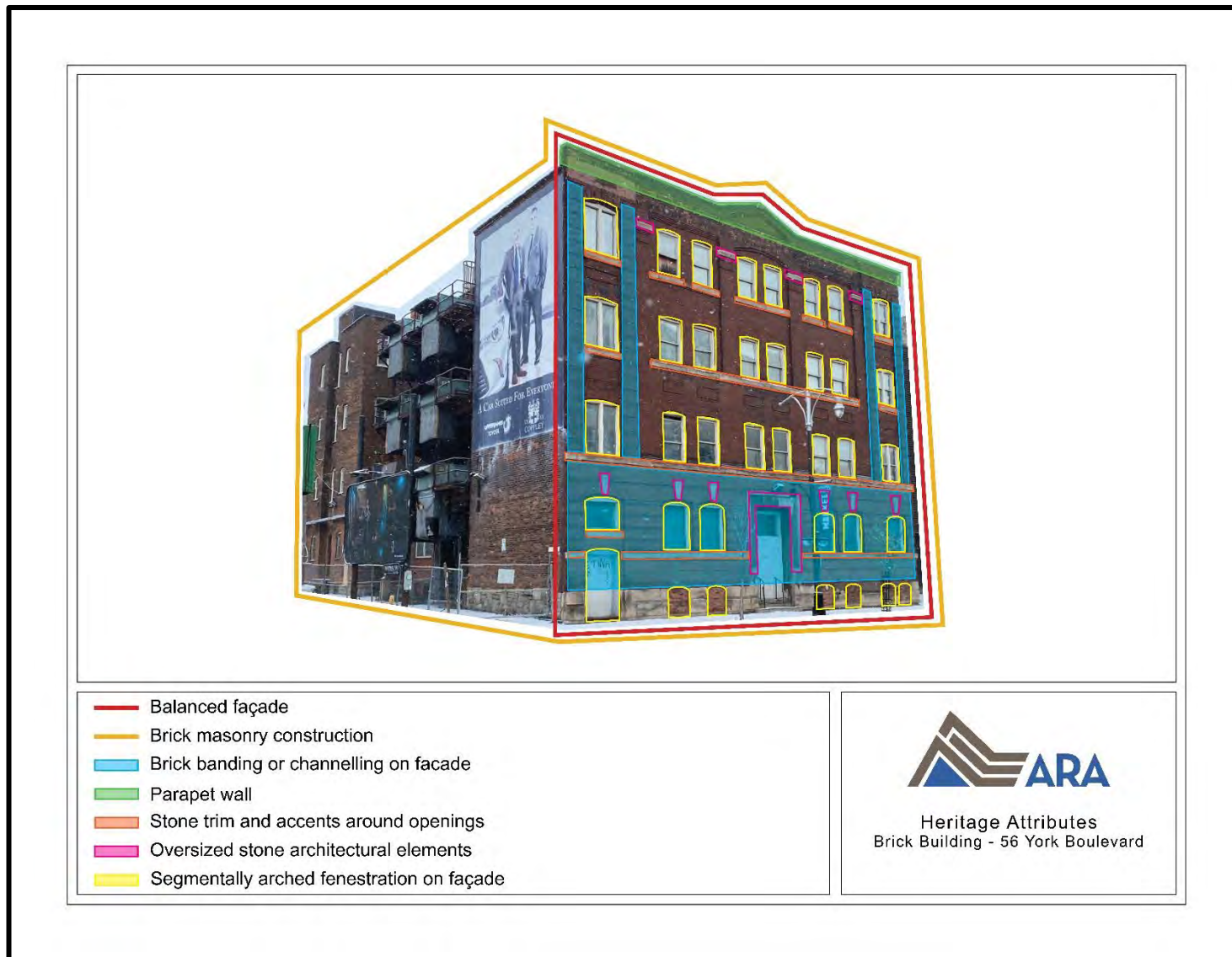
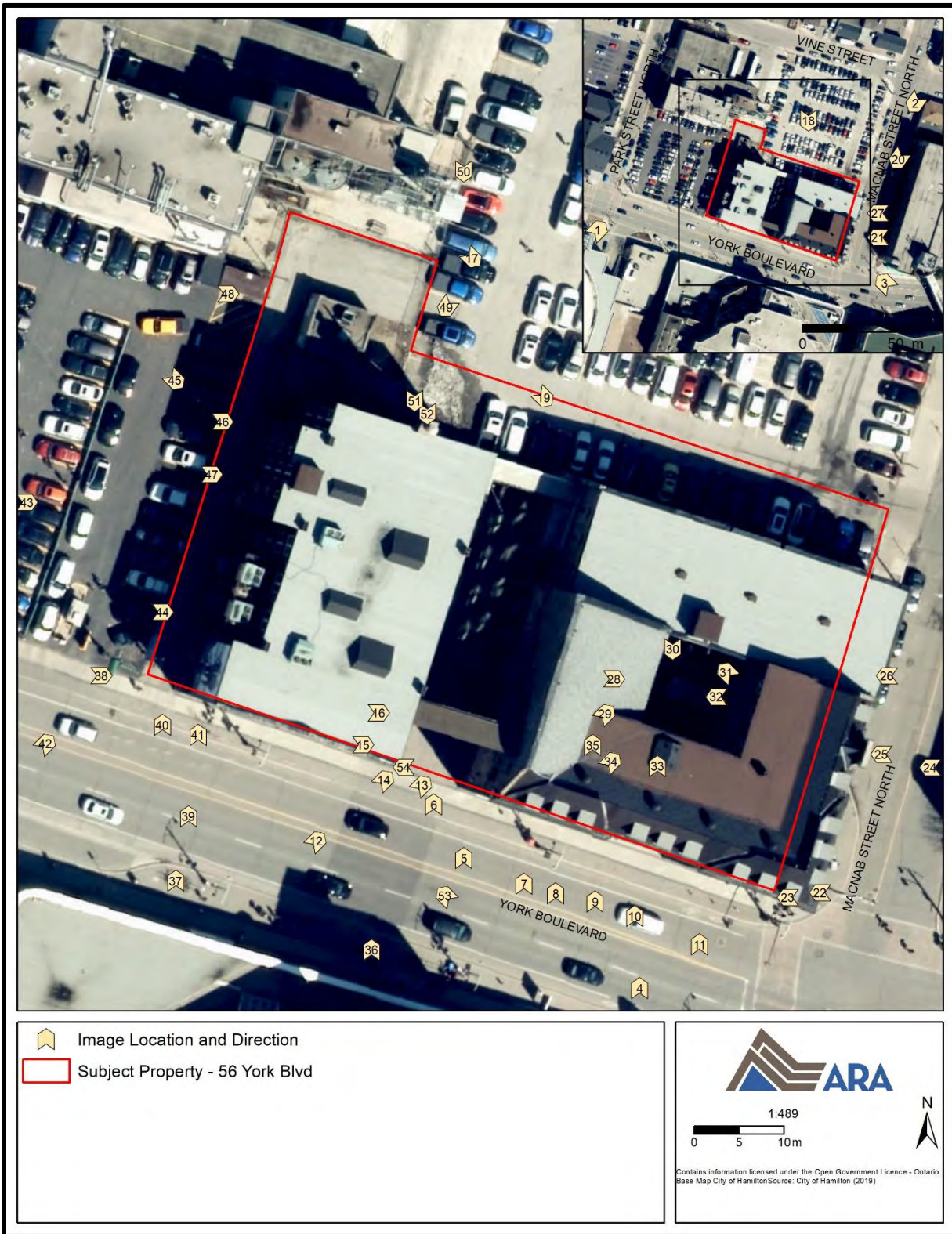


Figure 3: Subject Property Showing Heritage Attributes, 56 York Boulevard - Brick
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 11: Subject Property with Image Locations and Directions, 56 York Boulevard
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Image 1: View of York Street Streetscape – Subject Property at Centre
(Photo taken on December 8, 2021; Facing Northeast)**



**Image 2: View of MacNab Street Streetscape – Subject Property at Right
(Photo taken on December 8, 2021; Facing Southwest)**



Image 3: View of Subject Property
(Photo taken on December 8, 2021; Facing Northwest)



Image 4: York Street Front Façade (South Elevation)
(Photo taken on December 8, 2021; Facing North)



Image 5: York Street Entrance – Detail
(Photo taken on December 8, 2021; Facing North)



Image 6: Vermiculated Stone Pilaster – Detail
(Photo taken on December 8, 2021; Facing North)



Image 7: First Storey Window Opening and Vermiculated Ashlar Pilasters – Detail
(Photo taken on December 8, 2021; Facing North)



Image 8: Detail of Basement Window Opening on York Street Front Façade
(Photo taken on December 8, 2021; Facing North)



Image 9: Detail of Central Section of York Street Front Façade
(Photo taken on December 8, 2021; Facing North)



Image 10: Vermiculated Stone Pilaster and Dressed Stone – Detail
(Photo taken on December 8, 2021; Facing North)



Image 11: Second and Third Storey Window Openings and Brackets – Detail
(Photo taken on December 8, 2021; Facing North)



Image 12: York Street Front Façade and Overhead Walkway at Left
(Photo taken on December 8, 2021; Facing Northeast)



Image 13: Detail of Corner at York Street Front Façade and West Elevation
(Photo taken on December 8, 2021; Facing Northeast)



Image 14: First Storey of Front Façade on York Boulevard
(Photo taken on December 8, 2021; Facing Northeast)

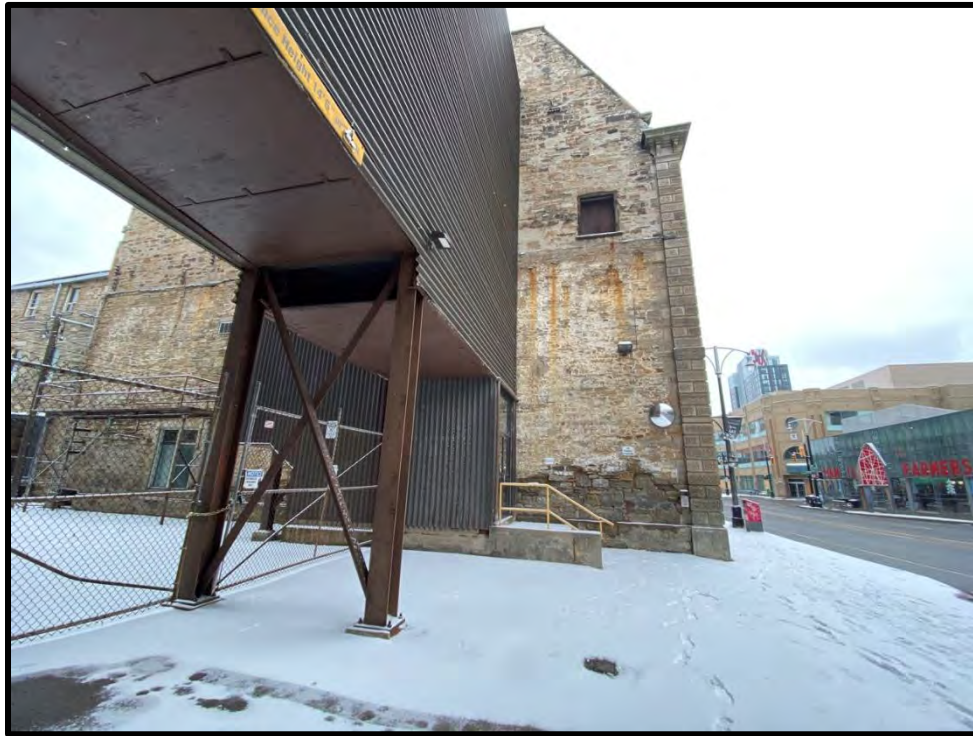


Image 15: West Elevation and Overhead Walkway
(Photo taken on December 8, 2021; Facing East)



Image 16: West Elevation
(Photo taken on December 8, 2021; Facing Northeast)



Image 17: West Elevation
(Photo taken on December 8, 2021; Facing Southeast)



Image 18: North Elevation
(Photo taken on December 8, 2021; Facing South)



Image 19: Foundation and Concrete Walkway – Detail
(Photo taken on December 8, 2021; Facing Southeast)



Image 20: North and East Elevations
(Photo taken on December 8, 2021; Facing Southwest)



Image 21: East Elevation
(Photo taken on December 8, 2021; Facing West)



Image 22: East Elevation Entrance on MacNab Street
(Photo taken on December 8, 2021; Facing West)



Image 23: Sign on East Elevation
(Photo taken on December 8, 2021; Facing West)



Image 24: East Elevation Chimney, Brackets and Dormers Detail
(Photo taken on December 8, 2021; Facing West)



Image 25: East Elevation Window Openings and Door Opening to Courtyard-Detail
(Photo taken on December 8, 2021; Facing West)



Image 26: East Elevation Window Opening - Detail
(Photo taken on December 8, 2021; Facing West)



Image 27: East Elevation Window and Door Openings - Detail
(Photo taken on December 8, 2021; Facing West)

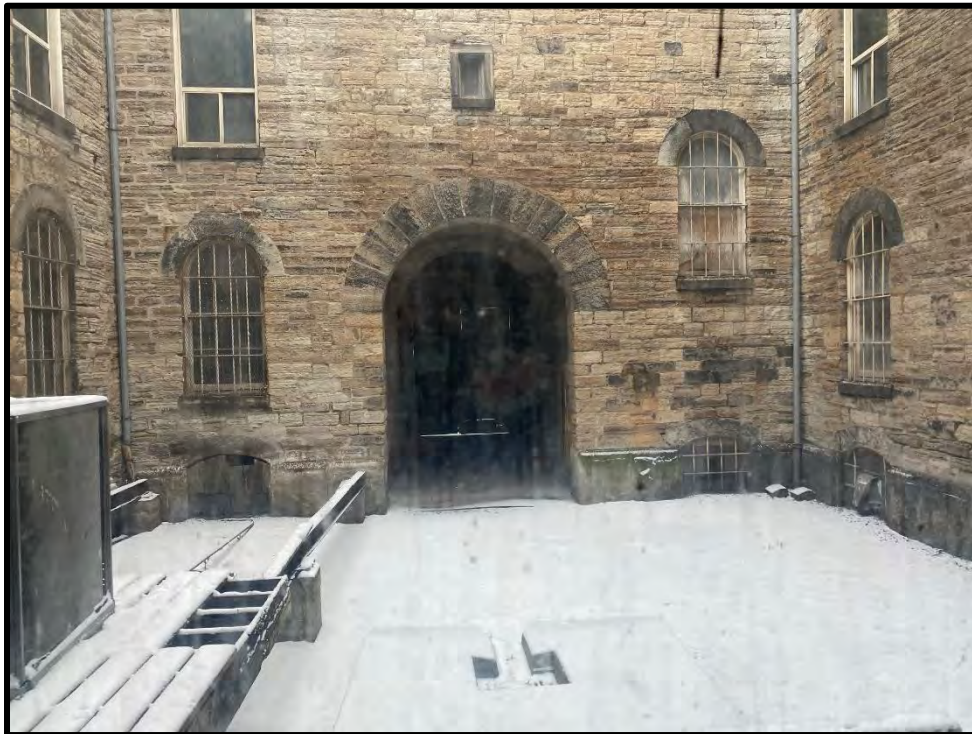


Image 28: Courtyard
(Photo taken on December 8, 2021; Facing East)

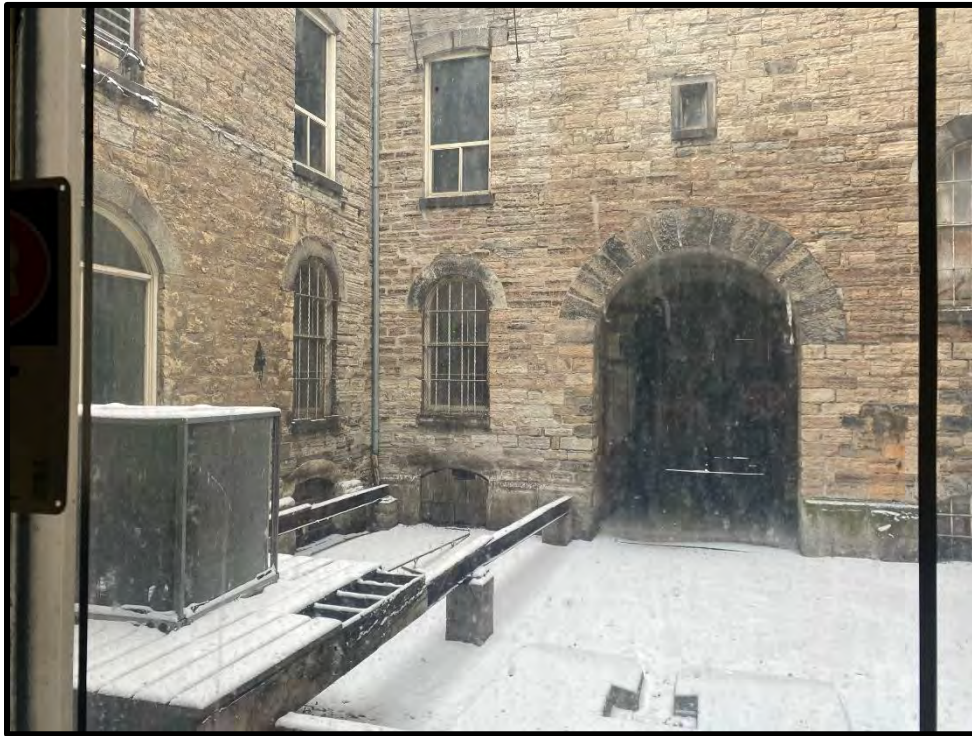


Image 29: Courtyard
(Photo taken on December 8, 2021; Facing Northeast)

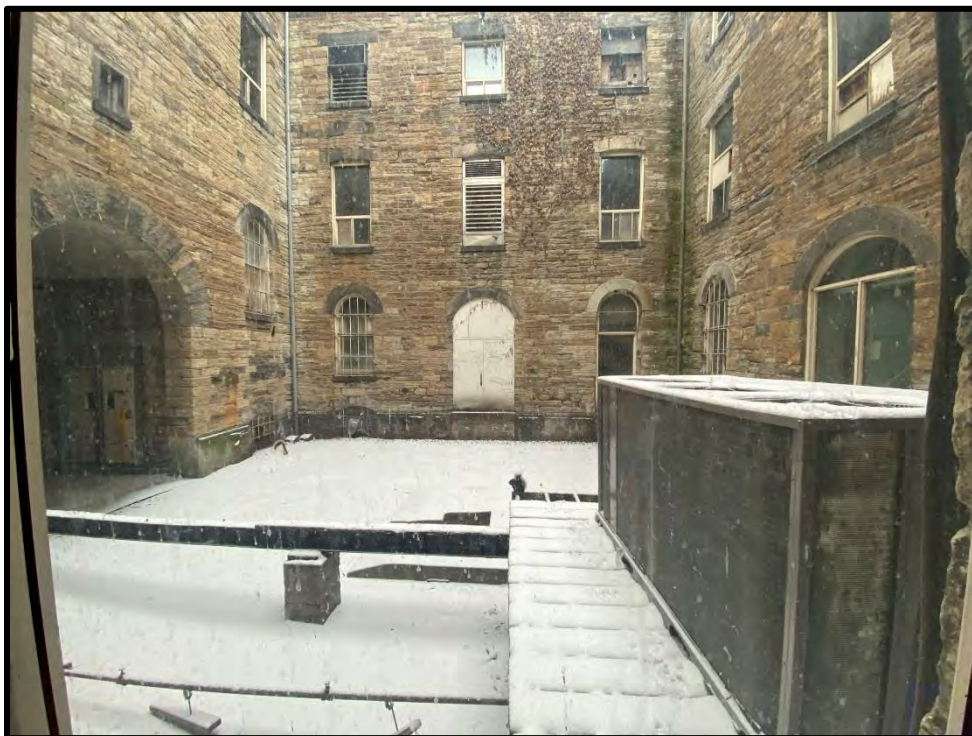


Image 30: Courtyard
(Photo taken on December 8, 2021; Facing South)



Image 31: Courtyard
(Photo taken on December 8, 2021; Facing West)



Image 32: Courtyard
(Photo taken on December 8, 2021; Facing Southwest)



Image 33: Courtyard
(Photo taken on December 8, 2021; Facing North)



Image 34: Courtyard
(Photo taken on December 8, 2021; Facing Northeast)



Image 35: Courtyard
(Photo taken on December 8, 2021; Facing Northwest)

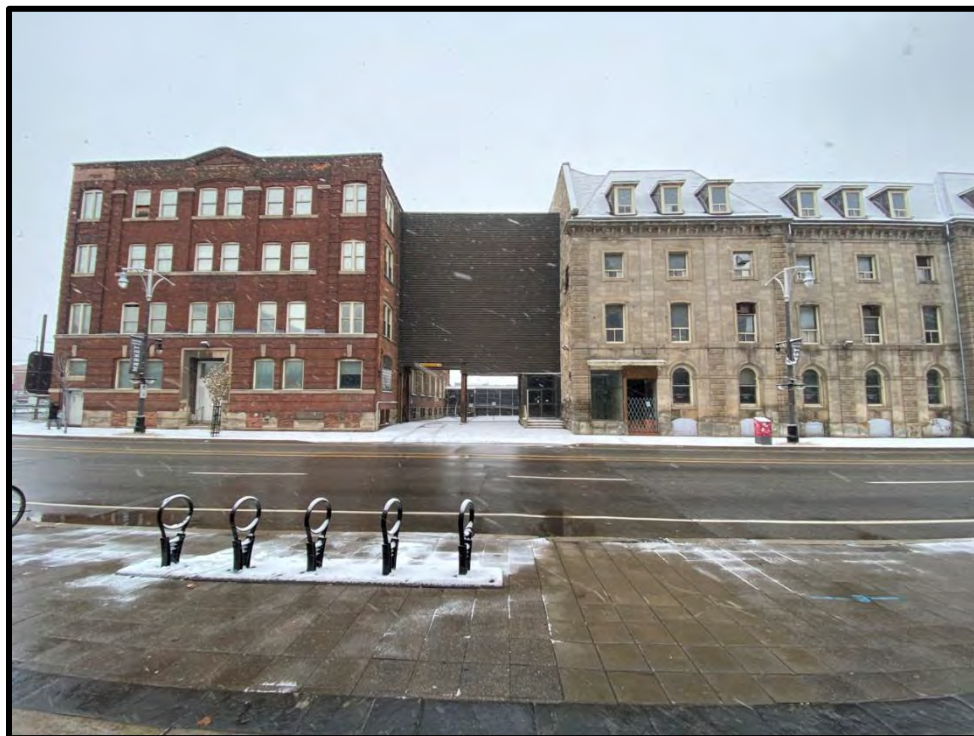


Image 36: York Street Front Façade Showing Entrance to Loading Area
(Photo taken on December 8, 2021; Facing North)



Image 37: York Street Front Façade
(Photo taken on December 8, 2021; Facing North)



Image 38: Detail of Front Façade Cladding
(Photo taken on December 8, 2021; Facing East)



Image 39: York Street Front Façade Door Opening Detail
(Photo taken on December 8, 2021; Facing North)



Image 40: York Street Front Façade Basement Window Opening – Detail
(Photo taken on December 8, 2021; Facing North)



Image 41: York Street Front Façade Rusticated Stone – Detail
(Photo taken on December 8, 2021; Facing North)



Image 42: South and West Elevations
(Photo taken on December 8, 2021; Facing Northeast)

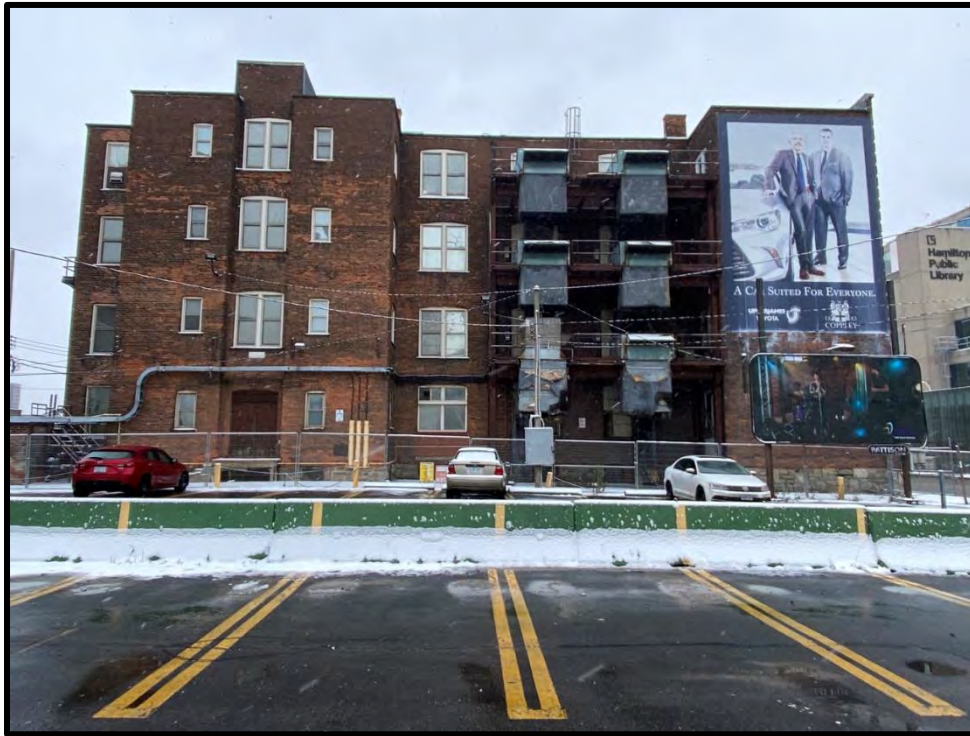


Image 43: West Elevation
(Photo taken on December 8, 2021; Facing East)



Image 44: Detail of Stone Foundation Brick Coursing on West Elevation
(Photo taken on December 8, 2021; Facing East)



Image 45: West Elevation Showing Elevator Shaft
(Photo taken on December 8, 2021; Facing Southeast)



Image 46: Detail of Door Opening on West Elevation
(Photo taken on December 8, 2021; Facing East)



Image 47: Detail of Basement Window Openings on West Elevation
(Photo taken on December 8, 2021; Facing East)



Image 48: Addition at North Part of West Elevation – Detail
(Photo taken on December 8, 2021; Facing East)



Image 49: North Elevation and Cinderblock Addition
(Photo taken on December 8, 2021; Facing Southwest)



Image 50: North Elevation
(Photo taken on December 8, 2021; Facing South)



Image 51: Window Opening on North Elevation – Detail
(Photo taken on December 8, 2021; Facing South)



Image 52: Common Bond Brick Coursing and Uncoursed Stone Foundation – Detail
(Photo taken on December 8, 2021; Facing South)



Image 53: South and East Elevations
(Photo taken on December 8, 2021; Facing Northwest)



Image 54: Detail of East Elevation
(Photo taken on December 8, 2021; Facing West)

Interior Photographs-Stone Building



Image 55: First Floor – Stairwell Addition and West Elevation Entrance
(Photo taken on December 8, 2021; Facing East)



Image 56: West Elevation Entrance
(Photo taken on December 8, 2021; Facing East)



Image 57: First Floor – Interior
(Photo taken on December 8, 2021; Facing West)



Image 58: First Floor – Interior
(Photo taken on December 8, 2021; Facing Southwest)



Image 59: First Floor – Interior
(Photo taken on December 8, 2021; Facing Northeast)



Image 60: First Floor – Interior
(Photo taken on December 8, 2021; Facing West)



Image 61: First Floor – Interior
(Photo taken on December 8, 2021; Facing West)

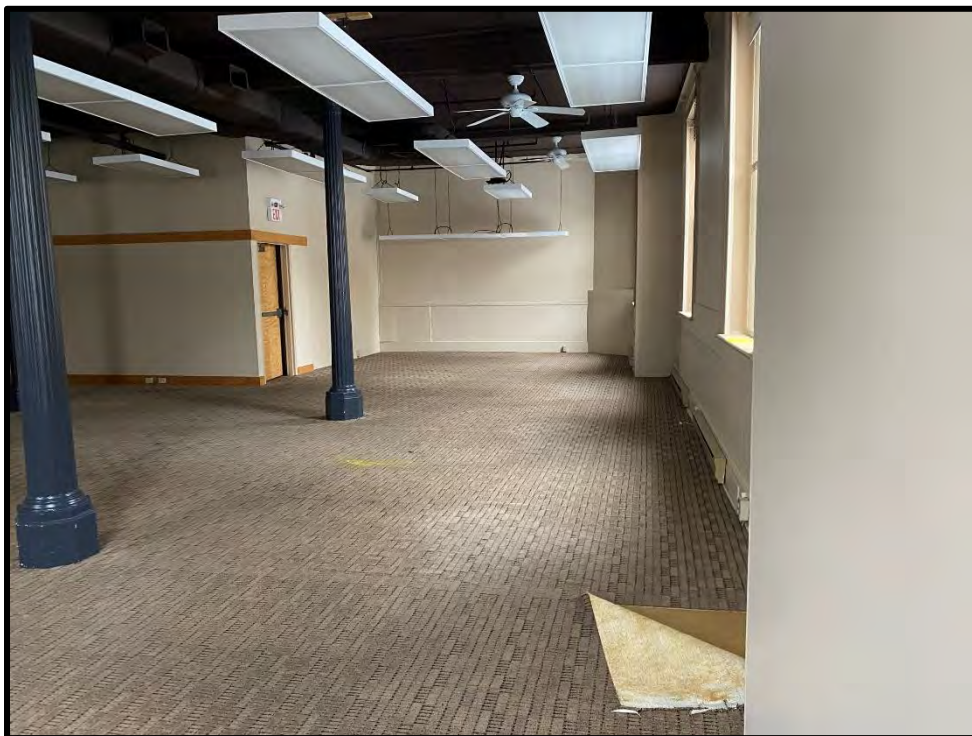


Image 62: First Floor – Interior
(Photo taken on December 8, 2021; Facing North)



Image 63: First Floor – Interior
(Photo taken on December 8, 2021; Facing Southwest)



Image 64: First Floor – Interior Detail Chair Rail
(Photo taken on December 8, 2021; Facing North)



Image 65: First Floor – Interior
(Photo taken on December 8, 2021; Facing North)



Image 66: First Floor – Interior
(Photo taken on December 8, 2021; Facing North)



Image 67: First Floor – Interior
(Measurements taken on December 8, 2021; Facing East)



Image 68: First Floor – Interior
(Photo taken on December 8, 2021; Facing North)



Image 69: First Floor – Interior
(Measurements taken on December 8, 2021; Facing South)



Image 70: First Floor – Interior
(Photo taken on December 8, 2021; Facing Southeast)



Image 71: First Floor – Interior
(Photo taken on December 8, 2021; Facing Southwest)



Image 72: First Floor – Interior
(Photo taken on December 8, 2021; Facing West)



Image 73: Interior Stone Wall – Detail
(Photo taken on December 8, 2021; Facing West)



Image 74: First Floor Interior – Wood Sill Detail
(Photo taken on December 8, 2021; Facing West)



Image 75: First Floor Interior – Staircase Detail
(Photo taken on December 8, 2021; Facing West)



Image 76: First Floor Entrance to North Addition – Interior
(Photo taken on December 8, 2021; North)



Image 77: First Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing North)



Image 78: First Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing East)



Image 79: First Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing Northeast)



Image 80: First Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing West)



Image 81: First Floor North Addition – Vault Detail
(Photo taken on December 8, 2021; Facing Northwest)



Image 82: First Floor North Addition – Vault Detail
(Photo taken on December 8, 2021; Facing West)



Image 83: First Floor North Addition – Vault Detail
(Photo taken on December 8, 2021; Facing Southwest)



Image 84: First Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing South)

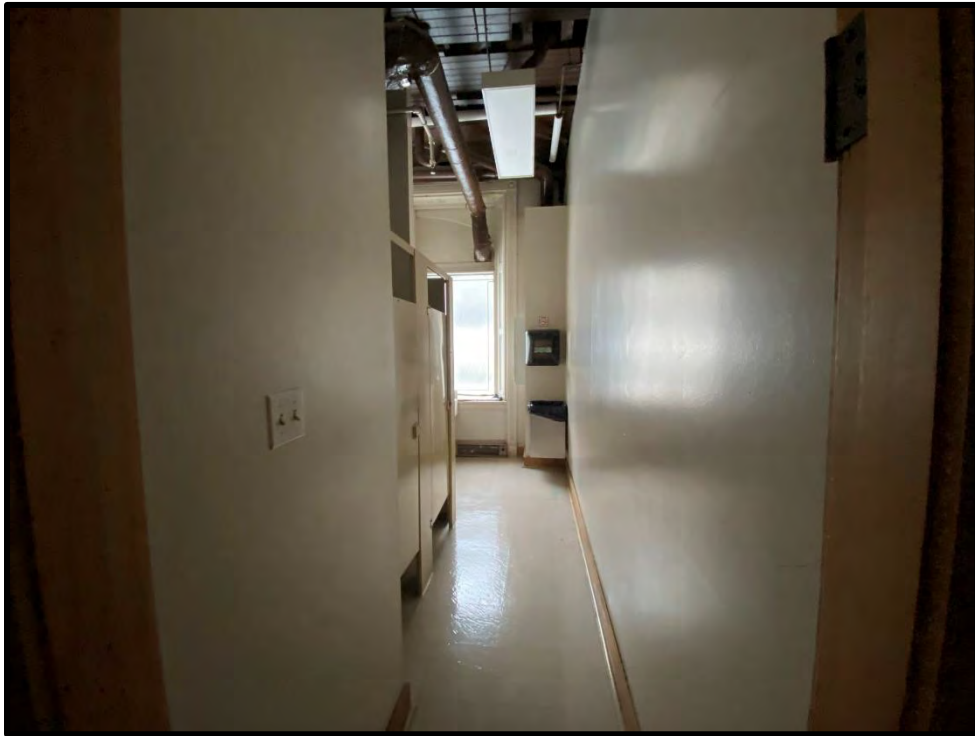


Image 85: First Floor North Addition – Bathroom
(Photo taken on December 8, 2021; Facing South)



Image 86: First Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing West)



Image 87: First Floor North Addition – Interior
(Photo taken on December 8, 2021)

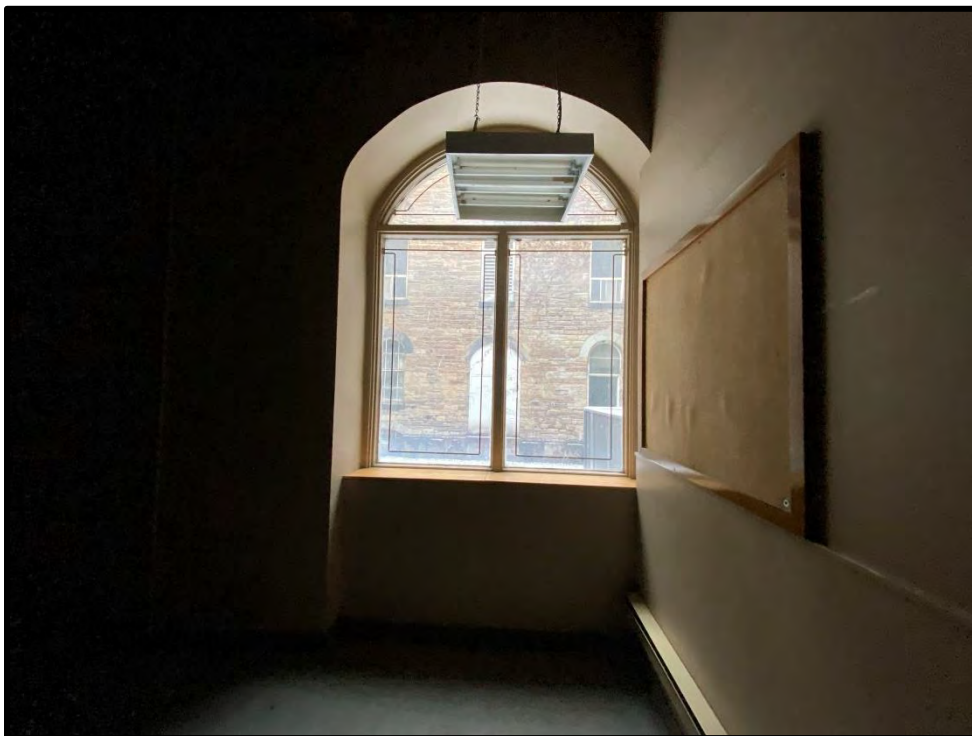


Image 88: First Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing South)



Image 89: First Floor North Addition – Interior
(Measurements taken on December 8, 2021; Facing West)



Image 90: First Floor North Addition – Heat Register Detail
(Photo taken on December 8, 2021; Facing South)



Image 91: First Floor North Addition – Window Opening
(Photo taken on December 8, 2021; Facing Southwest)



Image 92: First Floor North Addition – Wainscoting Detail
(Photo taken on December 8, 2021; Facing South)



Image 93: First Floor North Addition – Stair Landing - Interior
(Photo taken on December 8, 2021)



Image 94: First Floor North Addition – Stairwell Radiator
(Photo taken on December 8, 2021)



Image 95: First Floor North Addition – Staircase
(Photo taken on December 8, 2021)



Image 96: First Floor North Addition – Stairwell and Basement Entrance
(Photo taken on December 8, 2021)



Image 97: North Addition – Basement Entrance Alarm
(Photo taken on December 8, 2021)



Image 98: Second Floor Stone Building – Landing
(Photo taken on December 8, 2021)

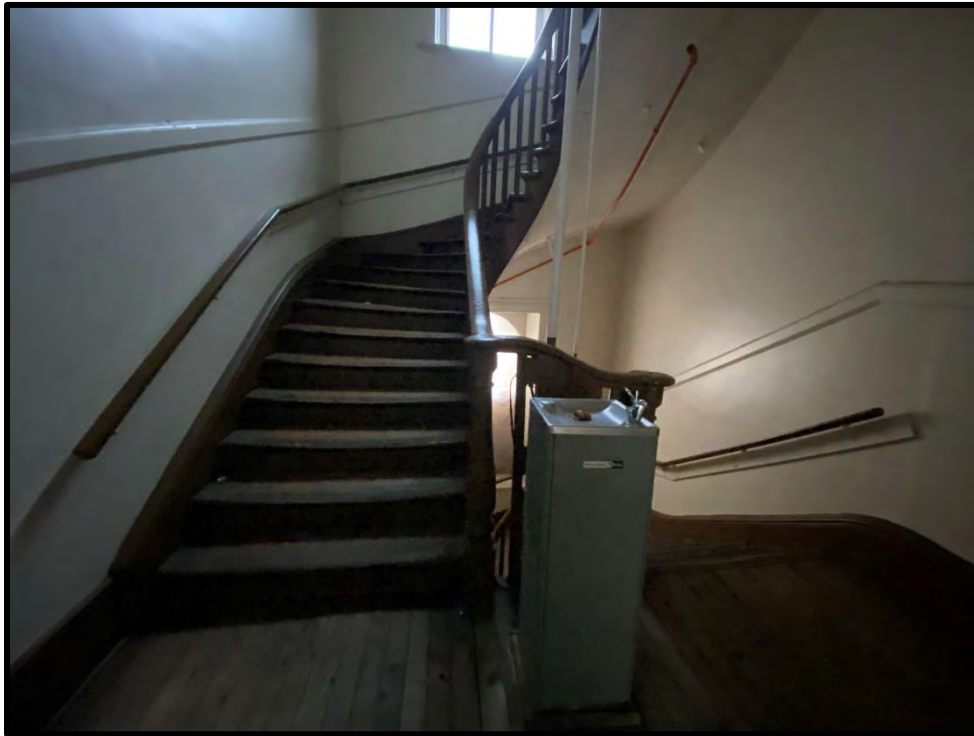


Image 99: Second Floor Stone Building – Landing
(Photo taken on December 8, 2021)



Image 100: Second Floor Stone Building – Interior
(Photo taken on December 8, 2021)



Image 101: Second Floor Stone Building – Interior
(Photo taken on December 8, 2021)

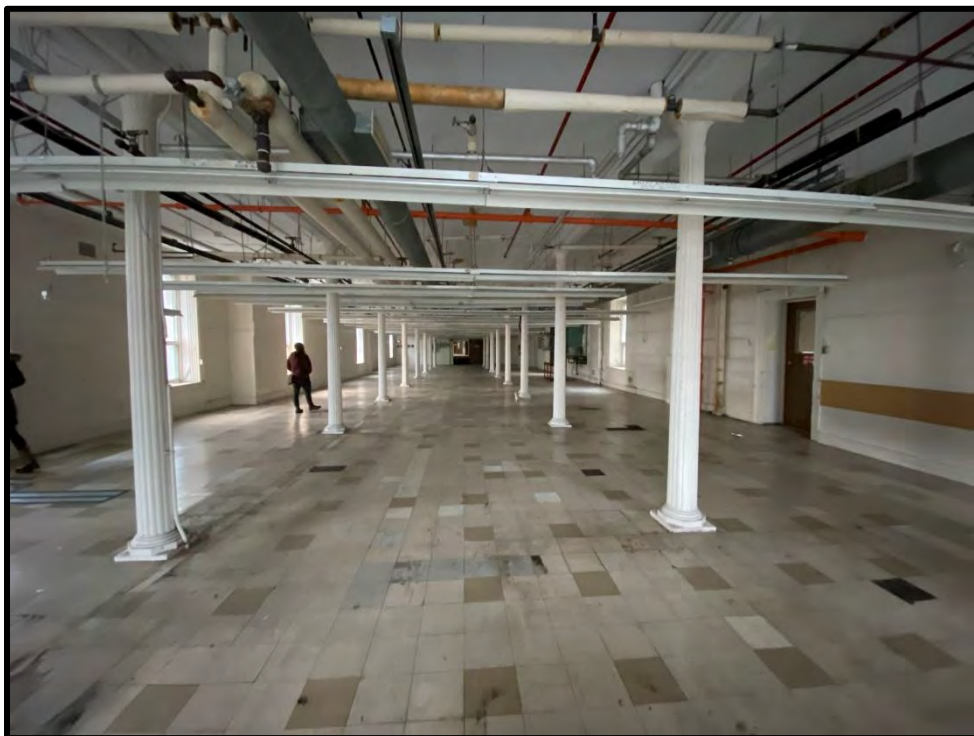


Image 102: Second Floor Stone Building - Interior
(Photo taken on December 8, 2021; Facing West)



Image 103: Second Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing South)



Image 104: Second Floor Stone Building – Fireplace Surround and Mantel Detail
(Photo taken on December 8, 2021; Facing East)



Image 105: Second Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing West)

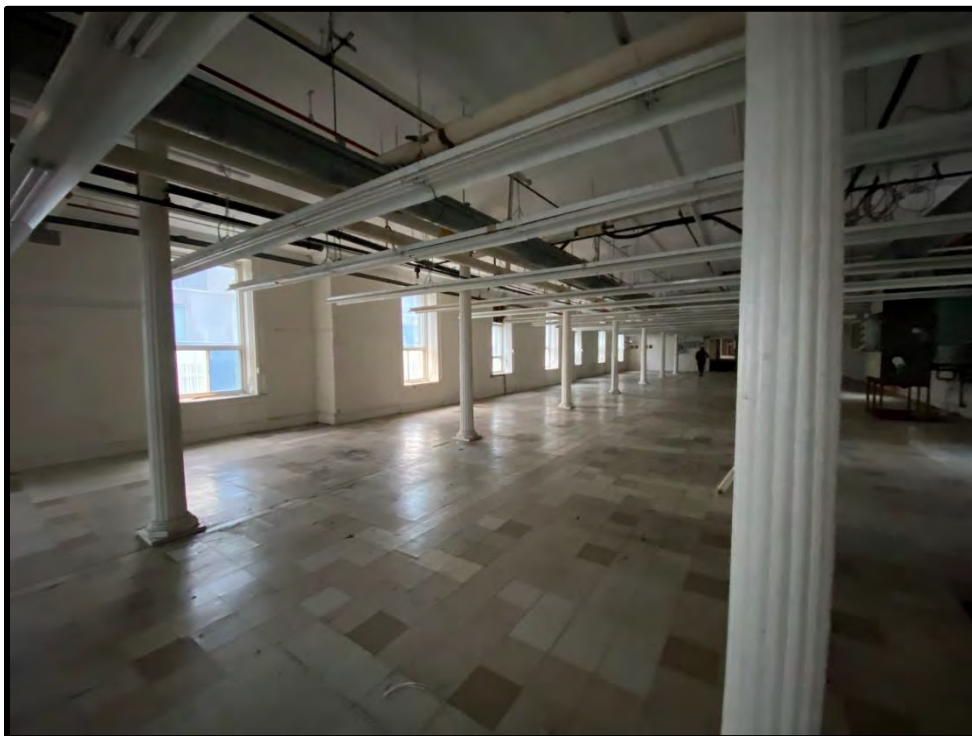


Image 106: Second Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing Southwest)



Image 107: Second Floor Stone Building – Window Opening and Wainscoting
(Photo taken on December 8, 2021; Facing East)

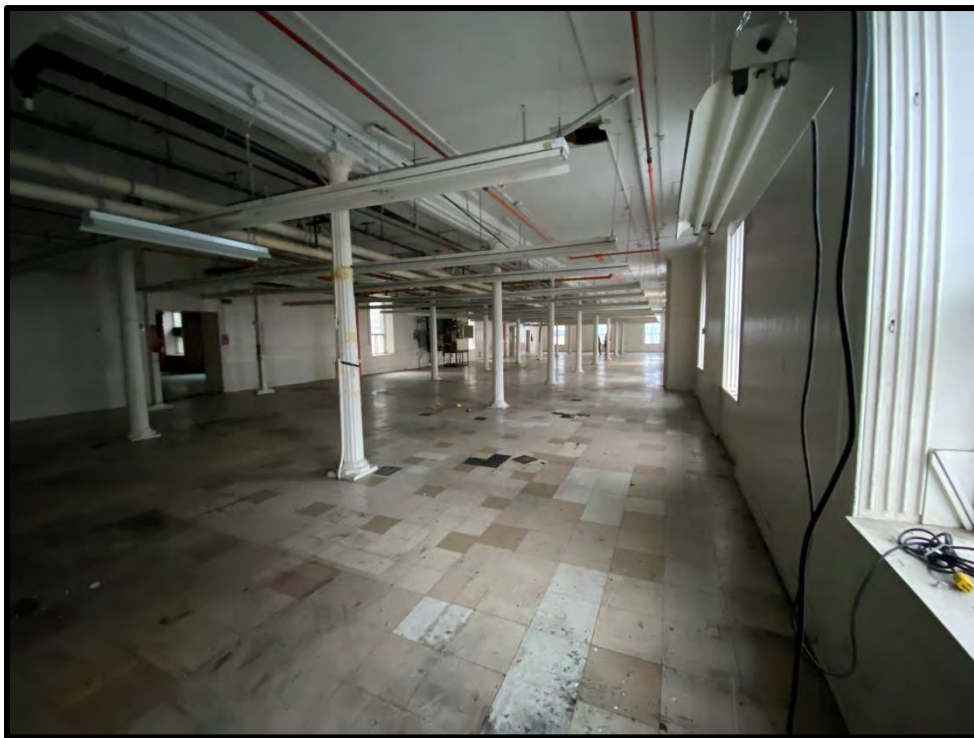


Image 108: Second Floor Stone Building – Interior Showing Plank and Beam Construction
(Photo taken on December 8, 2021; Facing Northeast)



Image 109: Second Floor Stone Building – Walkway to Brick Building
(Photo taken on December 8, 2021; Facing West)

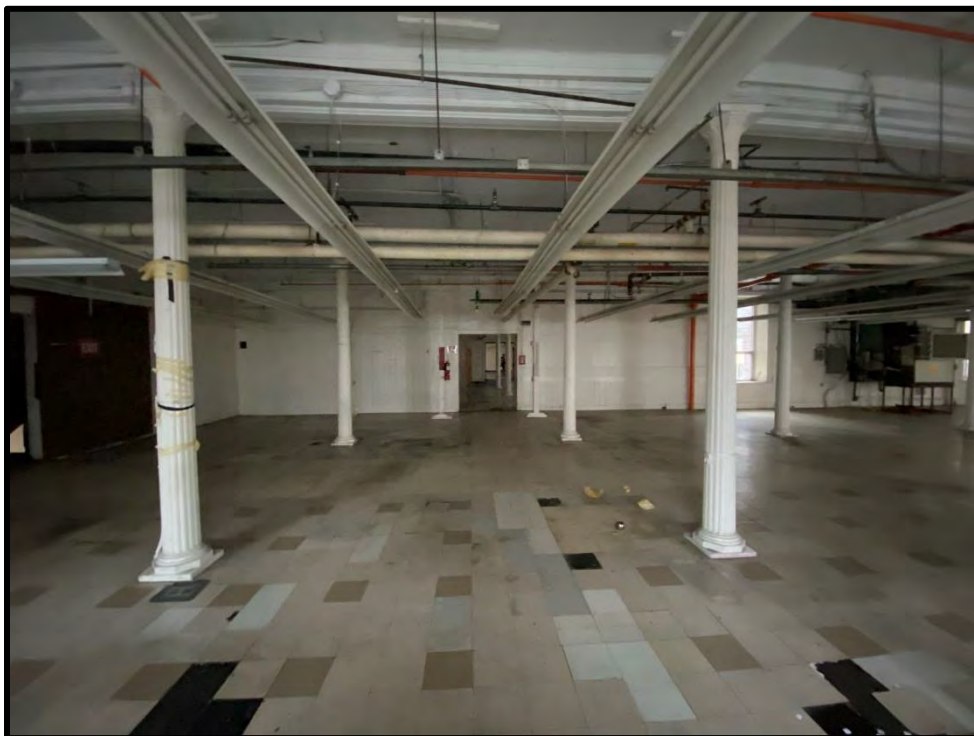


Image 110: Second Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing North)



Image 111: Second Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing Southwest)

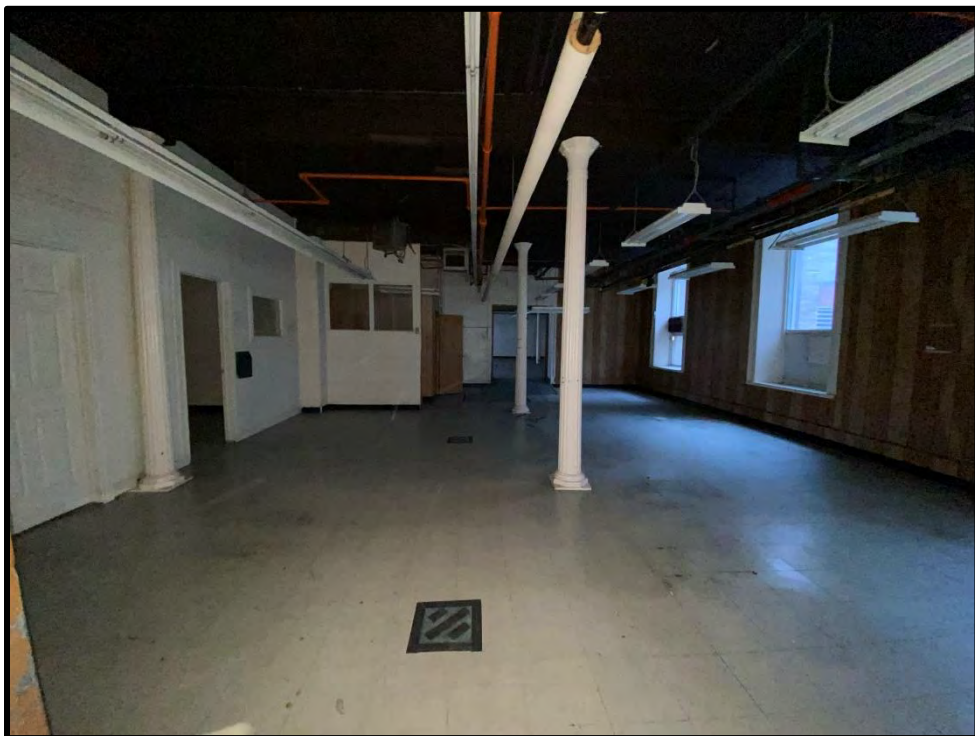


Image 112: Second Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing North)

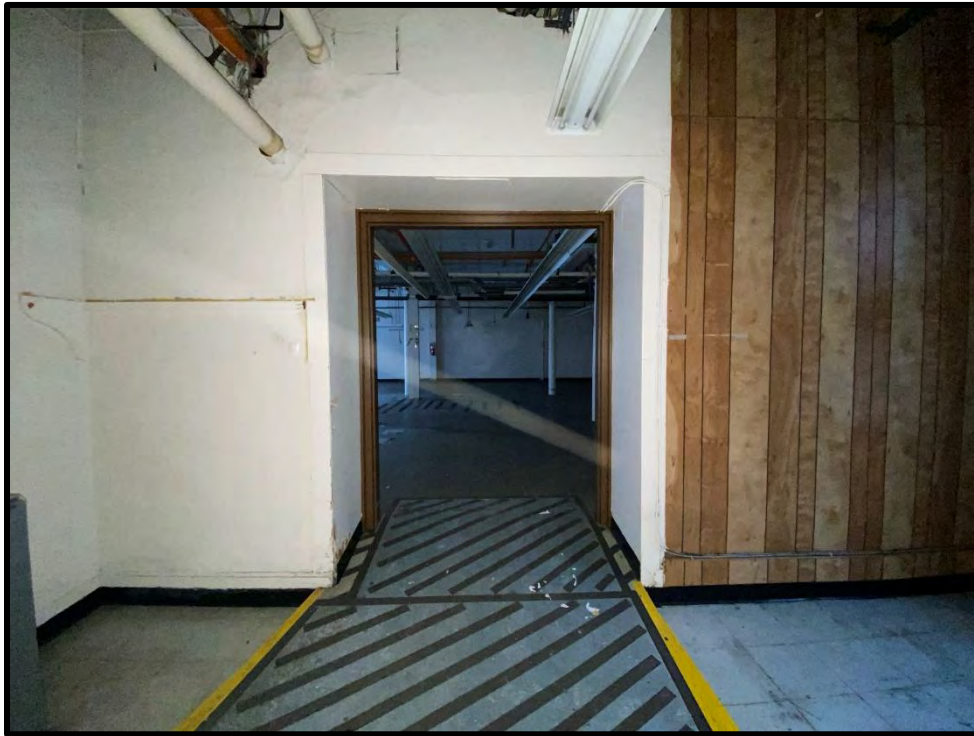


Image 113: Second Floor Stone Building – Entrance to North Addition
(Photo taken on December 8, 2021; Facing North)



Image 114: Second Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing Southeast)



Image 115: Second Floor North Addition – Window Opening – Detail
(Photo taken on December 8, 2021; Facing West)



Image 116: Second Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing North)



Image 117: Second Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing Northeast)



Image 118: Second Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing South)

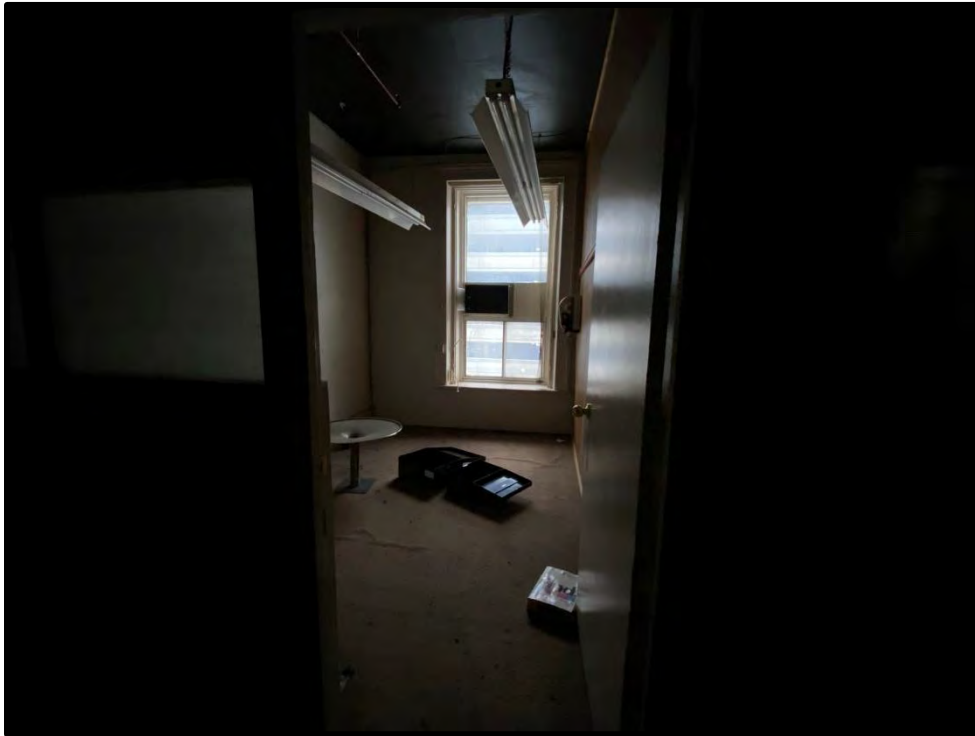


Image 119: Second Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing East)



Image 120: Second Floor North Addition – Interior
(Photo taken on December 8, 2021; Facing West)



Image 121: Second Floor North Addition – Vault
(Photo taken on December 8, 2021)



Image 122: Second Floor North Addition – Vault
(Photo taken on December 8, 2021)



Image 123: Second Floor North Addition Vault – Detail
(Photo taken on December 8, 2021; Facing Northwest)



Image 124: Third Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing Northeast)



Image 125: Third Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing West)

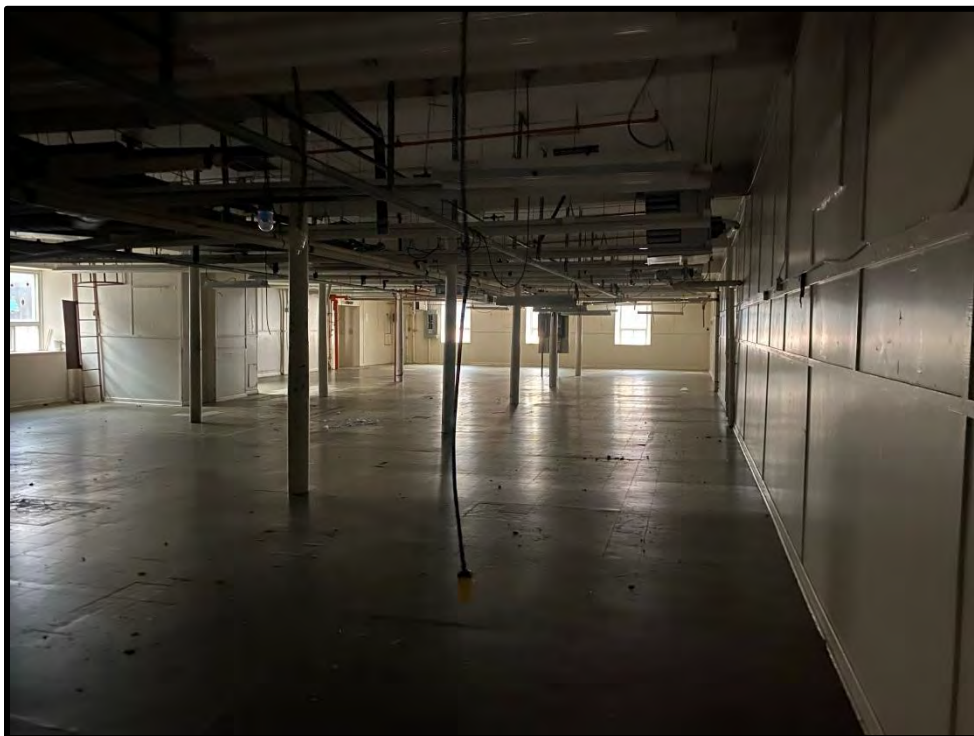


Image 126: Third Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing South)



Image 127: Third Floor Stone Building – Support Pillar
(Photo taken on December 8, 2021)



Image 128: Third Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing West)

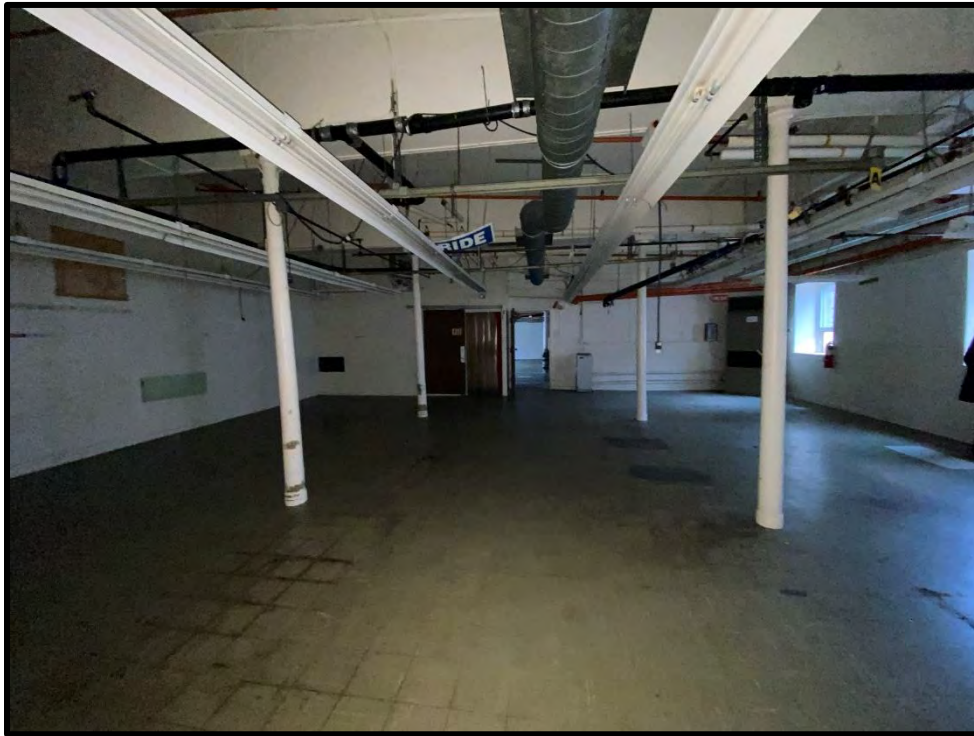


Image 129: Third Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing North)

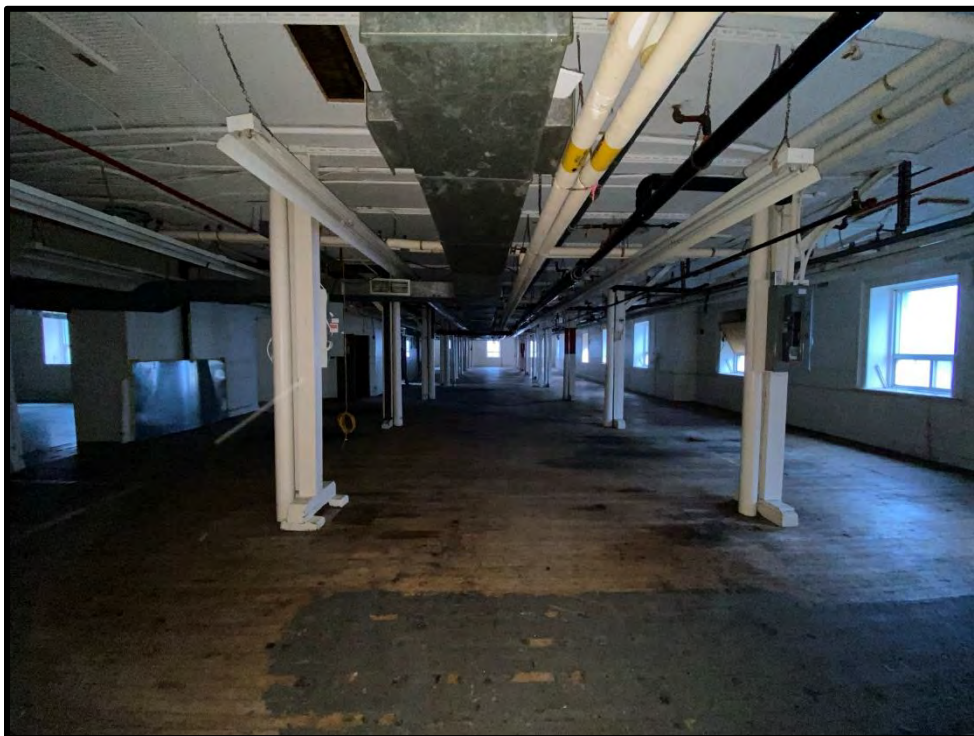


Image 130: Third Floor – Interior
(Photo taken on December 8, 2021; Facing East)



Image 131: Third Floor – Interior
(Photo taken on December 8, 2021; Facing West)



Image 132: Second Floor Hardwood Flooring – Detail
(Photo taken on December 8, 2021)

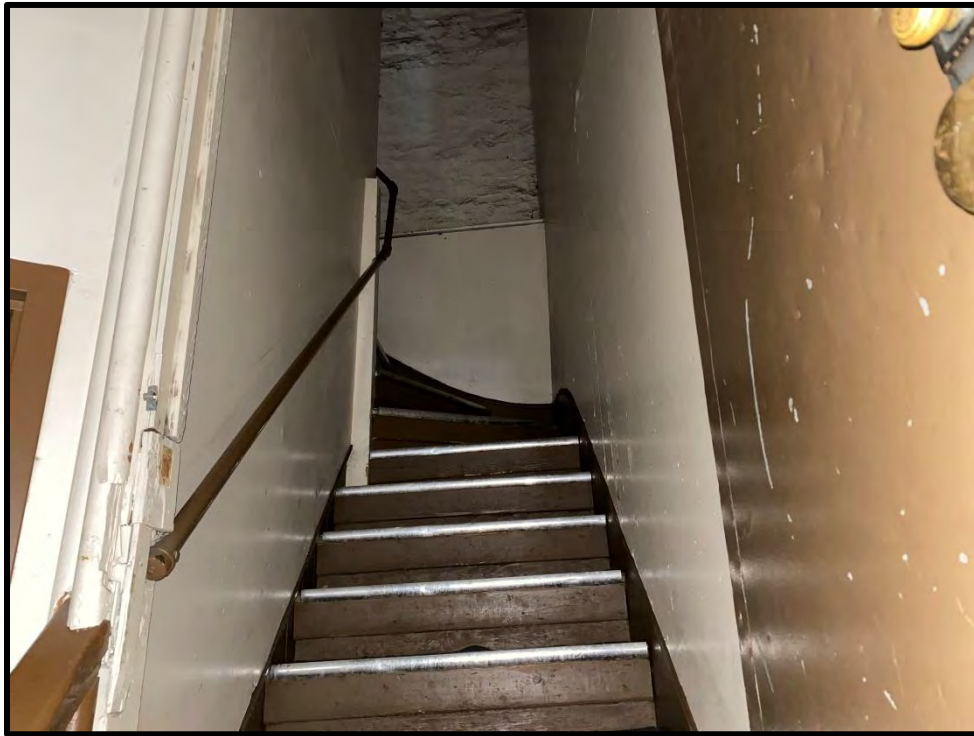


Image 133: Staircase to Fourth Floor of Stone Building
(Photo taken on December 8, 2021)

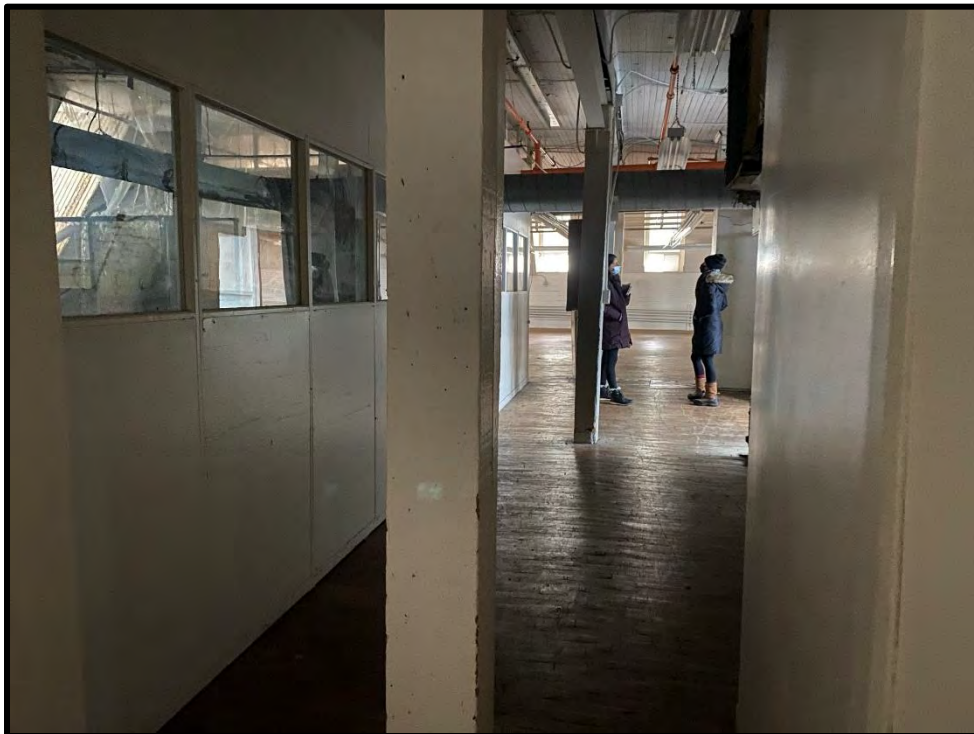


Image 134: Fourth Floor Stone Building – Interior
(Photo taken on December 8, 2021)

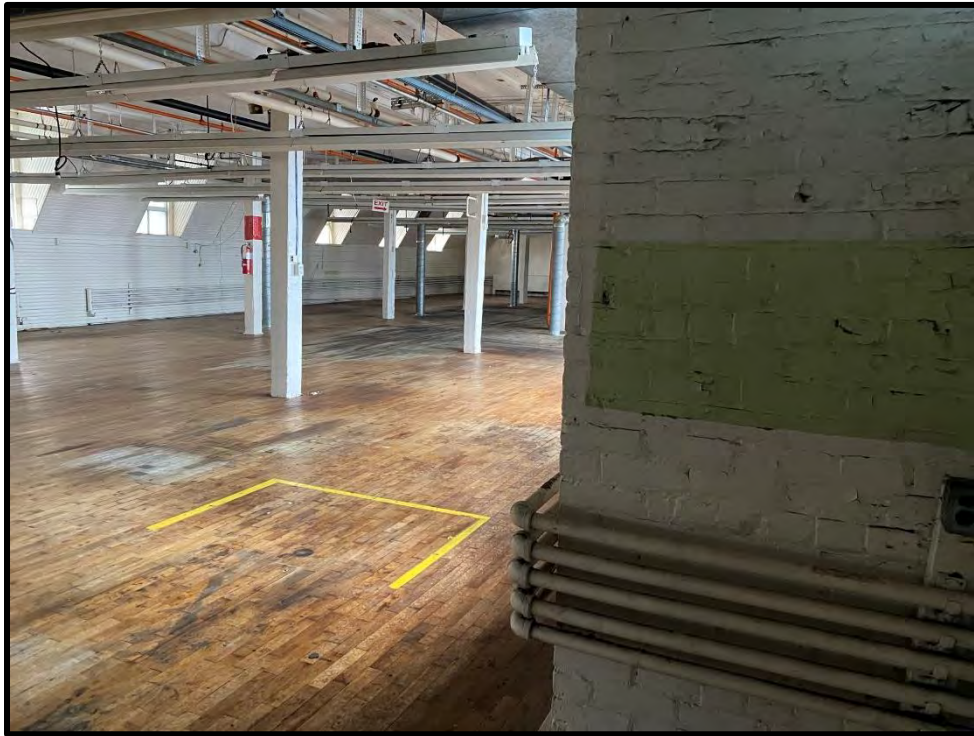


Image 135: Fourth Floor Stone Building – Interior
(Photo taken on December 8, 2021;)

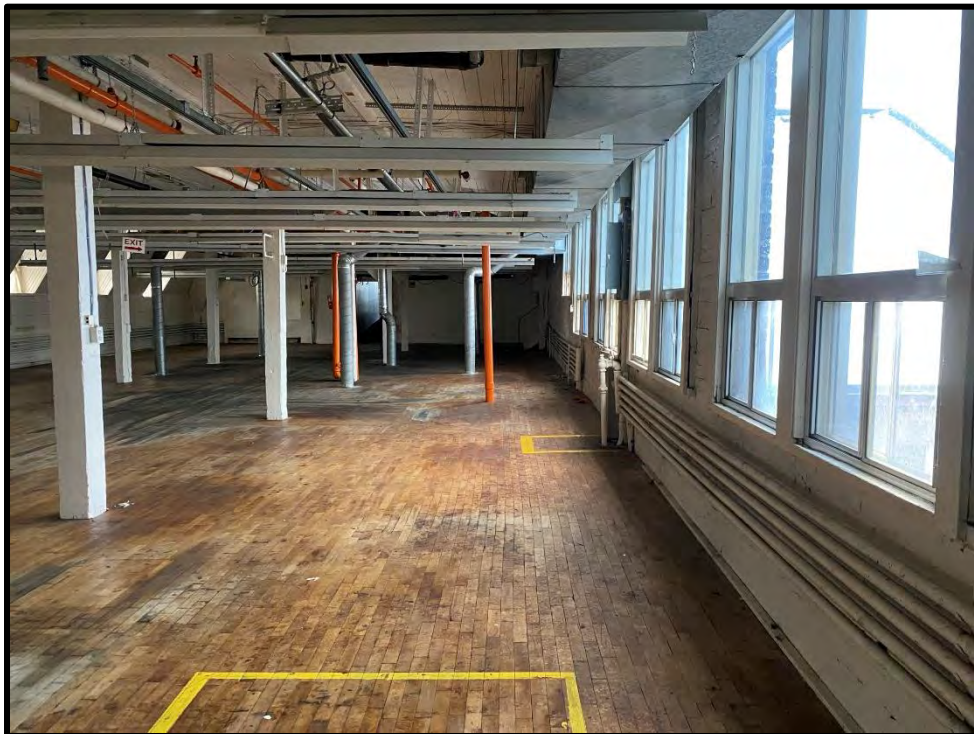


Image 136: Fourth Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing West)

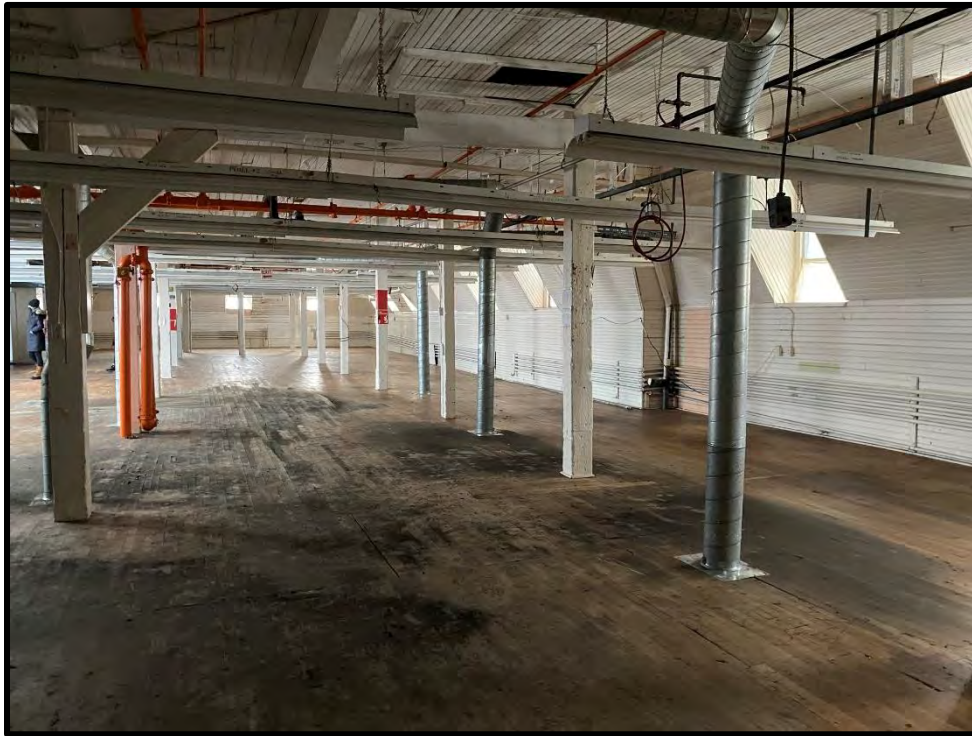


Image 137: Fourth Floor Fourth Floor Stone Building – Interior
(Photo taken on December 8, 2021; Facing East)



Image 138: Fourth Floor Stone Building – Dormer Detail
(Photo taken on December 8, 2021; Facing East)



Image 139: Fourth Floor Stone Building – Ceiling
(Photo taken on December 8, 2021)

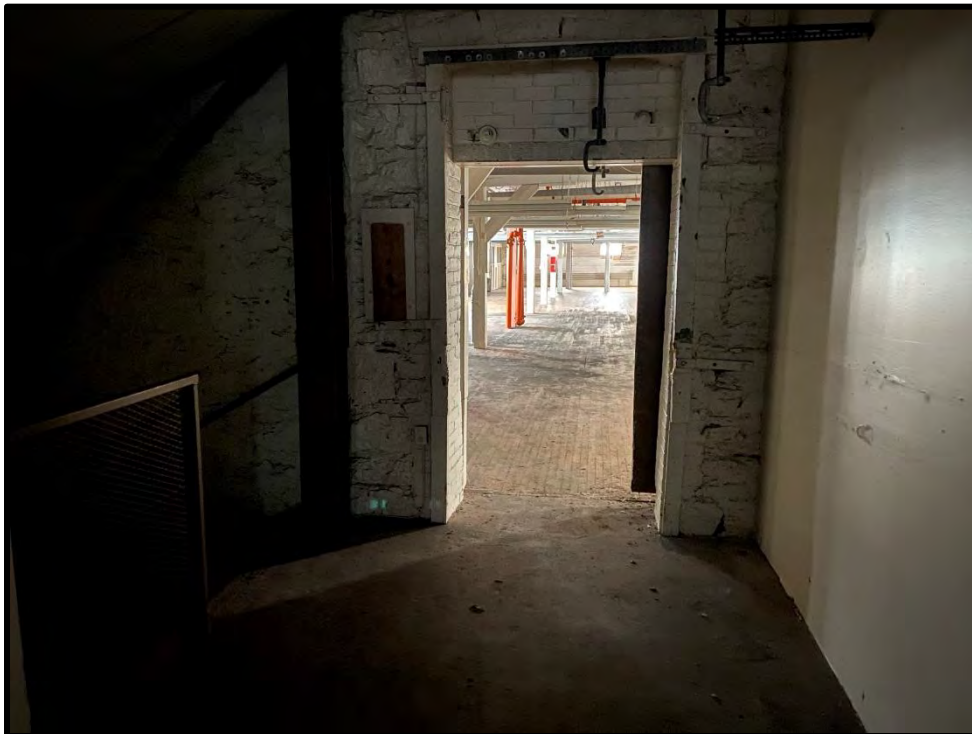


Image 140: Fourth Floor West Stairwell Addition
(Photo taken on December 8, 2021; Facing East)

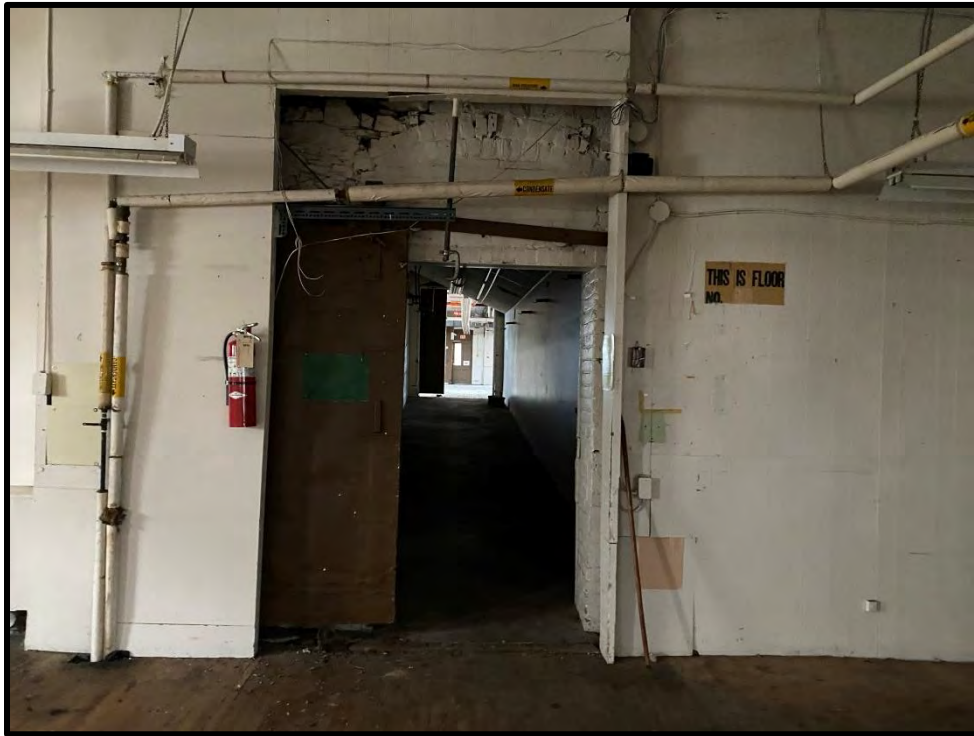


Image 141: Fourth Floor Stone Building – Opening to Brick Building
(Photo taken on December 8, 2021; Facing West)



Image 142: Fourth Floor Ramp to Brick Building – Interior
(Photo taken on December 8, 2021; Facing West)

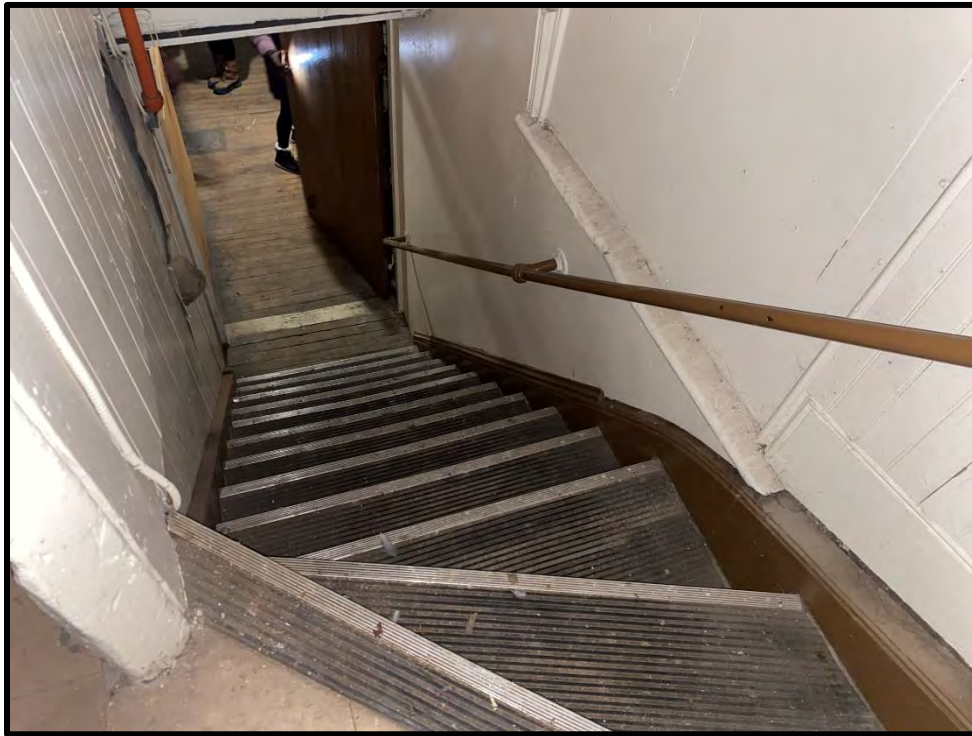


Image 143: Basement Stone Building – Staircase
(Photo taken on December 8, 2021)



Image 144: Basement Stone Building – Interior
(Photo taken on December 8, 2021)



Image 145: Basement Stone Building – Interior
(Photo taken on December 8, 2021)



Image 146: Basement Stone Building – Interior
(Photo taken on December 8, 2021)



Image 147: Basement Stone Building – Interior
(Photo taken on December 8, 2021)



Image 148: Basement Stone Building – Interior
(Photo taken on December 8, 2021)



Image 149: Basement Stone Building – Interior
(Photo taken on December 8, 2021)

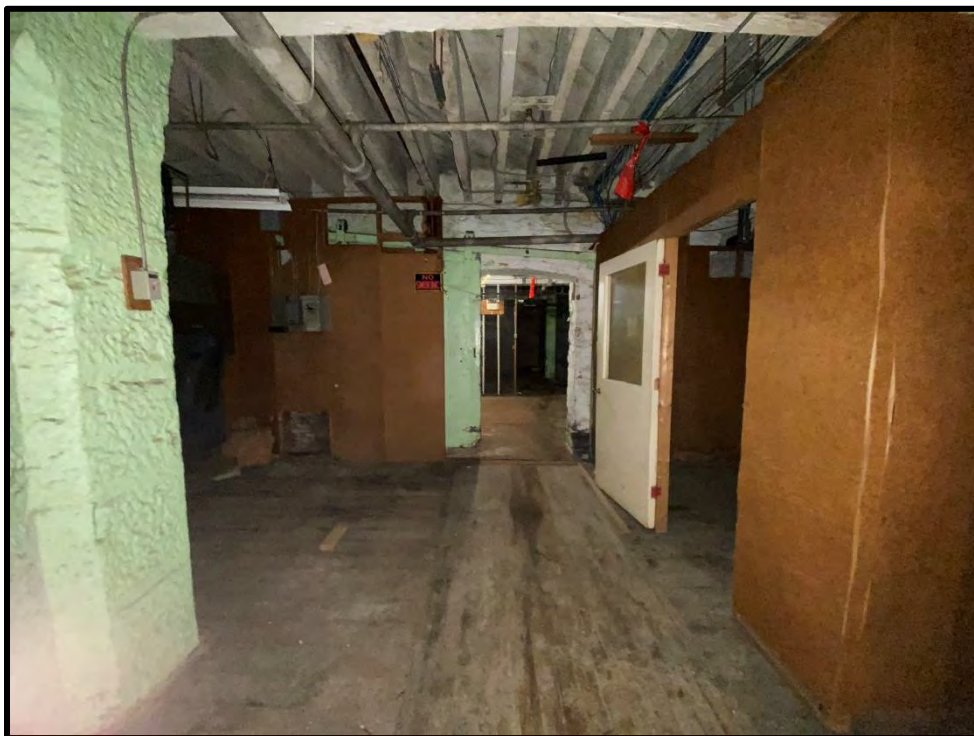


Image 150: Basement Stone Building – Interior
(Photo taken on December 8, 2021)



Image 151: Basement Stone Building – Interior
(Photo taken on December 8, 2021)



Image 152: Basement Stone Building – Interior
(Photo taken on December 8, 2021)



Image 153: Basement Stone Building – Interior
(Photo taken on December 8, 2021)

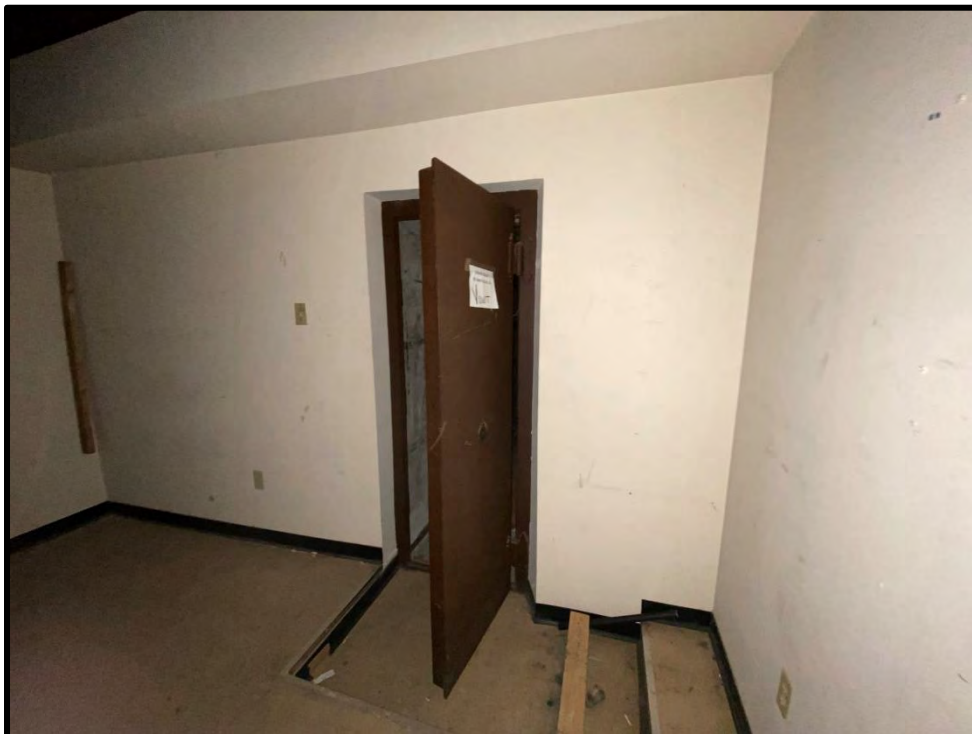


Image 154: Basement Stone Building – Vault – Interior
(Photo taken on December 8, 2021)



Image 155: Basement Stone Building – Vault Detail
(Photo taken on December 8, 2021)



Image 156: Basement Stone Building – Vault Graffiti
(Photo taken on December 8, 2021)



Image 157: First Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing North)

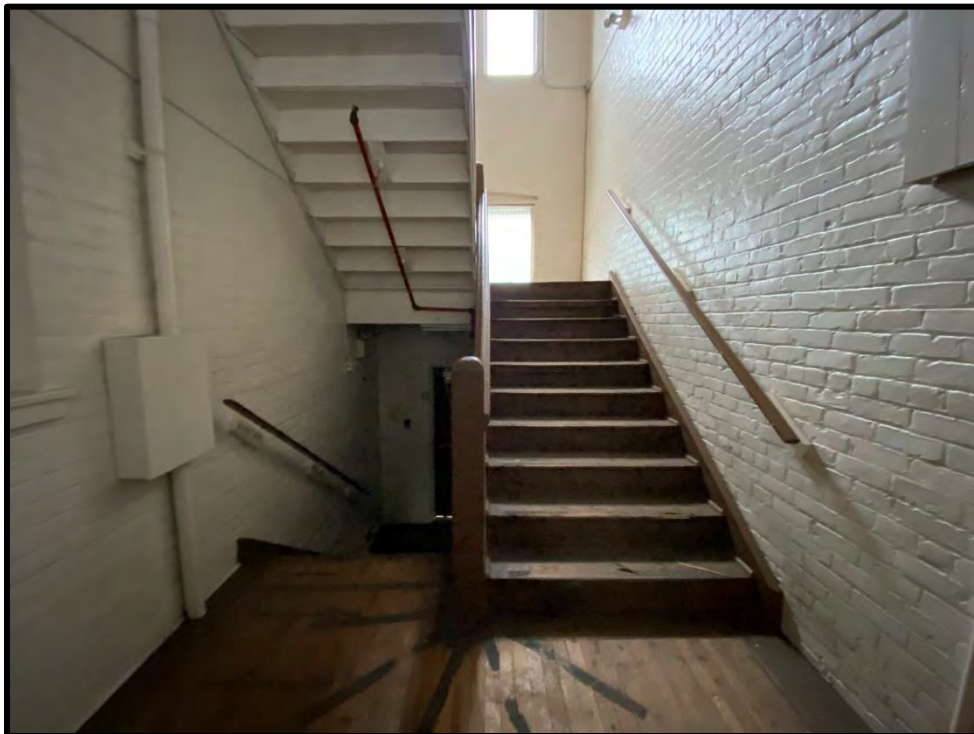


Image 158: First Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing South)

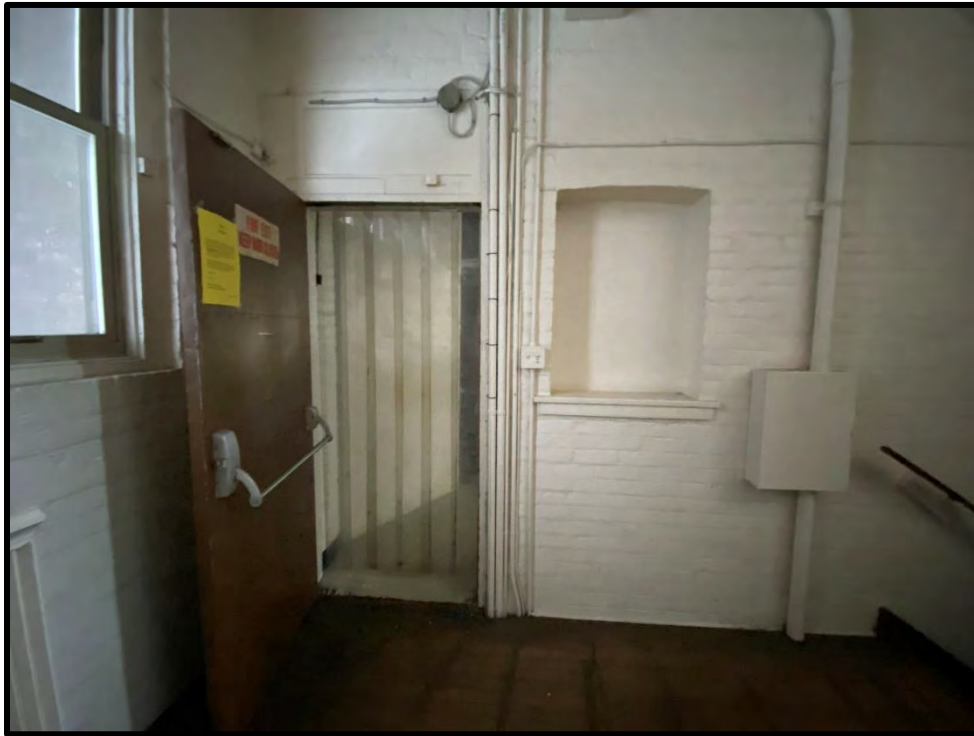


Image 159: First Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing East)



Image 160: First Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing Northeast)

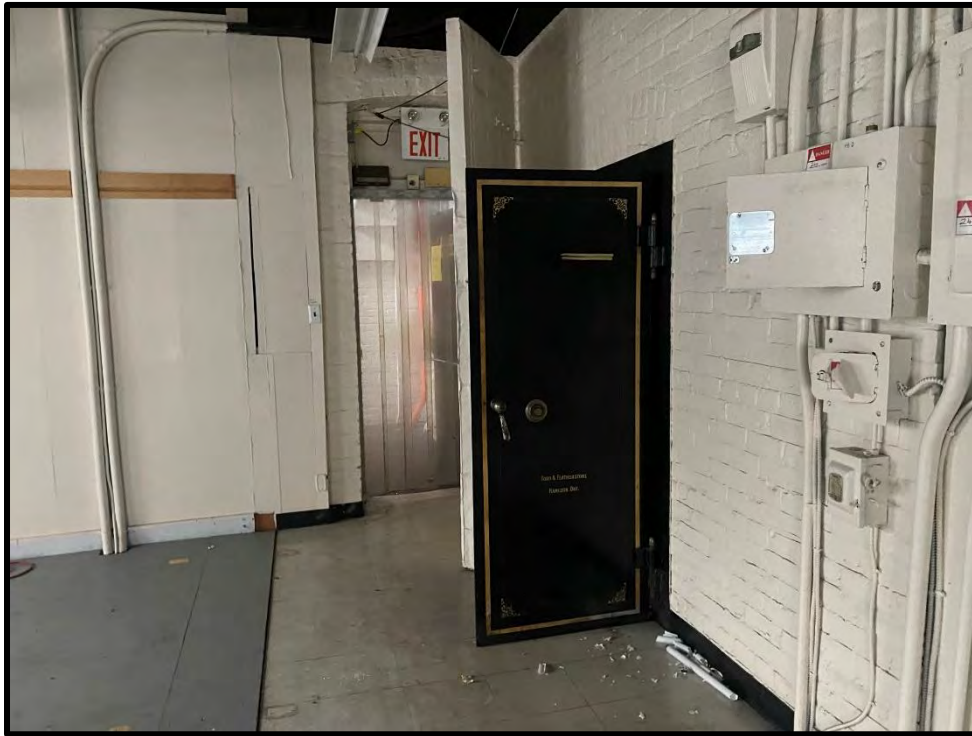


Image 161: First Floor Brick Building – Vault
(Photo taken on December 8, 2021; Facing West)

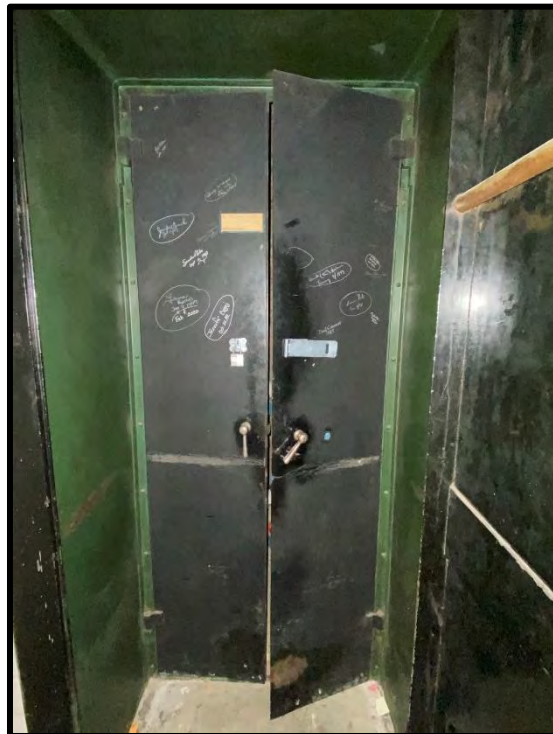


Image 162: First Floor Brick Building – Vault
(Photo taken on December 8, 2021; Facing North)



Image 163: First Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing Northeast)

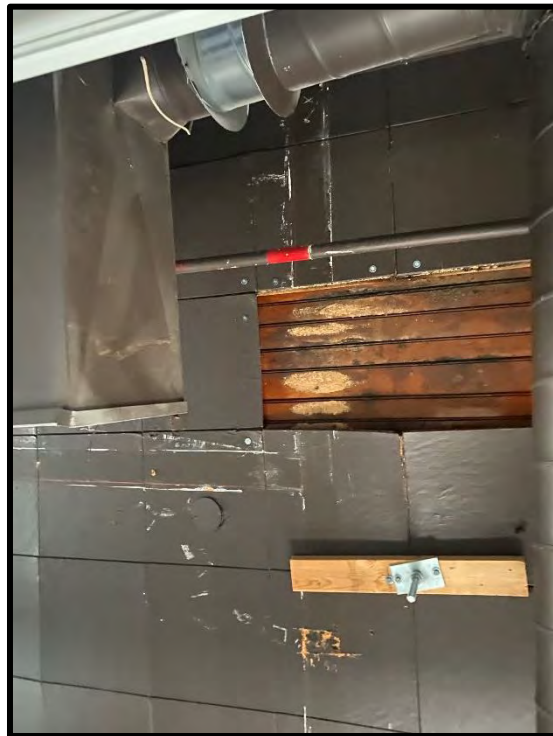


Image 164: First Floor Brick Building – Ceiling Detail
(Photo taken on December 8, 2021)



Image 165: First Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing Southwest)



Image 166: First Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing Northeast)



Image 167: First Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing East)

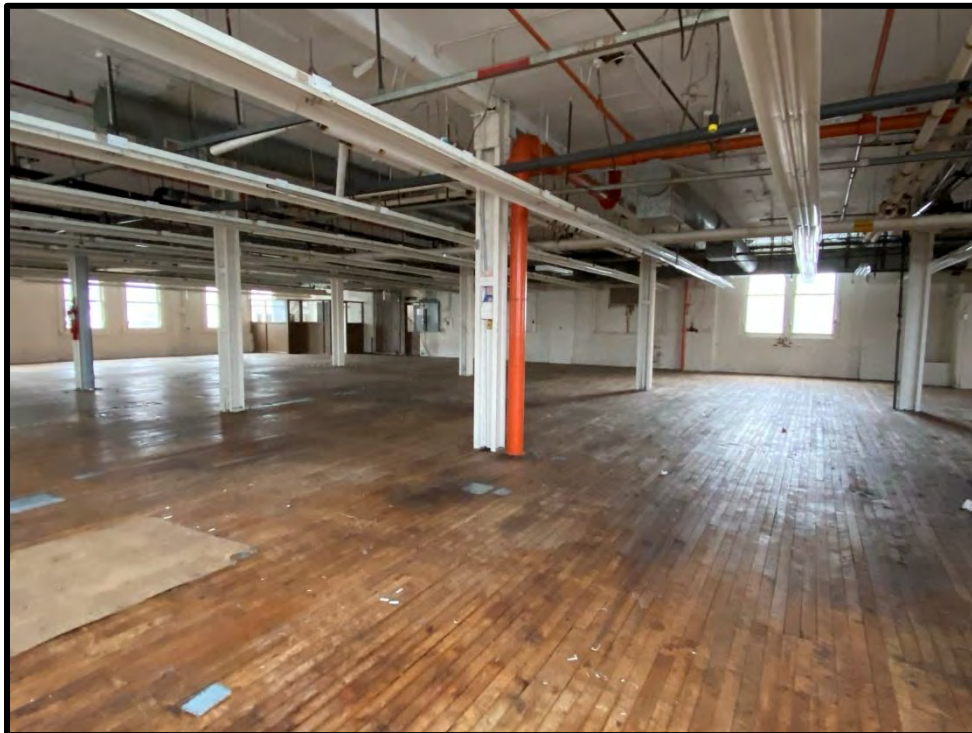


Image 168: Second Floor Brick Building– Interior
(Photo taken on December 8, 2021; Facing Southwest)



Image 169: Second Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing Northeast)



Image 170: Second Floor Brick Building – Opening to Stone Building
(Photo taken on December 8, 2021; Facing East)



Image 171: Second Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing Southeast)

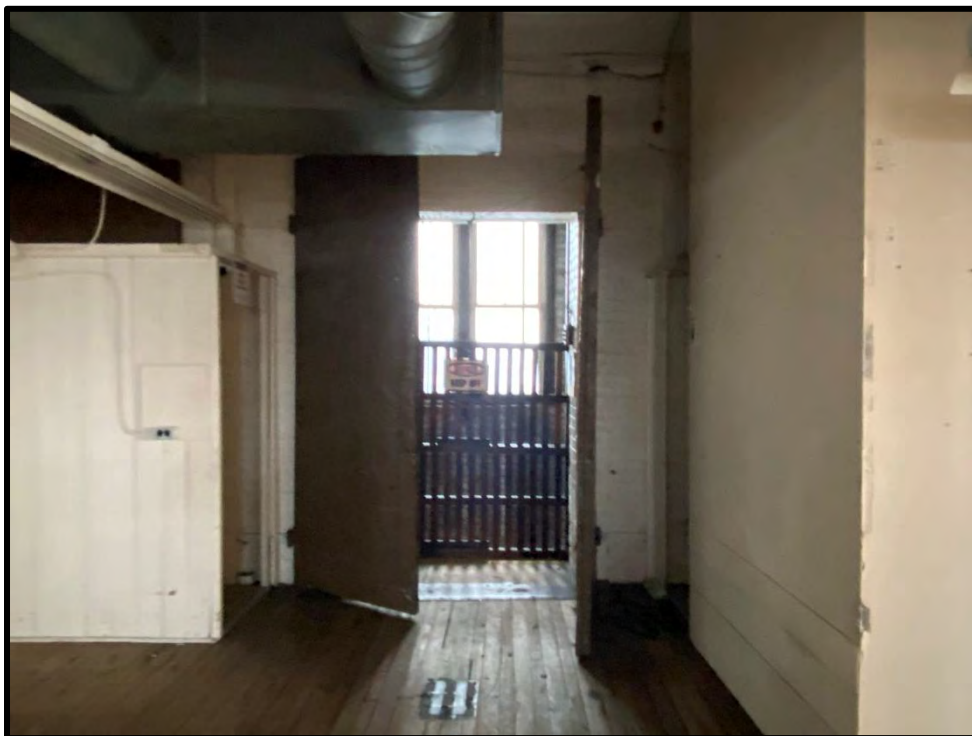


Image 172: Second Floor Brick Building – Elevator
(Photo taken on December 8, 2021; Facing West)



Image 173: Second Floor Brick Building – Window Detail
(Photo taken on December 8, 2021; Facing East)



Image 174: Third Floor Brick Building – Stairwell
(Photo taken on December 8, 2021; Facing Northeast)



Image 175: Third Floor Brick Building – Interior
(Photo taken on December 8, 2021; Facing South)



Image 176: Third Floor Brick Building – Ceiling Detail
(Photo taken on December 8, 2021)



Image 177: Third Floor Brick Building – Stairwell
(Photo taken on December 8, 2021; Facing East)

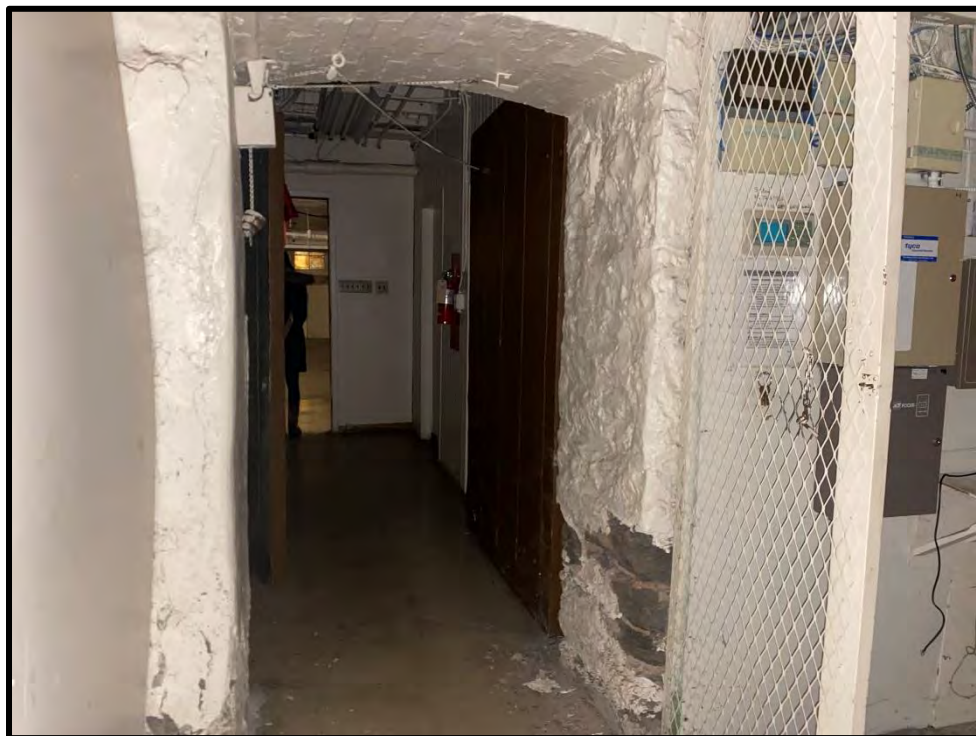


Image 178: Basement Brick Building – Interior
(Photo taken on December 8, 2021)



Image 179: Basement Brick Building – Ceiling
(Photo taken on December 8, 2021)



Image 180: Basement Brick Building – Entryway
(Photo taken on December 8, 2021)

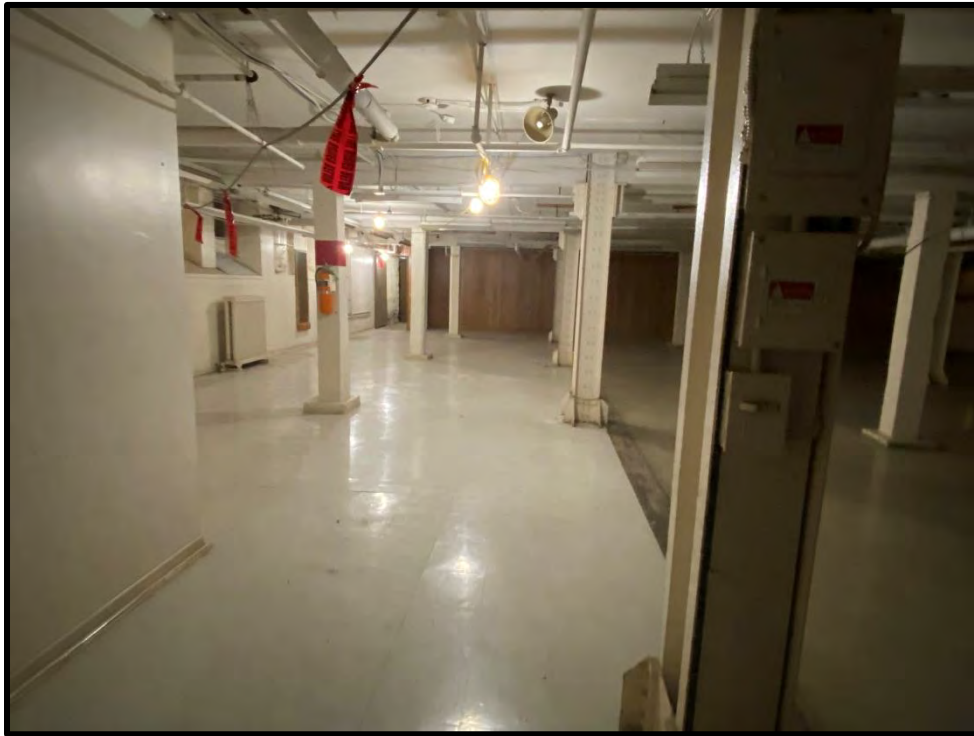


Image 181: Basement Brick Building – Interior
(Photo taken on December 8, 2021)



Image 182: Basement Brick Building – Interior
(Photo taken on December 8, 2021; Facing East)



Image 183: Basement Brick Building – Window Detail
(Photo taken on December 8, 2021; Facing East)



Image 184: Basement Brick Building – Interior
(Photo taken on December 8, 2021)



Image 185: Basement Brick Building– Stone and Window Detail
(Photo taken on December 8, 2021)

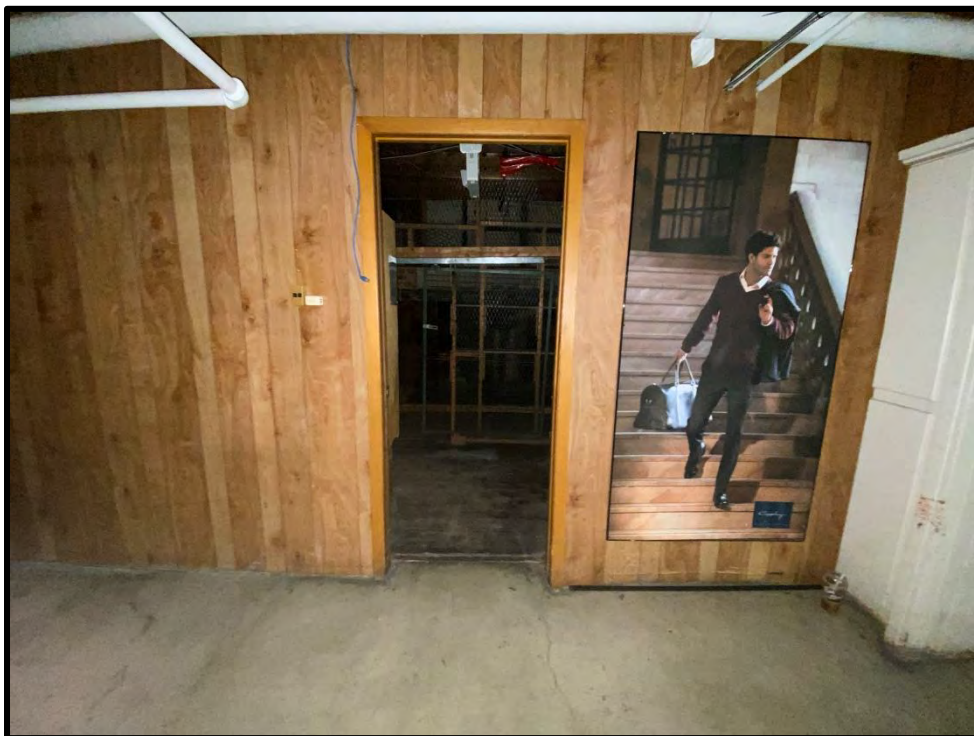


Image 186: Basement Brick Building – Interior
(Photo taken on December 8, 2021)



Image 187: Basement Brick Building – Interior
(Photo taken on December 8, 2021)

Appendix D: City of Hamilton Framework for Cultural Heritage Evaluation

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

1. Introduction

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

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

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

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

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

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

2. Archaeology

2.1. Introduction

The designation of archaeological sites under the Ontario Heritage Act (OHA) has traditionally been at the discretion of the Provincial Government, until the recent amendments to the OHA under the Government Efficiency Act, 2002. Among other effects, these changes extend this capacity to municipalities, hence the process herein of defining the City of Hamilton criteria for OHA designation of archaeological sites.

2.2. Hamilton Archaeology

The City of Hamilton has approximately 735 archaeological sites currently (2001) registered by archaeologists on the Ontario Archaeological Sites Database, maintained by the Ontario Ministry of Culture (MCL). Numerous other sites are known to exist but are not as yet registered on the OASD. Further, a large number of unknown sites exist, but have not yet been identified. Many of

these sites, whether registered or not, are too small to warrant significant investigation, other than to establish and map their presence and general nature.

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

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

2.3. Archaeological Work

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

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

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

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

2.4. Archaeologists

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

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

2.5. Designation of Archaeological Sites

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

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

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

2.6. Determination of Significance

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

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

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

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

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

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

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

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

5. Site Integrity: is the site largely intact?

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

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

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

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

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

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

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

9. Uniqueness: is this a unique archaeological site?

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

10. Rarity: is this a rare archaeological site?

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

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

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

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

The archaeological potential of a property is determined through an evaluation of a variety of factors. These include proximity to physiographic features, known archaeological sites, historic features, and degrees of landscape alteration/ disturbance. If a property is identified as having very high potential, designation may be warranted prior to field survey, or further impact.

3. Built Heritage

3.1. Introduction

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

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

Historical Associations

1. Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?
The criterion evaluates the resource in the context of broad themes of community history. In assessing a resource, the evaluation should relate its importance specifically and with some precision to relevant themes usually of some duration, such as agricultural settlement, village or town development, recreational activities, suburbanization and industrial growth.

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

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

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

This criterion evaluates the feature with respect to its direct association with a person or group, (i.e., ownership, use or occupancy of the resource). The significance of the person or group must be clearly described such as the impact on future activities, duration and scale of influence and number and range of people affected, e.g., the Calder or Book family in Ancaster. Public buildings such as post offices or courthouses though frequented by many important persons will seldom merit recognition under this criterion.

Architecture and Design

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

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

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

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

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

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

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

Integrity

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

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

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

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

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

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

Environmental Context

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

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

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

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

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

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

replacement of bridges at the same location or traditional relationships such as those between a station and hotel located next to a rail line.

Social Value

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

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

4. Cultural Heritage Landscapes

4.1. Introduction

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

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

"Cultural heritage landscape" is specifically defined to mean:

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

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

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

Typically, cultural heritage landscapes comprise many items or objects that have been made or modified by human hands. Importantly, cultural heritage landscapes reflect human activity (including both the intended and accidental results of development, conservation and/or abandonment) and thus all landscape artifacts reflect "culture" in some way, shape or form. Accordingly, for the purposes of understanding a cultural landscape, most components of the landscape are usually equally important in giving some insight into the culture or historical past of an area (fields, farmsteads, treelines, woodlots, mill ponds, raceways, manufactories, etc.) Present landscapes that are inherited from the past typically represent the aspirations, value,

technology and so on of previous generations. Many present-day cultural heritage landscapes are relics of a former age. Small towns and rural hamlets, for instance, often represent nineteenth century rural lifeways that are no longer being built.

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

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

4.2. Applying the Evaluation Criteria

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

The criteria recognize the value and merit of all types of cultural heritage landscapes. If at any time it is proposed to undertake a comparative evaluation amongst many landscapes such comparative analysis should be used only to compare like or similar landscapes. An industrial landscape, for example must be assessed through comparison with other industrial landscapes, not with a townscape or rural landscape.

The intent in applying the criteria is not to categorize or differentiate amongst different types of landscape based upon quality. In using and applying the criteria it is important that particular types of cultural heritage landscapes are each valued for their inherent character and are consistently evaluated and compared with similar or the same types.

4.3. The Evaluation Criteria for Cultural Heritage Landscapes

Historical Associations

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

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

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

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

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

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

Scenic Amenity

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

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

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

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

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

This criterion attempts to evaluate the visual impact to an observer of the content of the cultural landscape in terms of its overall design and appearance, however formally or informally,

consciously or unconsciously planned. Material content assesses whether the landscape is pleasing to look at regardless of historical completeness.

Integrity

7. Integrity: is it all there?

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

Design

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

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

Social Value

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

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

Appendix E: Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP
Heritage Operations Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.

1 King Street West, Stoney Creek, L8G 1G7

Phone: (519) 804-2291 x120 Fax: (519) 286-0493

Email: kayla.jonasgalvin@araheritage.ca Web: www.arch-research.com

Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), a Member of the Canadian Institute of Planners (MCIP), is a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*
2003-2008 Honours BES University of Waterloo, Waterloo, Ontario
Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current Registered Professional Planner (RPP)
Member of the Canadian Institute of Planners (MCIP)
Professional Member, Canadian Association of Heritage Professionals (CAHP)
Board Member, Ontario Association of Heritage Professionals

Work Experience

Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
2008-2009, **Project Coordinator–Heritage Conservation District Study, ACO**

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2018 How to Plan for Communities: Listen to the Them, Webinar, CIP
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018. *In print*.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

Jacqueline McDermid, BA, CAHP
Heritage Team–Project Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
1 King Street West, Stoney Creek, L8G 1G7
Phone: (519) 755-9983 Email: jacqueline.mcdermid@araheritage.ca
Web: www.arch-research.com

Biography

Jacqueline McDermid has ten years of technical writing and management experience; Seven years direct heritage experience. She has gained seven years of experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (*Ontario Heritage Bridge Guidelines*, *Ontario MTO Environmental Standards and Practices for Cultural Heritage*, *MTO Environmental Reference for Highway Design – Heritage*, *MTCS' Heritage Identification & Evaluation Process* as well as the new *MHTCI Information Bulletins on Heritage Impact Assessments and Strategic Conservation Plans*, and inter-governmental processes. She has extensive Knowledge of heritage and environmental policies including the *Planning Act*, *Provincial Policy Statement*, the *Ontario Heritage Act*, *Official Plans*, *Environmental Assessment Act* and *Green Energy Act*. Working knowledge of the *Standards and Guidelines for Consultant Archaeologists* (2011), Ministry of Tourism, Culture and Sport.

Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
Major: Near Eastern Archaeology.

Work Experience

2020-present **Project Manager – Heritage, Archaeological Research Associates, Stoney Creek, ON**

2015-2020 **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**

Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region – Six-month contract.**

Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field

- assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.
- 2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.
- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON**
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**
Clean, Process, Draw and Research artifacts from various sites in Jordan.

Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Rural Heritage, Webinar, National Trust for Canada
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2019 Indigenous Heritage Places and Perspectives, Webinar, National Trust for Canada
- 2018 Indigenous Canada, University of Alberta
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop and Celebration (One day)
- 2017 Leadership Training for Managers Course, Dale Carnegie Training
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Ontario Heritage Trust symposium, topics included: Cultural landscapes, City building, Tangible heritage, How the public engages with heritage, and Conserving intangible heritage
- 2014 Community Heritage Ontario, webinar, Part IV and V of the *Ontario Heritage Act*.

Presentations

- 2019 **Cemeteries and Burials Research.** Cultural Heritage Planning and Archaeology Symposium, Burlington.

Sarah Clarke, BA, CAHP
Research Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
1 King Street West, Stoney Creek, L8G 1G7
Phone: (519) 755-9983 Email: sarah.clarke@araheritage.ca
Web: www.arch-research.com

Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment field surveys, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

Education

Current MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010 Honours BA, Wilfrid Laurier University, Waterloo, Ontario
Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current Member of the Ontario Archaeological Society
Current Member of the Society for Industrial Archaeology
Current Member of the Brant Historical Society
Current Member of the Ontario Genealogical Society
Current Member of the Canadian Archaeological Association
Current Member of the Archives Association of Ontario

Work Experience

Current **Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd.**
Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**

- Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

Volunteer Experience

- Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Aly Bousfield Bastedo, BA, Dip. Heritage Conservation
Heritage Technical Writer and Researcher
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
1 King Street West, Stoney Creek, ON L8G 1G7
Phone: (519) 804-2291 x120 Fax: (519) 286-0493
Email: aly.bousfield-bastedo@araheritage.ca
Web: www.araheritage.ca

Education

2017-2020 Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts. Queenston, ON
2016-2017 Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC
2009-2013 Honours BA, University of Guelph, Guelph, ON
Sociology

Professional Memberships and Accreditations

Current Member, International Network for Traditional Building, Architecture & Urbanism, Guelph Chapter.

Work Experience

Current **Technical Writer and Researcher, Archaeological Research Associates Ltd.**
Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

2021 **Cultural Consultant, Ministry of Heritage, Sport, Tourism and Culture**
Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.

2020 **Heritage Planning Consultant, Megan Hobson & Associates**
Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.

2019-2020 **Cultural Heritage Planning Intern, ERA Architects**
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.

2016-2017 **Heritage Vancouver, Programs and Communications**
Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.

Select Relevant Projects

Cultural Heritage Landscape Inventories and Implementation

2019 **Randwood Estate Cultural Heritage Landscape Evaluation**, Niagara-on-the-Lake.
Client: Confidential

2018 **Chedoke Estate Cultural Heritage Landscape Analysis**, City of Hamilton. Client: City of Hamilton

Interpretive Projects

2019 **Scotiabank Area (Canada Post Delivery Building) Interpretation Report.** Client: Private owner

Cultural Heritage Evaluations

Current **Ontario Fire College, 1495 Muskoka Road North,** Gravenhurst. Client: Infrastructure Ontario

2021 **239 Elizabeth Street,** Guelph. Client: City of Guelph

2021 **62 Bayview Parkway,** Newmarket. Client: Region of York

2021 **Structure WG-16 Cultural Heritage Evaluation Report and Heritage Impact Assessment,** Township of Centre Wellington. Client: McIntosh Perry

2021 **Hamilton Amateur Athletic Association Grounds,** Hamilton, Ontario. Client: City of Hamilton

2019 **4304-4306 Line 10 (Earl Rowe House),** Bradford West Gwillimbury. Client: Private Owner

2019 **1347 Lakeshore Road East,** City of Mississauga Client: Private Owner

2019 **Rutherford Library,** Edmonton, Alberta. Client: University of Alberta Libraries

Heritage Impact Assessments

Current **Heritage Impact Assessment 11666 Young Street,** City of Richmond Hill. Client: Sky Development Group.

Current **Heritage Impact Assessment 10667 Trafalgar Road,** Town of Halton Hills. Client: RVA Associates Ltd.

Current **Heritage Impact Assessment 316 Grange Road,** City of Guelph. Client: Lunor Group Inc.

Current **Heritage Impact Assessment 50-60 Ellen Street,** City of Kitchener. Client: John MacDonald Associates.

Current **Heritage Impact Assessment 415 Water Street,** City of Cambridge. Client: Private Owner.

Current **Heritage Impact Assessment 133 & 133A Main Street,** City of Brampton. Client: GSAI.

2021 **Heritage Impact Assessment 619-637 Young Street & 7-9 Isabella Street,** City of Toronto. Client: Colliers International.

2021 **Heritage Impact Assessment 436 Fountain Street,** City of Cambridge. Client: Kiah Group.

2021 **Historic Neighbourhood Character Impact Assessment 19 Dundonald Street,** City of Barrie. Client: Innovative Planning Solutions.

2021 **Heritage Impact Assessment 130 Elgin Street,** City of Brantford. Client: King Management Group Inc.

2021 **Heritage Impact Assessment 436 Fountain Street,** City of Cambridge. Client: Private Owner.

2021 **Historic Neighbourhood Character Impact Assessment 19 Dundonald Street,** City of Barrie. Client: IPS.

2021 **Heritage Impact Assessment for M.41/05 (Eramosa River),** Township of Guelph-Eramosa. Client: Hatch on behalf of Metrolinx.

2021 **Heritage Impact Assessment Structure 16-WG,** Township of Centre Wellington. Client: McIntosh Perry.

2021 **Cultural Heritage Impact Assessment 215 & 219 King Street West,** Dundas, City of Hamilton. Client: IBI Group.

2021 **Heritage Impact Assessment 130 Elgin Street**, City of Brantford. Client: King Management.

Cultural Heritage Assessment Reports (Environmental Assessment)

Current **Cultural Heritage Assessment Report** Constance Boulevard Drainage Improvement. Town of Wasaga Beach. Client: Ainley & Associates Ltd.

2021 **Cultural Heritage Assessment Report Lundy's Lane Schedule C Municipal Class Environmental Assessment**, City of Niagara Falls. Client: Urban & Environmental Management Inc.

2021 **Cultural Heritage Assessment Report Merritt Street Road Improvements & Chestnut Street Extension**. City of St. Catharines. Client: Urban & Environmental Management Inc.

2021 **Morningside SPS Cultural Heritage Assessment Report**, Township of Wilmot. Client: GM Blueplan

Designation Reports

2021 **Updated Designation By-law 40 Station Street**, Clarington. Client: Municipality of Clarington

2021 **146 Wellington Street**, Clarington. Client: Municipality of Clarington

2021 **415 Davis Drive**, Town of Newmarket. Client: Town of Newmarket

Documentation/Salvage Reports

2021 **Cultural Heritage Landscape Documentation Report**, Town of Halton Hills. Client: RVA Associates Ltd.

2020 **79 Yates Street**, City of St. Catharines. Client: Private Owner

2020 **6507 Jane Street**, City of Burlington. Client: Private Owner

2020 **1460 Cataract Rd**, Town of Caledon Client: Private Owner

2020 **1110 Lakeshore Road West**, City of Oakville Client: Private Owner

Strategic Conservation Plan

Current **Brockville Psychiatric Hospital SCP**, City of Brockville. Client: Infrastructure Ontario.

Current **Conservation Plan 11666 Young Street**, City of Richmond Hill. Client: Sky Development Group.

Current **Conservation Plan 50-60 Ellen Street**, City of Kitchener. Client: John MacDonald Associates.

Current **Conservation Plan 133 & 133A Main Street**, City of Brampton. Client: GSAI.

2021 **Conservation Plan 62 Bayview Parkway**, Town of Newmarket Client: Region of York

Conservation Technical Advice

2021 **Conservation Advice – 41 Temperance Street**, Clarington, Client: Municipality of Clarington

2021 **Stone Wall Conservation Advice - 1220 Stavebank Road**, City of Mississauga. Client: Private Owner.

2021 **Land Registry Office Conservation Advice, 499 Centre Street**, Prescott Client: CBRE

Prepared Research for Peer Reviews

2019 **Peer Review of King Spadina Heritage Conservation District**. Client: Private Owner.

2019 **Peer Review of St. Lawrence Heritage Conservation District**, City of Toronto. Client: Private Owner.

Professional Development

-
- 2021 COP26 and Climate Heritage Action – Seizing Momentum and the ‘Heritage Reset’”. Webinar. Presented by the National Trust for Canada.
 - 2021 “Standard Specification for Mortars for the Repair of Historic Masonry Confirmation”. Webinar. Presented by APT.
 - 2021 “Drafting Statements of Significance.” Webinar presented by ARA’s K. Jonas Galvin for ACO’s job shadow students
 - 2021 “Architectural Styles.” Webinar presented by ARA’s K. Jonas Galvin for ACO’s job shadow students
 - 2021 “Perspectives on Cultural Heritage Landscapes”. Cultural Heritage, Archaeology and Planning Symposium. ARA Ltd.
 - 2019 University of Toronto, Mark Laird “Selected topics on Landscape Architecture”, Course audit
“Planning for Golf’s Decline”, INTBAU speaker series.
Messors, “Fornello Sustainable Preservation Workshop”, Cultural Landscape Field School
 - 2018 Points of Departure. Association for Preservation Technology (APT) Conference. Buffalo, NY.

Presentations

- 2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)