


Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	July 19, 2018
SUBJECT/REPORT NO:	Recommendation to Designate 270 Sherman Avenue North, Hamilton (Cotton Factory) under Part IV of the <i>Ontario Heritage Act</i> (PED18167) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Chelsey Tyers (905) 546-2424 Ext.1202
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the designation of 270 Sherman Avenue North, Hamilton (Cotton Factory), shown in Appendix "A" to Report PED18167, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED18167, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 270 Sherman Avenue North, Hamilton (Cotton Factory) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18167.

EXECUTIVE SUMMARY

In April, 2018, staff were made aware that the property owner of 270 Sherman Avenue North, Hamilton (Cotton Factory) was interested in pursuing designation under Part IV of the *Ontario Heritage Act*. The property owners opted to retain their own heritage consultant to do a Cultural Heritage Assessment for the purposes of designation rather than to wait for the City to add the property to the work plan for completion in 2034.

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The historical research, evaluation of the significance of the property and description of heritage attributes were prepared by mcCallumSather for the property owner and are contained in the Cultural Heritage Assessment for 270 Sherman Avenue North, Hamilton dated June 27, 2018 (Appendix “D” to Report PED18167). Additionally, the recommended Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and the Notice of Intention to Designate are attached as Appendices “B” and “C” respectively to Report PED18167.

The subject property has been evaluated using both the Council-adopted heritage evaluation criteria and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9 / 06 of the *Ontario Heritage Act*. It has been determined that the property, comprised of 270 Sherman Avenue North, Hamilton, has design / physical value, historical / associative value, and contextual value, and meets twelve of the City’s twelve criteria and seven of nine criteria as defined in Ontario Regulation 9 / 06. Therefore staff recommends designation of the property under Part IV of the *Ontario Heritage Act*.

Alternatives for Consideration – See Page 8

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act*, and provide for adequate notice of Council’s intention to designate the property. Formal objections may be made under the *Ontario Heritage Act*, and heard before the Conservation Review Board, prior to further consideration by Council of the designation By-law.

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

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that “is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes” (Sub-section 33 (1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City

of Hamilton also provides heritage grants and loan programs to assist in the continuing conservation of properties, once they are designated.

HISTORICAL BACKGROUND

The subject property, municipally known as 270 Sherman Avenue North, Hamilton (see Location Map attached as Appendix “A” to Report PED18167), also known as the “Cotton Factory” and formerly the “Imperial Cotton Company”, was originally constructed in 1900 but was subject to a number of additions until about the 1960s. The Cotton Factory was originally constructed as a one to three storey red-brick industrial building for the purposes of manufacturing cotton duck material, a heavy-duty canvas like material.

During the late 19th and early 20th century, Hamilton’s textile industry was one of the city’s largest industries, second only to the steel mill industry. The Imperial Cotton Company as the subject property was originally known, was constructed in 1900 and was the third textile mill in the Hamilton area. It came about because a bookkeeper from a cotton duck mill in Yarmouth, Nova Scotia came to Hamilton in 1887 to open a rival company. He contacted John Patterson, one of the persons responsible for opening the Cataract Power Company which brought inexpensive electricity to the City. Patterson already owned the land, and his brother Edmond Patterson was the architect.

The Young family, who also owned Hamilton Cotton Mills is associated with the Imperial Cotton Company as well. James M. Young was the first President, and may have been a part owner with John Patterson. The Young family was significant in the textile industry, as they also had holdings in a number of other textile mills in New Brunswick, Quebec and Ontario including the Hamilton Cotton Company which started in 1880.

In 1924, the Imperial Cotton Company was merged with the Cosmos Cotton Mills (located in Yarmouth, Nova Scotia). The site serviced the Cosmos-Imperial Mills Limited until 1958 when most of its machinery and workers were sent back to Nova Scotia.

The building has been adaptively reused and is currently a creative industries complex with space for workshops, small manufacturing, office space for creative professionals and studios for artists.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that “significant built heritage resources and

significant cultural heritage landscapes shall be conserved". The recommendations of this Report are consistent with this policy.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall "protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes" (B.3.4.2.1(a)), and "identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources" (B.3.4.2.1(b)). The policies also provide that the "City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*" (B.3.4.2.3).

The recommendations of this Report comply with these policies.

RELEVANT CONSULTATION

Pursuant to Sub-section 29 (2) of the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1) of the Act. Typically, Cultural Heritage Assessments are reviewed by the Inventory and Research working group in accordance with the Council approved process attached as Appendix "E" of Report PED18167. As a result of the upcoming municipal election this year and that there are no Council meetings between the old and new Councils, the recommendations had to be presented to the Hamilton Municipal Heritage Committee immediately to allow Council to pass a designation by-law prior to the municipal election.

Staff also informed the Ward Councillor of the request to designate and the recommendations of this Report. The Ward Councillor expressed support of the owner led designation of 270 Sherman Avenue North, Hamilton.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

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

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Designation is guided by the process of cultural heritage evaluation and assessment. The evaluation process, as documented in the Cultural Heritage Assessment, attached as Appendix “D” to Report PED18167, attempts to clearly identify those heritage values associated with a property.

Council-Adopted Evaluation Criteria:

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

Through the consultants’ evaluation, the property meets twelve of the City’s twelve criteria pertaining to built heritage value.

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

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1 (2) of Ontario Regulation 9 / 06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9 / 06 identifies criteria in three broad categories: Design / Physical Value, Historical / Associative Value and Contextual Value.

As outlined in the attached Cultural Heritage Assessment (see Appendix “D” to Report PED18167), the subject property satisfies seven of the nine criteria contained in Ontario Regulation 9 / 06 in all three categories.

1. **Design / Physical Value:**

- i. The property is a representative example of a complete historic textile mill in the Gothic interpretation of industrial architecture.

- ii. The property does not demonstrate a high degree of craftsmanship or artistic merit.
- iii. The property does not demonstrate a high degree of technical or scientific achievement.

2. Historical / Associative Value:

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

3. Contextual Value:

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

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Additional Recommendation in the Cultural Heritage Assessment by mcCallumSather

In addition to the recommendation to designate the subject property under the *Ontario Heritage Act*, the Cultural Heritage Assessment also provided the following recommendations:

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

With respect to recommendation 1., 5., and 6., these items are in keeping with best practice and any construction work, expansion or renovation may require a Heritage Permit application. With respect to items 2., and 3., any ongoing window conservation or masonry work will require the approval of a Heritage Permit application in consultation with the Heritage Permit Review Subcommittee and / or Hamilton Municipal Heritage Committee. Lastly, with respect to recommendation 4., staff concur that the 1946 infill between the Mill and Office buildings has very little cultural heritage value and as such it is not included in the Statement of Cultural Heritage Value or Interest.

Conclusion:

The consultants have determined that the subject property, 270 Sherman Avenue North, Hamilton is of cultural heritage value or interest, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Staff concur with the findings of the Cultural

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Heritage Assessment Report and recommends designation of 270 Sherman Avenue North, Hamilton under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix “B” to Report PED18167 and the draft Notice of Intention to Designate attached as Appendix “C” to Report PED18167.

With respect to the additional recommendations in the Cultural Heritage Assessment noted above, staff concur, however note that any alterations to the heritage attributes identified in the Statement of Cultural Heritage Value or Interest, including the masonry and original windows will require Heritage Permit approval.

ALTERNATIVES FOR CONSIDERATION

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

Decline to Designate:

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

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

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

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

Built Environment and Infrastructure

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

Culture and Diversity

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

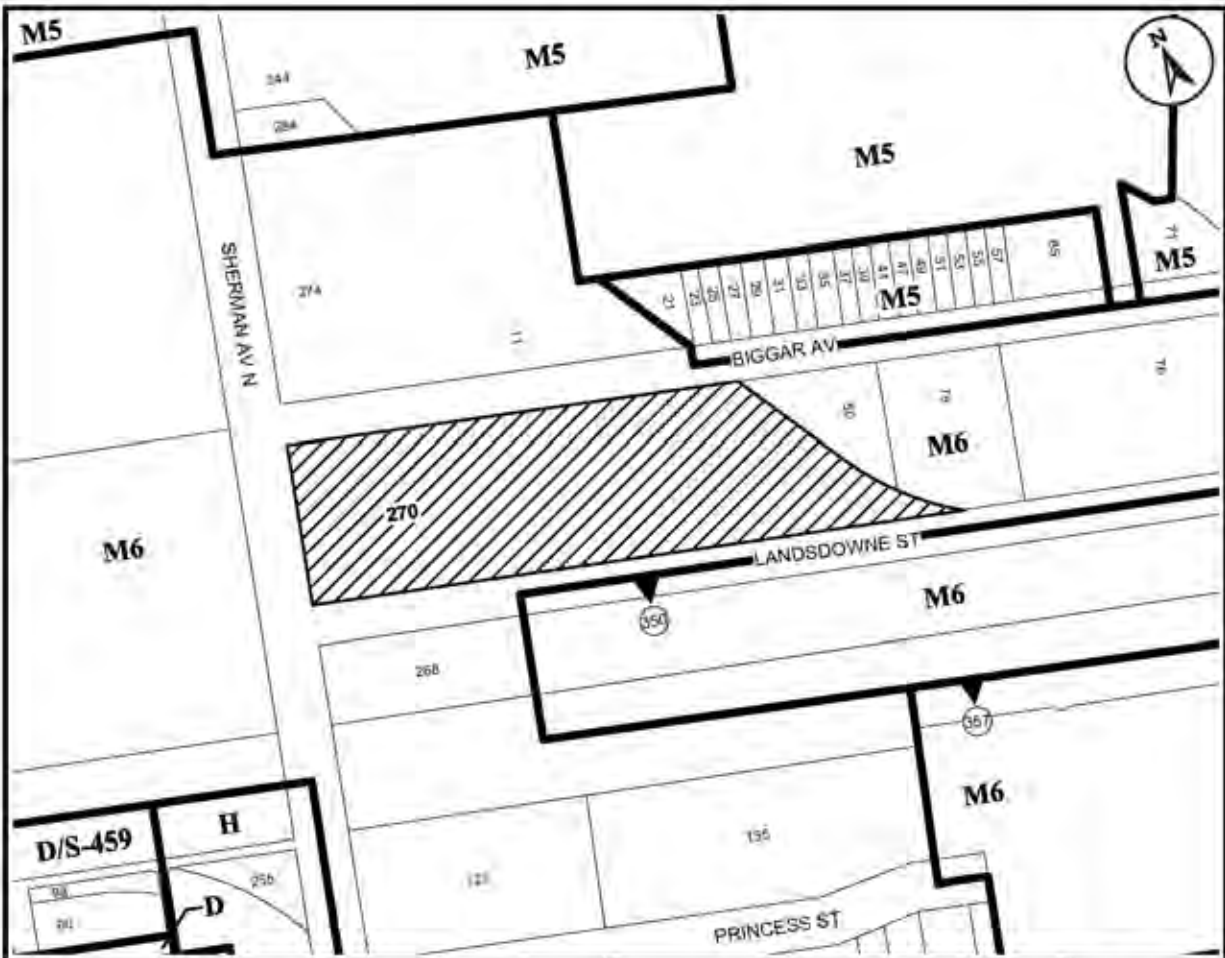
APPENDICES AND SCHEDULES ATTACHED

- Appendix "A": Location Map
- Appendix "B": Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix "C": Notice of Intention to Designate
- Appendix "D": Cultural Heritage Assessment Report on the 270 Sherman Avenue North, Hamilton (Cotton Factory) dated June 27, 2018
- Appendix "E": Council-Adopted Heritage Designation Process

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● Site Location



Key Map - Ward 3

N.T.S. 

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
 PED18167


Date:
 June 20, 2018

Appendix "A"

Scale:
 N.T.S.

Planner/Technician:
 CT/AL

Subject Property

 270 Sherman Avenue North

270 Sherman Avenue North, Hamilton

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

Statement of Cultural Heritage Value or Interest

The Cotton Factory, municipally known as 270 Sherman Avenue North, is a former industrial complex that consists of a combination of one to three storey early 20th century buildings built with a Gothic architectural influence. The complex is situated on an approximately 3 acre parcel of land located on the east side of Sherman Avenue North between Landsdowne Street and Biggar Street in an industrial area within the City of Hamilton.

DESIGN / PHYSICAL VALUE

The Cotton Factory has design and physical value as a representative example of a turn-of-the-century industrial building with Gothic architectural influence. While the complex consists of a patchwork of buildings, the Gothic style of influence is apparent throughout in the symmetrical rhythm of the building elevations, shallow buttressing, and the large, arched, multi-paned windows. The interior of the mill building demonstrates the typical industrial construction of the time using metal posts and timber beams to create large open spaces.

HISTORICAL / ASSOCIATIVE VALUE

The industrial complex was constructed in 1900 for the Imperial Cotton Company due to the collaborative efforts of a Yarmouth bookkeeper (name unknown), investment of the '5 Johns', access of the land by John Patterson, architectural design of Edmond Patterson, and direction of James M. Young as its first President. There is insufficient evidence to determine if Young was also a part owner, but the Young family was significant in the textile industry as they had holdings in textile mills across New Brunswick, Quebec and Ontario.

Specializing in heavy duct cotton used for boat sails and building awnings, the Imperial Cotton Company was instrumental to the formation of the early textile industry in Hamilton. Orders were taken from all over the world using telegraphic code. The Imperial Cotton Company had its own codebook to simplify orders. Classes of cotton duck manufactured were "once & sail", "harvester" & "hydraulic", "hose, bootleg and tennis", and "filter and press". Archival records show that the Imperial Cotton Company manufactured the sailcloth of the iconic Canadian Bluenose. In 1924 the Imperial Cotton Company was amalgamated with a Nova Scotia firm owned by the Young Family, to form the Cosmos-Imperial Cotton Company.

CONTEXTUAL VALUE

The Cotton Factory is a landmark as its smoke stack and tower are some of the few vertical elements in the North End of Hamilton. The building is located in close proximity to other industrial buildings that developed in the neighbourhood due to its proximity outside the city centre and connections to rail. The Textile industry in Hamilton in the early 20th century is functionally and historically linked to its surroundings. It employed more than 300 workers, mainly women, and it can be assumed that the residential area developed around the factory to house the workers.

Description of Heritage Attributes

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

Landscape Attributes:

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

Exterior Attributes:

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

Interior Attributes:

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

CITY OF HAMILTON

Notice of Intention to Designate

270 Sherman Avenue North, Hamilton (Cotton Factory)

The City of Hamilton intends to designate 270 Sherman Avenue North, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The Cotton Factory, known municipally as 270 Sherman Avenue North, Hamilton was originally home to the Imperial Cotton Co. which began in 1900. The Imperial Cotton Co. was the third textile mill in Hamilton and produced cotton duck, a heavy weight canvas like material to customers across North America. The building remains one of very few intact industrial mill complexes.

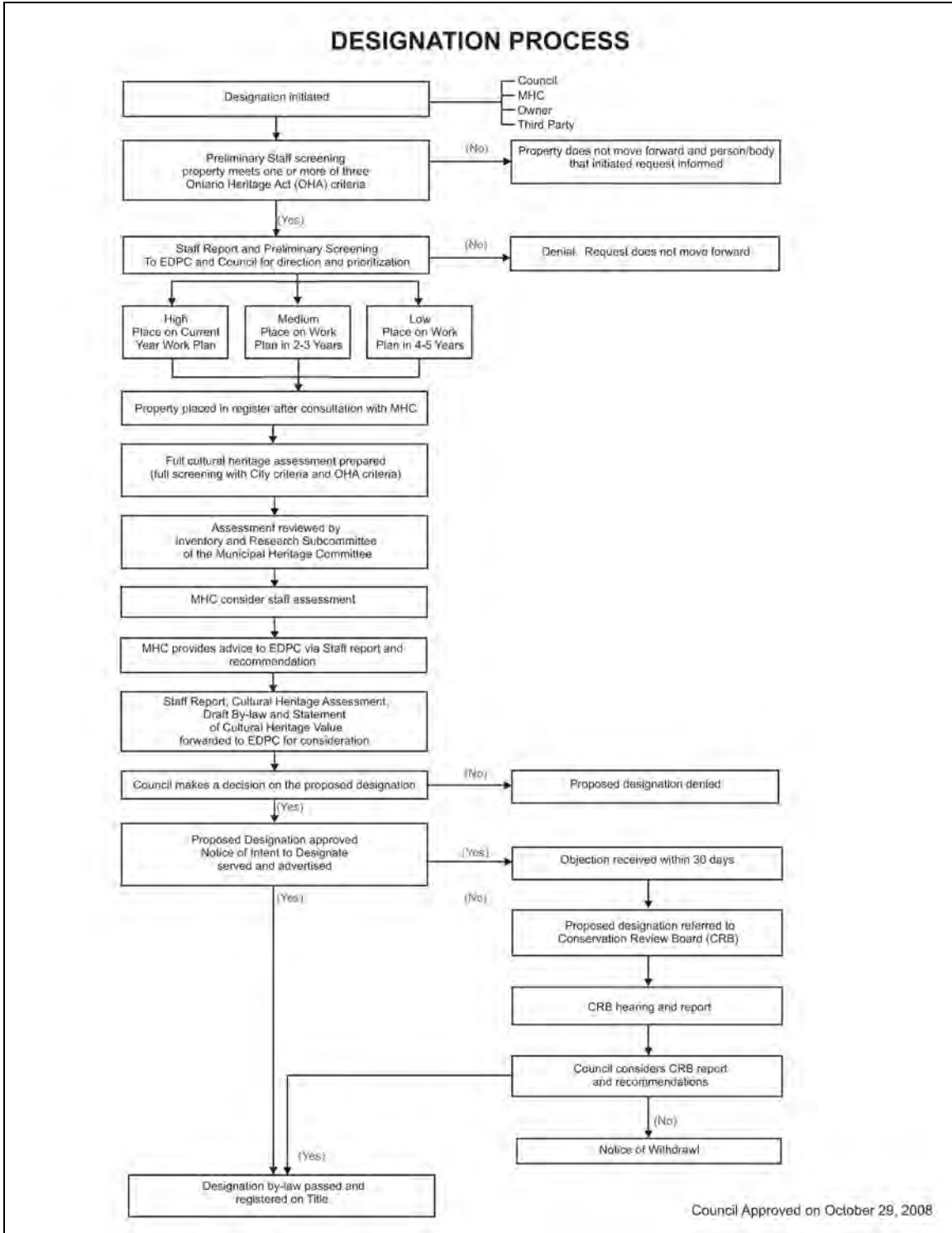
The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, City Hall, Hamilton, Ontario, L8P 4Y5, during regular business hours.

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

Dated at Hamilton, this [REDACTED] day of [REDACTED], 2018.

City Clerk
Hamilton, Ontario

CONTACT: Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: Chelsey.tyers@hamilton.ca





Heritage Cultural Assessment

18035 | 270 Sherman Street N
Cotton Factory

June 27, 2018

mcCallumSather

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

executive summary & recommendations

Executive Summary

The purpose of the report is to establish and validate the cultural heritage value of 270 Sherman Ave N. known as The Cotton Factory. In our research, both archival and primary, McCallum Sather confirms the original buildings as a whole are significant to Hamilton's cultural heritage as a place of industry, located within a warehouse and manufacturing district. This distinctive Hamilton property is composed of several buildings constructed between 1900 to when it closed as a textile mill in 1958*. It is listed within the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest*.

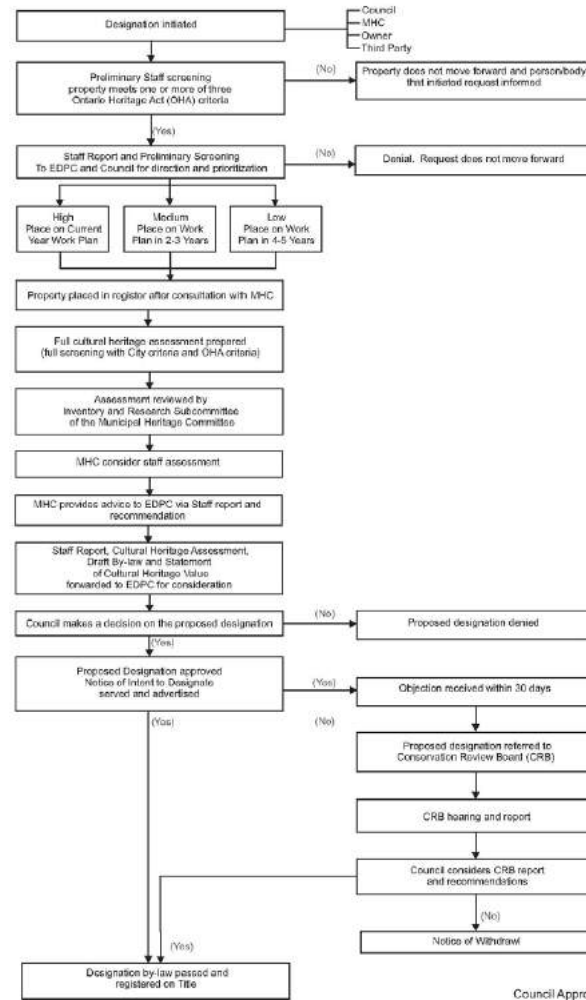
The HCA establishes the cultural heritage value and significance of 270 Sherman Ave N; identifies heritage resources and attributes; and confirms if the identified cultural heritage resources meet the criteria for heritage designation as per Ontario Regulation 9/06 of the *Ontario Heritage Act*.

The Cotton Factory gains heritage value through historic connections to the City of Hamilton and its immediate relationship to other buildings on the site. The factory acts as a landmark, both visually and through the historic evidence of the textile industry that was once based in Hamilton. Its associations to the Canadian Bluenose and its economic significance to the local, national, and international textile industry validates its importance as a cultural asset. Its physical relationships to each of the existing buildings relate to the Industrial Gothic architectural style, including Victorian and Edwardian details. This composition of buildings developed organically over time creates a unique site of historical importance.

Recommendations

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

DESIGNATION PROCESS



Council Approved on October 29, 2008

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

1.0 introduction

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

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

PROCESS

1. Review of Property Information

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

2. Site Visit

mcCallumSather conducted a site visit on May 7, 2018 and took up-to-date high-quality photographs of the property.

3. Cultural Heritage Assessment Report

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

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

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

2.0 property location

The property, located at 270 Sherman Ave N., contains the buildings known as The Cotton Factory. The subject property is included in the City of Hamilton Inventory of Buildings of Architectural and/or Historic Interest. It is located within the industrial north end of Hamilton, within close proximity to the rail corridor. The request to designate the subject property was initiated by the owner in the spring of 2018.



Figure 2.1 - Location Map

3.0 settlement context

Early Settlement

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

Hamilton 1859



Figure 3.1 Great Western Workshop (source: Great Western Railway)
The Great Western Railways spurred industrialization and provided work for skilled men as in this factory in Hamilton, Ontario (courtesy Library and Archives Canada).

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

Railways

Led by land agent and lawyer Sir Allan MacNab and others, the city bought into the Great Western Railway and other lines. The main line (Niagara Falls-Hamilton-London-Windsor) was opened in 1854. By 1882 it operated 1280 km of track throughout SW Ontario and 288 km in Michigan. Then, in the year from 1892 – 1984 the Toronto, Hamilton & Buffalo Railway (TH&B) was opened as a separate railway serving the Hamilton area. It was established largely as an alternate route for the businesses in the Hamilton area to ship their products to Canadian customers in Toronto, Montreal, and the west and to American customers via the New York Central and its subsidiaries. The railway boom attracted stove and farm-implement foundries, and in subsequent decades the town established other industrial business that would flourish into the mid-20th century including the textile industry.



Figure 3.2 - (Source: Dundas Museum & Archives) Dundas Cotton Mill commenced operation in 1860. Photo taken in 1900.



Figure 3.3 - (source: Workers' City) Hamilton Cotton Company stood the behind Malcolm & Souter plant on Mary Street.



Figure 3.4 - (source: Hamilton Public Library) Copley Building erected in 1856 at the corner of York Street and MacNab Street. The former mill now stands as an expression of the pride and heritage of the textile industry in Hamilton.



Figure 3.5 - (source: Hamilton Public Archives) Imperial Cotton Factory prior to additions on West Elevation. Operated from 1900-1958. It became Cosmos-Imperial Cotton Company in 1924.



Figure 3.6 - (source - Library & Archives Canada) John A. Macdonald's National Policy capitalized on a new textile tariff structure.

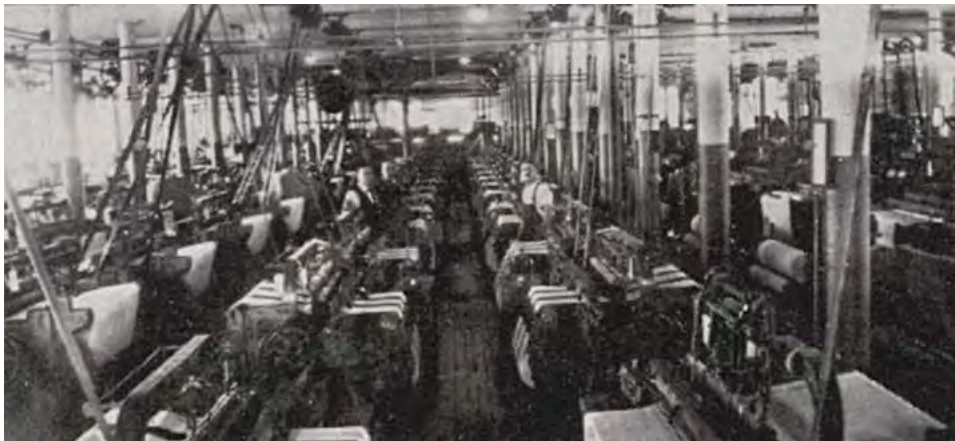


Figure 3.7 - (source - Hamilton Public Library Archives) Giant looms and spinning and carding machines were imported from Britain and the United States. The whole operation was driven by electricity. The power was generated in the factory's own steam plant.

Textile Industry

Starting in 1890's to the late 1950's textile production flourished in Hamilton. Everywhere in North America, once cities arose, cloth no longer had to be spun and woven by hand or sent for from England. In 1870, Prime Minister John A. Macdonald stimulated the growth of Canada's textile industry by placing stiff tariffs on all European textile imports. Textile production companies proliferated, and a highly successful and noted concentration occurred in Hamilton, thanks to both the entrepreneurs of the day and a labour force that quickly developed a high level of the necessary skills.

While the term 'mills' generally refers to hydraulically powered factory situated beside a river, in Hamilton it refers to large, long plants where coal-fired boilers produced steam under high-enough pressure to turn line shafts (horizontal rods running along a high ceiling) operating their machines below. Though eventually electrified as time went on, the working conditions of textile mills were hot, noisy, and dusty facilities - their one saving grace, large windows which allowed for generous natural light and passive ventilation.

There are three basic processes in textile manufacturing; the carding, spinning and dyeing of raw cotton or wool fleece into cotton or wool yarn, and either weaving the yarn into fabric on industrial looms, or knitting it into yardage or finished garments on industrial knitting or cordwinding machinery. Hamilton would perform all three functions, becoming the country's third largest textile manufacturing centre after Montreal and Toronto.

The first was Jasper Crane's knitting mill in Ancaster, founded in the 1850s. Eventually renamed the Dundas Cotton Manufacturing Company (clothing). James M. Young left the Dundas Cotton Manufacturing Co. and established Hamilton Cotton Company (clothing) in 1880, taking advantage



— Date stone

Figure 3.8 - (source: Workers' City) Original Imperial Cotton Company label and 1900 keystone on tower.

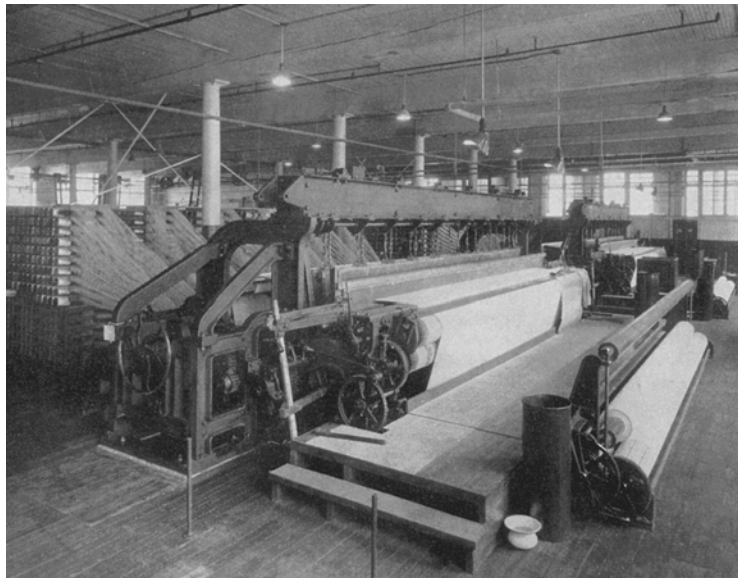


Figure 3.9 - (source - Hamilton Public Library Archives) The factory was known to produce heavy cotton duck for sails, mechanical belting for power transmission, railway car roofing, awnings and other products.

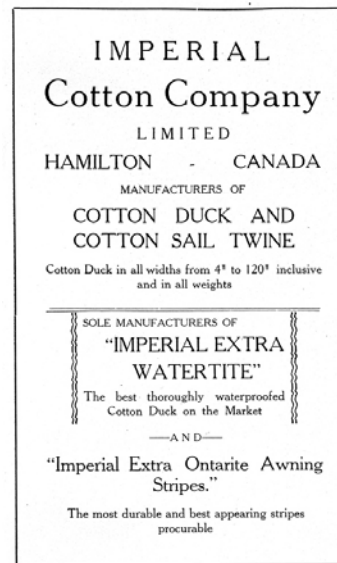


Figure 3.10 - (source: Workers' City) Imperial Cotton Company Advertising



of Macdonald's increased customs duties on imports. Ontario Cotton Manufacturing Co. (denim, shoe lining fabrics, flour bags, spun yarn for use in cotton carpets) was the next to be established by a group including William Hendrie (Sr.), Edward and Charles Gurney, and C.B. Snow, and in 1882 production began at an 1850 facility, for former F.G. Becket Engine and Boiler Works.

Imperial Cotton Company

During the late 19th to early 20th century, Hamilton's textile production was one of the city's largest industries, second only to the steel mills. The "5 Johns" of Hamilton (Gibson, Moodie, Sutherland, Dickenson and Patterson) were the ones responsible for this "Industrial Age". They opened the Cataract Power Company in 1896 which brought cheap electricity to the city, and they were Hamilton's major land-owners in the region, both of which brought manufactures and entrepreneurs from all over North America.

A bookkeeper from a Yarmouth, Nova Scotia cotton duck mill came to Hamilton in 1887 to open up a rival company. He approached John Patterson of the "5 Johns" to fund his cotton mill venture. Patterson already owned the land, and it was decided that his brother Edmond Patterson would be the architect. The Imperial Cotton Company was born in 1900 and a man named James M. Young, became the first President (and is a now distant relative of Robert Young, the current owner of the Hamilton Tiger Cats). James V. Young was the vice-president of Cosmos Imperial Mills in 1957 which speaks to the families ongoing involvement within the textile industry. In our research, we were unable to determine the nuances of ownership of the 270 Sherman site and the Imperial Cotton Company due to a lack of documentary evidence.

By 1900, the city's third cotton cloth maker, Imperial Cotton Co. Ltd., was started up by James M. Young, owner of Hamilton Cotton, and a group of associates. The venture was formed to meet a need for heavy cotton duck for sails, mechanical belting, railway car roofing and awnings. Investors from New York bought into the company soon after production began.

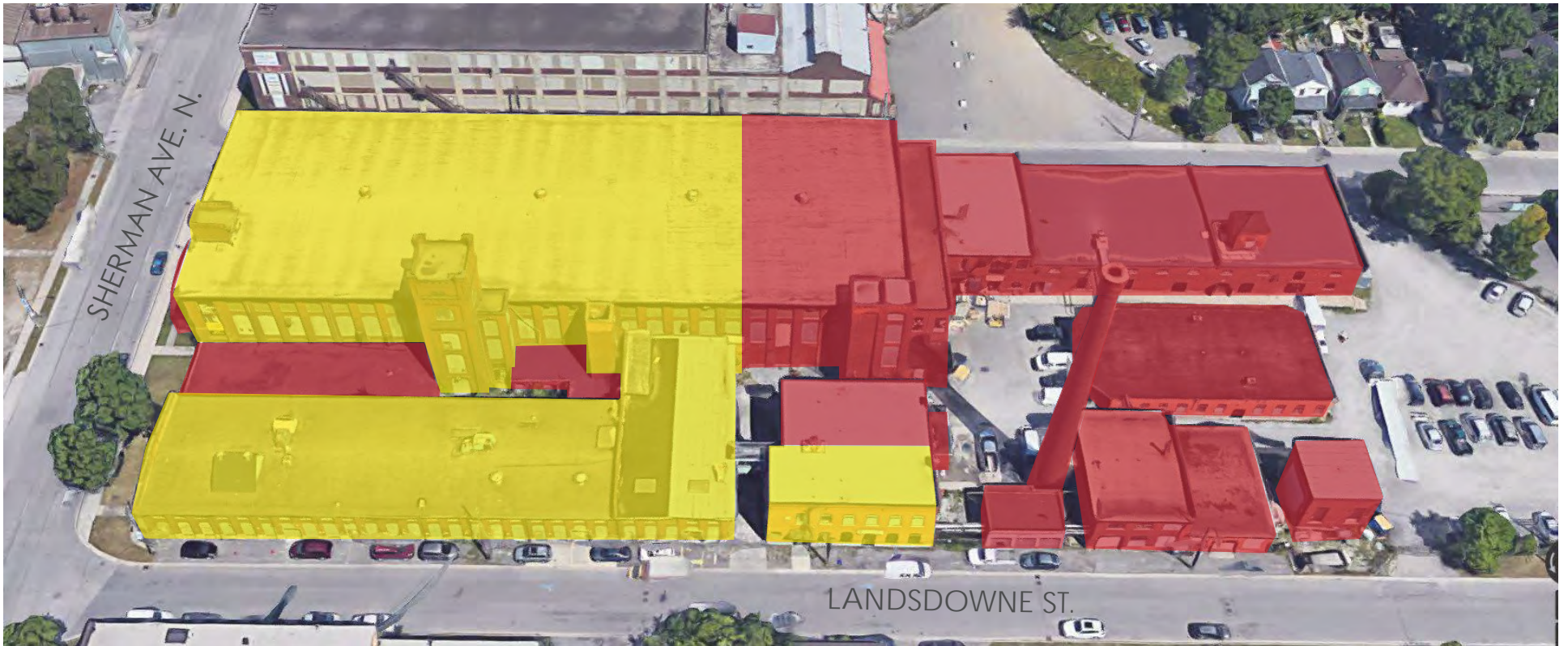
By 1906, orders were taken from all over the world using telegraphic code, and Imperial Cotton created its own code-book to simplify orders. Classes of cotton duck manufactured were "once & sail", "harvester" & "hydraulic", "hose, bootleg and tennis", and "filter and press". Archival records show the Imperial Cotton Company manufactured the sailcloth of the iconic Canadian Bluenose.

As of 1924, Imperial Cotton amalgamated with a Nova Scotia firm that had been owned by Hamilton Cotton, to form the Cosmos-Imperial Cotton Company. This company employed more than 300 workers, many of them women at 270 Sherman Avenue North. The three story brick building of this fascinating complex, with its tall tower, housed most of the machinery. Finishing work was done in an adjoining two-storey building.

The Young family strengthened its holdings in Hamilton and added plants in Marysville, New Brunswick; Montreal, Quebec; and Trenton and Woodbridge, Ontario. It also guided production at Hamilton's Cosmos-Imperial Mill until 1958. Though the Young family strengthened its holdings through Canada, they wound down operations of their plants in the 1960s, partly because of competition from foreign producers.

Subsequent companies continued producing and distributing cotton products there until the site was purchased by a leasing company which maintains the original Imperial Cotton buildings as one of the most complete historic textile mill complexes in Canada.

Figure 3.10: Site Evolution Diagram



source: Google Maps

Legend



-  Original Construction (1900)
-  Buildings added/in filled (between 1933-1962)



Figure 3.11- Current (2018)

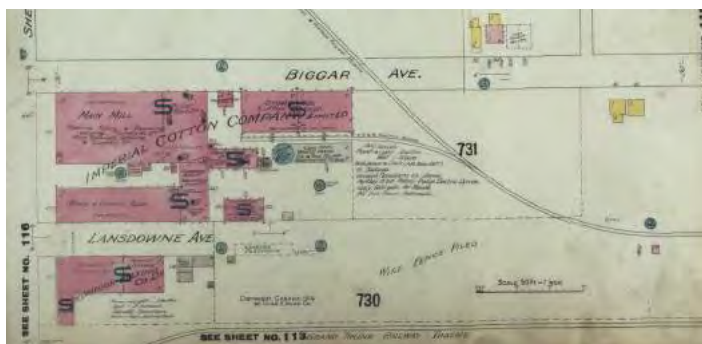


Figure 3.12- Fire Insurance Map (1914)



Figure 3.13 - Fire Insurance Map (1933)

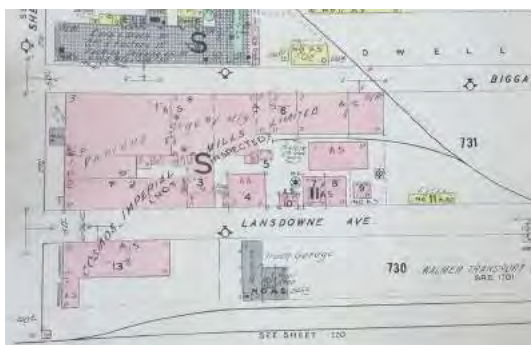


Figure 3.14- Fire Insurance Map (1962)

The Imperial Cotton Company treated their employees to a quarterly magazine, "The Fabricator", from 1921 to 1925. The magazine brought news of such things as a group insurance plan, a new 165-seat cafeteria with hot meals and electric refrigeration, and the purchase of a new lunch-room piano by the Entertainment Committee, among other things. The newsletter also listed community news such as the marriages, births, deaths, and vacations of mill employees.

In 1924, Imperial Cotton merged with Cosmos Cotton Mills (formerly Yarmouth Duck and Cotton). The new company, Cosmos-Imperial Mills Limited, operated the complex until 1958, when most of its machinery and workers were sent back to Nova Scotia. A textile museum in Yarmouth houses many of the "Big Looms" that may have been used at The Cotton Factory.

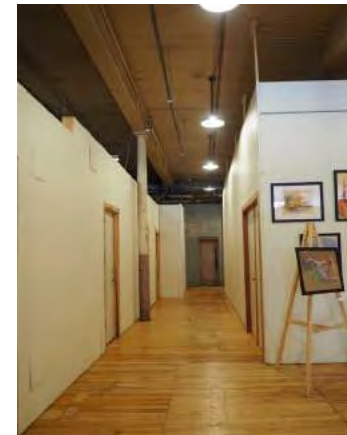
In 1900, when the Imperial Cotton Company was born, this was one of the few industrial buildings in Hamilton located next in an industrial district. The surrounding factories include the E. Catskins Saw Manufacturers, Pittsburg Perfect Fence Co. Ltd., Canadian Horse Show Co., Dominion Belting Co. Ltd., and the Standard Underground Cable Co. Ltd. The tower central to the rectangular building which operated as the Main Mill, and the extensive in height smoke stack still stand prominently in Hamilton's landscape. The fire insurance maps are evidence of the property has been ever changing. between the years 1900 when the land was acquired and 1962. The development of the Mill Arts Building, Utility Buildings, and additions to the Mill & Store House building is evidence of the evolving nature of the factory.



Figure 3.15 - (source: mcCallumSather) The Cotton Factory is a prime example of successful adaptive reuse converting the industrial space into studios, workshops and event space for creatives.



(source: Cotton Factory)



(source: mcCallumSather)



Figure 3.16 - (source: Cotton Factory) The Cotton Factory is also featured as a setting in CBC's Murdoch Mysteries

Cotton Factory: Arts Incubator & Cultural Hub

The process of converting the Cotton Factory to a art-focused building began in 2005 at a design charrette. The building now known at 270 Sherman Avenue North as The Cotton Factory, leases spaces to numerous artists, creative firms and light industries, rent out the site for film productions and open these remarkable buildings for public view during events such as the monthly Hamilton Art Crawl and annual Doors Open Hamilton.

The former site of the Imperial Cotton Co. is a prime example of adaptive reuse. In the heart of lower Hamilton, The Cotton Factory has been transformed into a creative industries complex, with space for workshops and small manufacturing, office space for creative professionals, and studios for artists. Though the complex is now fully leased, the community and uses of the complex are always growing and evolving.

Over 100 tenants currently call the facilities of The Cotton Factory home for their artistic or creative practice. Among them are photographers, designers, curators, painters, potters, textile artists and woodworkers. Areas of the building have also been used for a wide variety of television and movie productions.

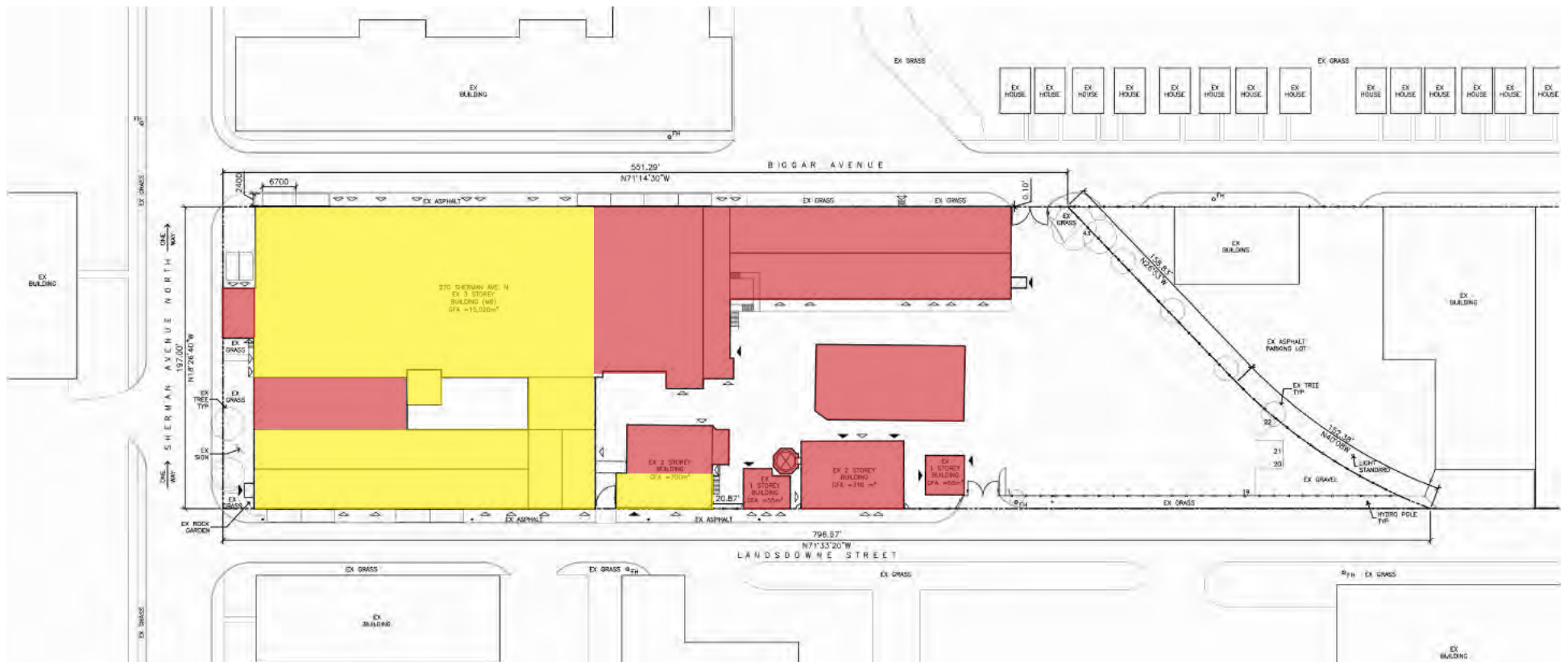


Figure 4.1 - Site Plan (NTS) by mcCallumSather

Legend

- Original Construction (1900)
- Buildings added/in filled (1933-1962)

Figure 4.2 - Site Plan (NTS) by mcCallumSather

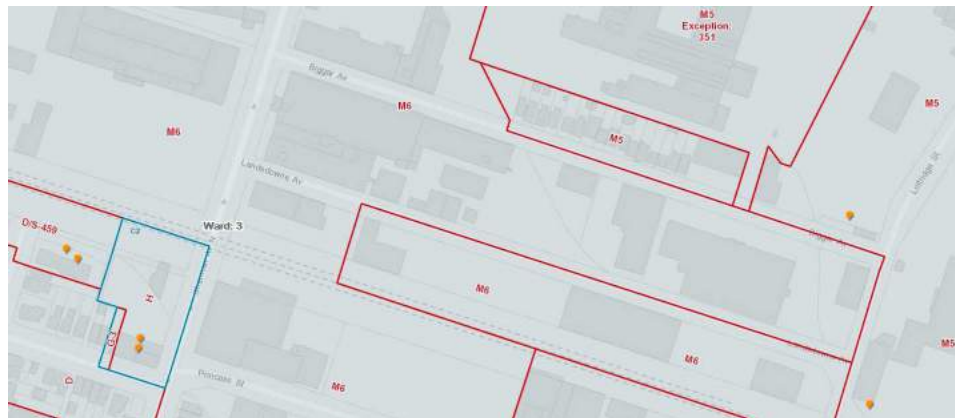


Figure 4.3 - Zoning Map

4.0 property description

The subject property municipally addressed 270 Sherman Ave N, in Ward 3, Zone M6 (Light Industrial), in Hamilton. The building complex contains 156,000 square-feet of useable space and situated on a approximately 3 acre parcel of land, located on the East side of Sherman in between Landsdowne Ave and Biggar Ave in South Sherman neighbourhood.

The complex is made of six main discrete buildings including the original 1900 structures and the 1962 additions which are currently described as: the mill building, office building, storehouse building, dyeworks, utility buildings and mill arts. Each building is rectangular in plan and is of brick construction ranging from one to three stories tall. The architecture style of the prominent tower suggests a Gothic influence, and was designed to compete with the other architects of the day. The Cotton Factory was built with brick and wood in the "slow burn" method as a means to protect the complex from total destruction as a result of fire. The tower housed most of the original machinery. The surrounding adjacent structures were used for sorting, painting, finishing, shipping waterproofing, and warehousing. The tall smoke stack was required for the original 3 coal-burning boilers which generated the electricity for the factory.

Given the complexity of the site, the physical characteristics will be described according by building to clearly identify the heritage attributes for the site as a whole.



Figure 4.4 West Elevation on Sherman Avenue North



Figure 4.5 North Elevation on Biggar Avenue



Figure 4.6 East Elevation



Figure 4.7 South Elevation



Figure 4.8 South East
All original openings with ranging enclosure from plywood, glass block, and wood replacement windows.



Figure 4.9 Courtyard
View to south elevation from courtyard. All original openings with plywood and glass block infill with aluminum picture windows.



Figure 4.10 Brick Detail
Damaged brick and poured concrete corner of garage



Figure 4.11
Connection between original Mill building office and addition

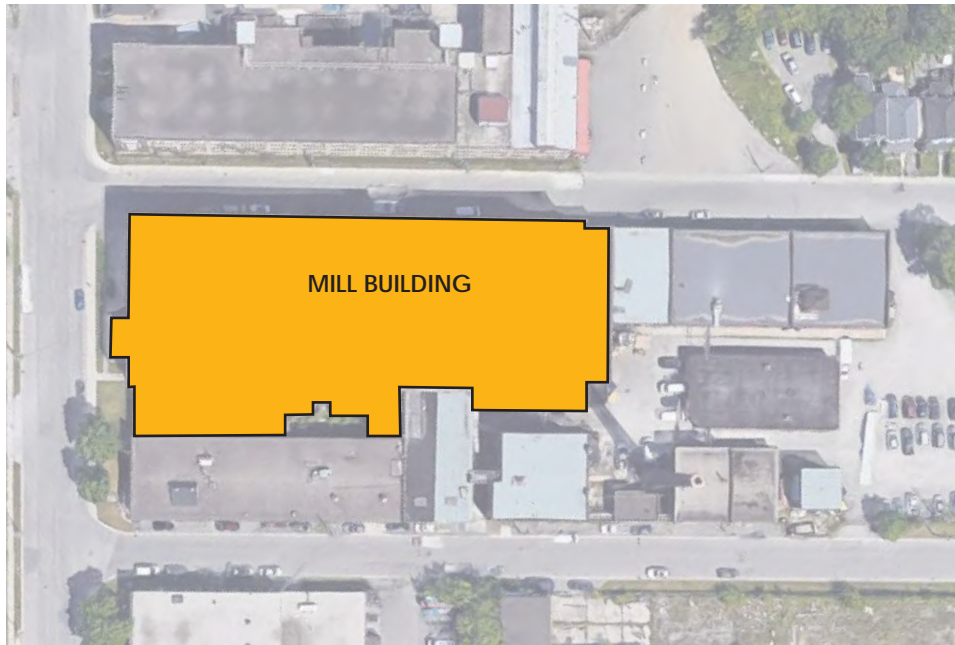


Figure 4.12 - Site Plan (NTS) by mcCallumSather



Figure 4.13 - Damage to original brick, possibly from vehicles entering/exiting garage.

Mill Building Description:

Exterior

- Rectangular footprint;
- Three-storeys;
- Red-brick, there are two distinct colours on the exterior of the north and west elevations. Level 1 brick looks lighter possibly from cleaning, and level 2 & 3 brick is darker (likely stained from pollution);
- Parged stone foundation;
- Shallow buttresses;
- Iron Tie Rod Anchor Plates (located where the shallow buttress at the exterior and interior floors meet);
- Large, arched, multi-paned windows that are typical of the gothic architecture to provide ample natural light into the large open interior spaces;
- Window frames are a combination of original wood frame and replaced aluminum in the 1950s, and in more recent years replacement with repaired and restored wood windows matching profiles and divisions;
- Several window openings have been enclosed with plywood, brick, metal and glass block;
- Projecting half-storey to accommodate elevator shaft;
- Tower including arched window openings, banding, dentil and crenelation details;
- Small one storey addition on west elevation;
- Fire escape on west elevation; and,
- Several window bays on the first-floor have been modified to accommodate man and vehicle doors.



Figure 4.15 - Exposed timber beam and ceiling



Figure 4.16 - High modern clerestory windows to create defined rooms for studios/offices and allow natural light



Figure 4.17 - Renovated into office space as part of adaptive reuse of the space



Figure 4.18 - Level 3: Large windows with 6 over 6 window panels, others with glass block infills



Figure 4.19 - Level 3: An interior wall that seems to be characteristic of an exterior envelope. It has similar character defining windows to those of the exterior and shows a progression of construction.



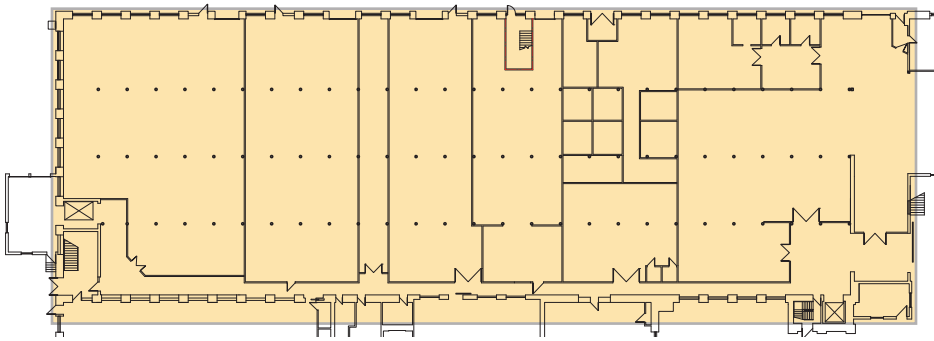


Figure 4.20 - Level 1 (NTS) by mcCallumSather

Interior

- Timber post and beam construction;
- Exposed wood floors and exposed wood ceiling;
- Interior walls with large modern clerestory windows which are part of an interior renovation;
- Some interior walls show progression of construction as they were once exterior envelope; and,
- Industrial fire doors speak to the same character as the one on the exterior (eg. Store House building).

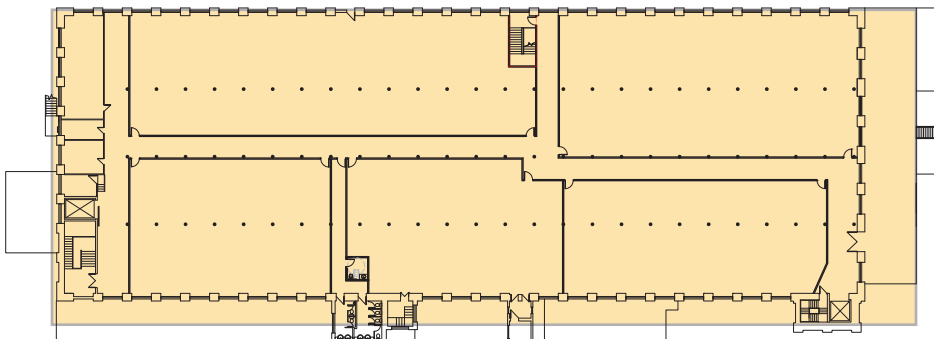


Figure 4.21 - Level 3 (NTS) by mcCallumSather



Figure 4.22 West Elevation



Figure 4.23 - South Elevation Detail

Level 2: Windows are of double hung type, and some window openings are filled in with brick.

Level 1: large window openings boarded up with wood panels

Poor parapet condition to Office Building. Passageway linking Office Building and Dye Works Building.



Figure 4.24 - North Elevation

Level 1 and 2: window repaired and restored with 12 panes on the 2nd floor and 8 over 12 panes on the 1st floor to their original character as seen in historic photographs.



Figure 4.25 South Elevation Photo stitch



Figure 4.26 Office Building Interiors



Figure 4.27 - Site Plan (NTS) by mcCallumSather

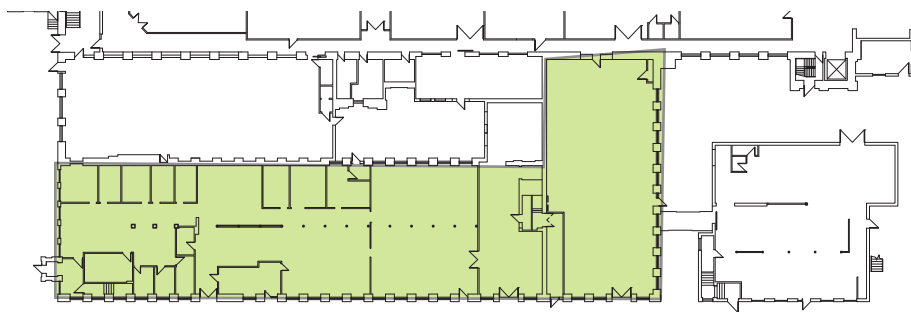


Figure 4.28 - Level 1 (NTS) by mcCallumSather

Office Building Description:

Exterior

- Part of original factory construction in 1900;
- Two-storey red-brick exterior;
- Parged stone foundation;
- Brick corbelling;
- Shallow buttressing, typical of a Gothic architecture influence;
- Parapet roofline on west elevation;
- Date stone "1900" in parapet;
- Arched, multi-paned windows, some with stone lintels, typical of Gothic architecture to allow natural light into large interior spaces;
- A number of windows on the ground floor of the south elevation are enclosed with wood or glass block;
- Several window openings on the south elevation have been modified to accommodate man and vehicle doors; and,
- There is a second storey enclosed pedestrian crossing between the office building and the Dye Works building.

Interior

- Construction - Timber beams (painted white) and metal posts;
- Exposed wood floors and painted wood ceilings in some areas;
- Most interiors are not original and have a range of finishes such as wood floors, carpet, tile, interior drywall partitions and doors;
- Exposed painted brick in some locations;
- Windows, several boarded up on 1st floor, some are operable. Second floor are fixed shut; and,
- Link to Mill building has exposed wood flooring and painted but exposed wood ceiling.

Figure 4.29- Dye Works Building Interiors



Exposed concrete ceiling (functioned as a 'wet floor' on Level 2) and steel beams.



Condition where building 1948 addition required reinforcing steel post.



Stone lintel visible from interior window ledge



1948 addition wall, filled in window with brick

Figure 4.30 - South Elevation



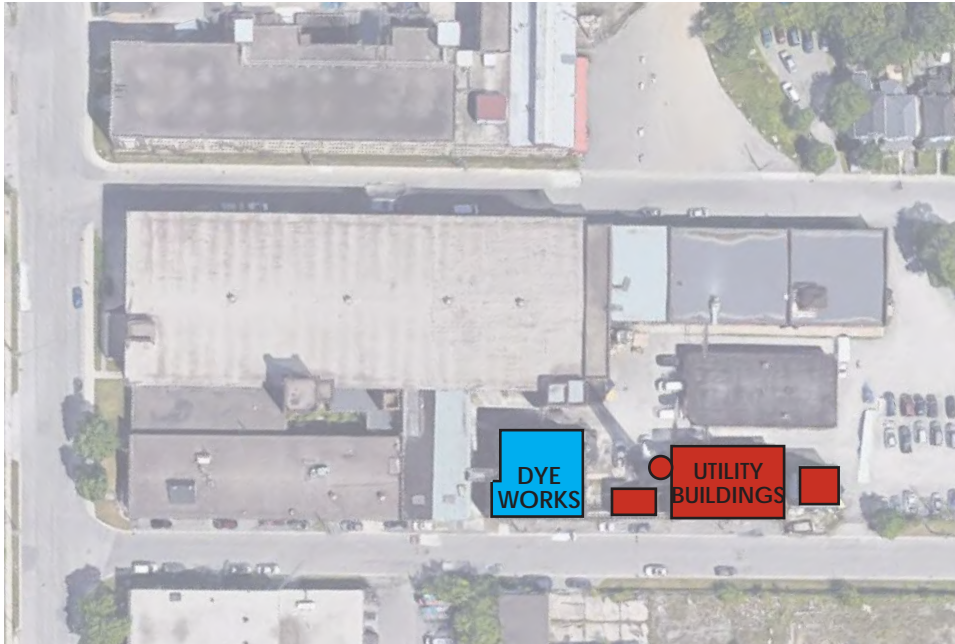


Figure 4.31 - Site Plan (NTS) by mcCallumSather



Figure 4.32 -One of two brick fireplaces in Dye Works

Source: mcCallumSather

The 2nd level concrete floor is a 'wet floor' and are sloped with multiple drains and were designed for working with liquid chemicals and dyes. Originally, this was where all the cotton was either dyed or waterproofed which had a high risk of fire. It was a built as a stand alone building to act as a fire break between it and the rest of the complex. In the 1920's, the waterproofing was moved out of the Dye Works building and wood floors were installed on the 2nd floor as the space converted to personnel and lunch rooms. -The Cotton Factory

Dye Works Description:

Exterior

- Two-storey red brick exterior, lighter colour of red-brick on the south elevation is probably as a result of cleaning;
- Brick banding near roofline;
- Two brick chimneys on east elevation;
- Arched window openings with stone lintels; and,
- Modern aluminum frame windows.

Interior

- Skylight windows have been painted black;
- Two Brick fireplaces;
- Wood flooring on Level 2;
- Board and Batten walls on Level 2;
- Drywall finish to wall and ceilings on Level 2;
- A combination of multi paneled windows and aluminum frame fixed windows;
- Concrete floor and exposed concrete ceiling; and,
- Steel post (reinforcing possibly from the addition of 1946) and steel beams.

Figure 4.33 - Utility Building 1 Exterior (left) and Interior (right)



This Utility building has brick corbelling. The large doors are characteristic of the site as they have similar factory style multipanel windows that reoccur through the surrounding buildings.

Exposed wood ceiling and painted brick

Figure 4.34 - Utility Building 2 (Hydro House) Exterior (left) and Interior (right)



North Elevation



Concrete Walls and ceiling

Figure 4.35 - Utility Building 3 (Mule Spinner) Exteriors (left) and Interiors (right)



Figure 4.36 - Brick is painted red



Figure 4.37 - Plywood used to cover window openings



Figure 4.38 - Timber post and beam



Figure 4.39 - Poor parapet condition



Figure 4.40 -This Utility Building housed the coal-boiler that operated the smoke stack.



Figure 4.41 -Smoke Stack

Utility Buildings Description:

Exterior

- Three rectangular utility buildings and the smoke stack;
- Ranging from one to two stories with red-brick exteriors;
- Red-brick banding along rooflines, including around the top of the smoke stack;
- Arched, multi-paned windows that are typical of the gothic architecture and large rectangular multi-paned windows;
- A number of the windows are boarded enclosed with wood;
- Window frames and glass, and garage doors are a combination of original wood frame, replaced aluminum from the 1950s and more recently replicated wood windows and doors; and,
- There are various pipes of unknown function which travel from the Dye Works building to the utility buildings.

Interior - Main Studio

- Boiler from 1984 (not original);
- Wood beams and exposed wood ceilings;
- Exposed brick walls; and,
- Filled in window with plywood.

Interior- Hydro House

- Concrete floors and ceiling;
- Concrete wall in the middle splitting the building in two; and,
- Operable windows, but some panels are broken.

Figure 4.38 - Store House Building Exteriors (left) and Interiors (right)



Figure 4.42 --Rail tracks



Figure 4.43 -East Elevation



Figure 4.44 - Exposed wood ceiling and wood flooring



Figure 4.45 - Operable arched windows

Figure 4.39 - Mill Arts Building Exterior (left) and Interiors (right)



Figure 4.46 - West Elevation



Figure 4.47 - East Elevation

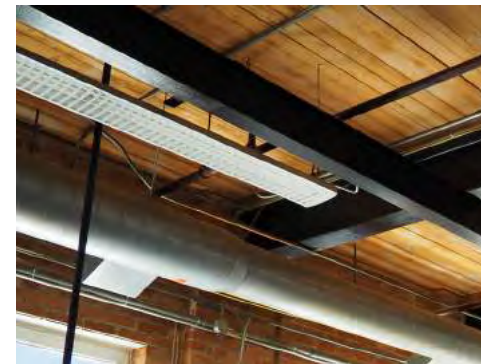


Figure 4.48 - Exposed steel beams and wood ceiling



Figure 4.49 - Site Plan (NTS) by mcCallumSather

Mill Arts Building (1946 addition) Description:

Exterior

- One storey red brick exterior; and,
- Rectangular window openings with modern aluminum windows.

Interior

- Steel post and steel beams; and,
- Wood flooring and exposed wood ceiling.

"Built in 1946, the Mill Arts Building was originally used for maintenance and took place of an old coal and waste house. The Mill Arts Building was the very first building to be adapted for reuse and has had creative professionals operating within, since the early 2000's."

-The Cotton Factory

Store House Building Description:

Exterior

- One-and-a-half stories to two-stories red brick exterior;
- Brick banding near roofline;
- Arched, multipaned windows with stone lintels, typical of Gothic architecture;
- Small arched window openings with stone lintels;
- A number of window are enclosed with wood;
- There is a combination of original windows, and more modern single panel windows;
- Two ground floor windows were modified to accommodate a man and vehicle door;
- High concrete platform on the south elevation;
- Bent strap sliding door on the south elevation; and,
- Iron tie rod anchor bolts.

Interior

- Most of the interior has been updated to have walls separating studio spaces, but retains the character of the exterior brick walls;
- Wood flooring;
- Industrial fire doors speak to the same character as the one on the exterior;
- Heavy timber beams have been painted on level 1; and
- Painted brick on level 1.



Figure 5.1 - (source: Workers' City) South side of Landsdowne Street, the old Dominion Belting Co.



Figure 5.2 (source: Workers' City)

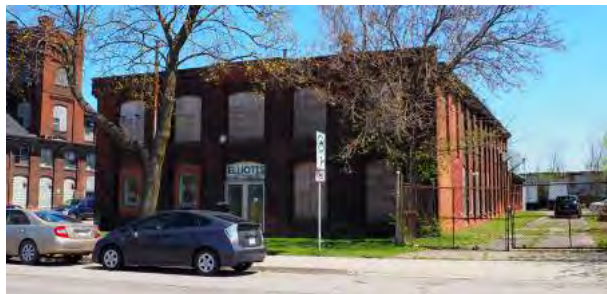


Figure 5.3. (source: mcCallumSather)



Figure 5.4 (source: Cotton Factory)

5.0 cultural heritage evaluation

McCallum Sather gathered data employed from the city and library archives (maps, photos, publications etc), first hand observation from site visits and web sources such as online articles and google earth satellite imagery to analyze the site. With the information gathered, this report will answer the following questions as outlined by Ontario Regulation 9/06 under the *Ontario Heritage Act*:

Design or Physical Value

Style: is this notable, rare, representative, or unique example of a particular architectural style or type?

- The complex of buildings at 270 Sherman are representative of industrial architecture. The site is particularly notable for its scale as it encompasses five distinct buildings zones, and for representing a full range of industrial building in the . The Gothic influence in features such as the tower also contribute to its distinctive character.

Construction: Is this a notable, rare or unique example of a particular material or method of construction?

- The primary 'Mill' and office buildings are made up of timber post and beam construction. The materials are typical of the period and show a progression of building materials and methods of construction as the complex expanded over decades.
- The brick used to construct the buildings used the "slow burn" method

which proportioned individual members, such as beams, columns, etc., so that they retain strength enough to do the work required of them even after one-third of their bulk has been charred or burned. Instead of a large number of small pieces, as in balloon and braced frame construction, there is a small number of very large pieces in the slow-burning construction. This method of construction was first used only in factories and mills, it is now frequently applied in every form of wooden building, including residences and barns.

Design: Is this a particularly attractive or unique structure because of the merits of design, composition, craftsmanship or details? Does the structure demonstrate a high degree of technical or scientific achievement?

- The scale and composition create an elegant and interesting collection of industrial buildings spanning nearly 100 years. The industrial building complex is associated with other mills in the city including the Cannon Knitting Mills and the Copley factory. This combination of competing mills tells a rich story of industrial achievement.

Interior: Is the interior arrangement, finish, craftsmanship/details noteworthy?

- Exposed structure and finishes such as wood floors and ceiling are characteristic to industrial architecture and enable an understanding of building techniques through visible connections. There are also unique features such as the red steel fire doors, and custom metal treads within the stairwells throughout the complex.

Historical or Associative Value

Does this property or structure have strong associations with and/ or, contribute to the understanding of a theme, event, belief, person, activity, organization or institution that is significant or unique within the City?

- The building strongly connects to the rich history of knitting and textile mills in the region. It also relates well to the cluster of other industrial facilities that connect to the train infrastructure in Hamilton including the Westinghouse facilities and others along Burlington street.
- The buildings found within 270 Sherman's 'The Cotton Factory' form one of the most complete historic textile mill complexes remaining in the country.



Figure 5.7 - (source: mcCallumSather) The TH&B Railway came directly into the site. The high platform indicated that the Storage Warehouse operated directly adjacent to the rail.

- It's association with James M. Young who was the first President of Imperial Cotton Co. Ltd and built other textile facilities throughout Eastern Canada
- It's association with Architect Edmond Patterson who designed the first iteration of the complex and was related to John Patterson of the '5 Johns' who funded the original company.
- The building associates with the manufacturing of the sailcloth for the iconic Canadian Bluenose.
- The association with the '5 Johns' and Hamilton's 'Industrial Age' brought many manufacturers and industries, like the Imperial Cotton Company, to the city.

Is the original, previous or existing use significant?

- The connections to the Textile industry is significant to the development of Hamilton as it was the second largest industry after steel.

Does the property meet the definition as identified in the 2014 Provincial Policy Statement as of a significant built heritage resource which is "a building, structure, monument, installation and/or manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community" or, cultural heritage landscape of which industrial complexes and main streets are listed as examples.

- As an industrial building complex, 270 Sherman satisfies this criteria.

Contextual Value

Continuity: Does this structure contribute to the continuity or character of the street, neighborhood or area?

- The building is located within a warehouse and industrial district sharing many of the physical and contextual relationships of a building constructed in this era and for this use. Like many other industrial buildings, it is in close proximity to a residential area where factory workers typically lived.

Setting: Is the setting or orientation of the structure or landscaping noteworthy?

- The building was likely oriented to address the railway tracks which ran through the site specifically in front of the Store House.

Landmark: Is this a particularly important landmark within the region, city or neighborhood?

- Historically it was significant due to size and scale and its connection to other textile leaders. More recently it has become a prominent artists' hub in the City of Hamilton. It acts as a physical landmark as its tower and smokestack are some of the only vertical elements in the neighbourhood.

Completeness: Does this structure have other original outbuildings, notable landscaping or exterior features that complete the site?

- Yes, the site has other buildings (original and added on over the years) that follow the same exterior features including the smokestack and tower that complete and unite the site as a whole.

Integrity

Site: Does this structure occupy its original site?

- The timber post and beam structure, and brick construction is original to the site.

Alterations: Does this building retain most of its original materials and design features? Is this a notable structure due to sympathetic alterations that have taken place over time?

- Yes, the building has an organic additive nature to it through the early 20th century and so it retains all of the original materials and design features. In fact, it is notable that the windows for all of the buildings follow the same industrial style windows with the same voussoir style, the same brick running bond on the facade. It should be noted that the current owner has been an excellent steward of the site by repairing and replacing historic windows and other features in keeping with good heritage practice. Additionally, interior renovation appears to be reversible and respects the buildings patina and original character.

Condition: Is this building in good condition?

- Yes, the brick is in good condition for the most part, with a few areas for repair that have a spalling of brick, mortar washout and parapet details should be reviewed with roofing and drainage as the site continues to be renovated.

Ontario Regulation 9/06

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

6.0 statement of cultural heritage value or interest

The building at 270 Sherman Avenue North currently has no heritage status but is on City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest*. Using Ontario Regulation 9/06 under the *Ontario Heritage Act*, we identified that at 270 Sherman Ave with its collection of industrial facilities satisfies the 'Reasons to Designate' criteria.

HERITAGE VALUE

The Cotton Factory, municipally known as 270 Sherman Avenue North is a former industrial complex that consists of a combination of one to three storey early 20th century buildings built with a Gothic architectural influence. The complex is situated on an approximately 3 acre parcel of land located on the east side of Sherman Avenue North between Landsdowne Street and Biggar Street in an industrial area within the City of Hamilton.

DESIGN / PHYSICAL VALUE

The Cotton factory has design and physical value as a representative example of a turn-of-the century industrial building with Gothic architectural influence. While the complex consists of a patchwork of buildings, the Gothic style of influence is apparent throughout in the symmetrical rhythm of the building elevations, shallow buttressing, and the large, arched, multi-paned windows. The interior of the mill building demonstrates the typical industrial construction of the time using metal posts and timber beams to create large open spaces.

HISTORIC / ASSOCIATIVE

The industrial complex was constructed in 1900 for the Imperial Cotton Company due to the collaborative efforts of a Yarmouth bookkeeper (name unknown), investment of the '5 Johns', access of the land by John Patterson, architectural design of Edmond Patterson, and direction of James M. Young as its first President. The Imperial Cotton Company specialized in heavy duct cotton, used for items such as boat sails and building awnings. Orders were taken from all over the world using telegraphic code. The Imperial Cotton Company had its own codebook to simplify orders. Classes of cotton duck manufactured were "once & sail", "harvester" & "hydraulic", "hose, bootleg and tennis", and "filter and press". Archival records show that the Imperial Cotton Company manufactured the sailcloth of the iconic Canadian Bluenose. In 1924 the Imperial Cotton Company was amalgamated with a Nova Scotia firm also owned by the Young Family, to form the Cosmos-Imperial Cotton Company. The company is also associated with a network of other factories controlled by the same ownership across Canada and the United States.

CONTEXTUAL VALUE

The Cotton Factory is a landmark as its' smoke stack and tower are some of the few vertical elements in the North End of Hamilton. The building is located in close proximity to other industrial buildings that developed in the neighbourhood due to its proximity outside the city centre and connections to rail. The Textile industry in Hamilton in the early 20th century is functionally and historically linked to its surroundings. It employed more than 300 workers, mainly women, and it can be assumed that the residential area developed around the factory to house the workers.



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

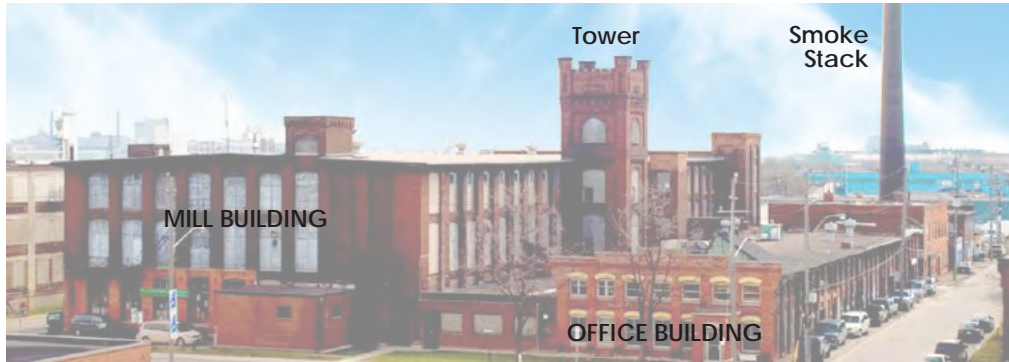


Figure 6.2- Site and Exterior: View from Sherman illustrating its organic layout



Figure 6.3 - Smoke Stack



Figure 6.4- Mill Interiors: Original post and beam construction, wood floors and ceilings, original metal doors.

HERITAGE DESCRIPTION OF HERITAGE ATTRIBUTES

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

Site:

- Varied rooflines with heights ranging from one to three-stories;
- Rectangular plans of buildings;
- Organic layout of buildings to accommodate the function of the original and evolved industrial use;
- Proximity to railway line;
- Tower including window openings and corbeling, bracketing and crenelation details;
- Smoke stack including corbeling; and,
- High concrete platform on south elevation of the Store House.

Exterior:

- Red brick construction;
- Brick corbelling;
- Original window and door openings included brick voussoirs and stone sills;
- Original wood windows where they exist;
- Bays separated by shallow buttressing;
- Iron tie rod anchor plates (located where the buttress and interior floors meet); and,
- Original wood doors where they exist.

Interior:

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

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