

Historical Conservation District Proposal: Hamilton's Ottawa Street North



Hamilton

By: Arslan Tariq and Olivia Walker



Introduction - HIST 4HP3 & Our Roles

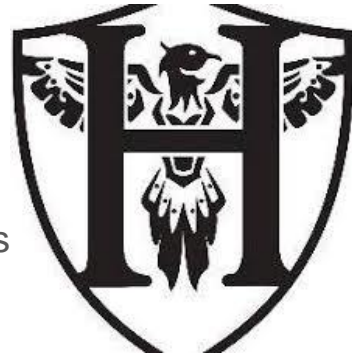


HISTORY 4HP3: Heritage Placement at McMaster University.

- Serves to provide **upper-year history students** the opportunity to gain **real-world experience** and understand the different **pathways** they can take with their degree in history.

Arslan Tariq: Fourth-year Honours History student interested in learning more about the municipal civic process through this experience.

Olivia Walker: Fourth-year Honours History student at McMaster University interested in pursuing a career in supply chain management.



Introduction - Historical Conservation District Proposal



- Historical Context Statement
- Study Area Fieldwork
- Contributing Properties
- HCD Boundary Area
- Statement of Cultural Heritage Value

Historical Context Statement

Purpose:

- Identifies the **historical significance** of Ottawa Street North.
- Notes **historical developments and trends** concerning Ottawa Street North.
- Is a **preliminary draft** which should seek further refinement in the future.



Ottawa and Campbell: Early 1930's

Historical Context Statement

- Originally an **undeveloped area** surrounding the city and was used as **landfill sites and farmland**.
- Following its **municipal incorporation** into Hamilton (1909), **manufacturing plants** were built around the Ottawa Street North area.
- Led to **European immigration** and **internal migration** from surrounding rural areas.
- Commercial buildings constructed to serve the growing population.
- Emergence of Ottawa Street into its **modern identity as a commercial hub**.
- **1-3 storey brick-laid commercial buildings and residential bungalows built in a vernacular style with with decorative parapets**.
- These properties have significant historical value as they demonstrate



239-41 Ottawa St. N (1941)

Fieldwork

- On **February 7th, 2025**, we surveyed Ottawa Street North by walking from **Main and Ottawa North** to **Ottawa North and Barton**.
- We took photos and noted each building's **architectural style**, **property integrity**, **era of construction**, **height in stories**, and **indicated the type of building it was**.
- Identified the **heritage status** of select buildings in the study area using the City of Hamilton heritage mapping resources.
- From our research, we noted that Ottawa Street North is comprised of **114 buildings**.
- A majority of buildings **are commercial buildings with a few residential bungalow dwellings**.



155 Ottawa St.N (Laidlaw United Church)



193 Ottawa St.N (Avon Theatre)

Fieldwork

- Determined if each building was **preserved**, **modified**, or **compromised**.
- **Preserved**: No signs of remodelling and must possess all original features of the building.
- **Modified**: May have modern windows and storefronts but must showcase the original features of the building.
- **Compromised**: Modern additions to a building completely overwhelm the original building.
- **Most buildings** on Ottawa Street North are **modified** with only a **select few** being **preserved**.
- There were **several compromised buildings** on Ottawa Street North.



4/6 Ottawa St. N (Preserved)



148 Ottawa St. N (Modified)



34 Ottawa St. N (Compromised)

Contributing Properties

Each of the **116 buildings** in our fieldwork study were given one of the following criteria based on their level of heritage contribution to a potential HCD:

- **Contributing A:** This property is representative of the area and is important in defining and contributing to the character of the area.
- **Contributing B:** This property is representative, and only supports the character of the area.
- **Non-Contributing:** This property does not contribute to the character of the area.



333 Ottawa St. N. (Contributing A)



326 Ottawa St. N. (Contributing B)



256 Ottawa St. N. (Non-contributing)

HCD Boundary Area

- Proposed boundary area:
 - Starting from Ottawa at Dunsmure on the east side and Ottawa at Roxborough on the west side,
 - Both sides ending on Ottawa at Barton
- The Memorial School and Caro Restaurant (1175 Main St. E. and 4 Ottawa St. N.) are in excluded area but could be included for its own individual designation
- 104 buildings recorded in this proposed HCD



HCD Boundary Area

Ontario Heritage designation regulation 9-06 outlines requirements for the buildings making up an HCD, the proposed boundary area fulfills the following:

Regulation	Properties & Rationale
<i>The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.</i>	36 properties are found to be representative of the character of area include Edwardian style commercial buildings and and Art Deco landmarks
<i>The properties have contextual value because they define, maintain or support the character of the district.</i>	79 properties were determined to have contextual value on the basis that they maintain and support the characteristic of Ottawa Street North as a commercial hub for the city's east end.
<i>The properties have contextual value because they are physically, functionally, visually or historically linked to each other.</i>	79 properties were determined to have contextual value on the basis that they are linked together ; with many being linked together physically, visually, and historically through their history in the commercial district.

HCD Boundary Area

“The outlined boundary area indicated above contains the highest concentration of the aforementioned 1-3-story commercial buildings that make Ottawa Street North a notable site for the city’s heritage, making it the ideal section of the street for a proposed heritage conservation district.”



Thank you!



Hamilton



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