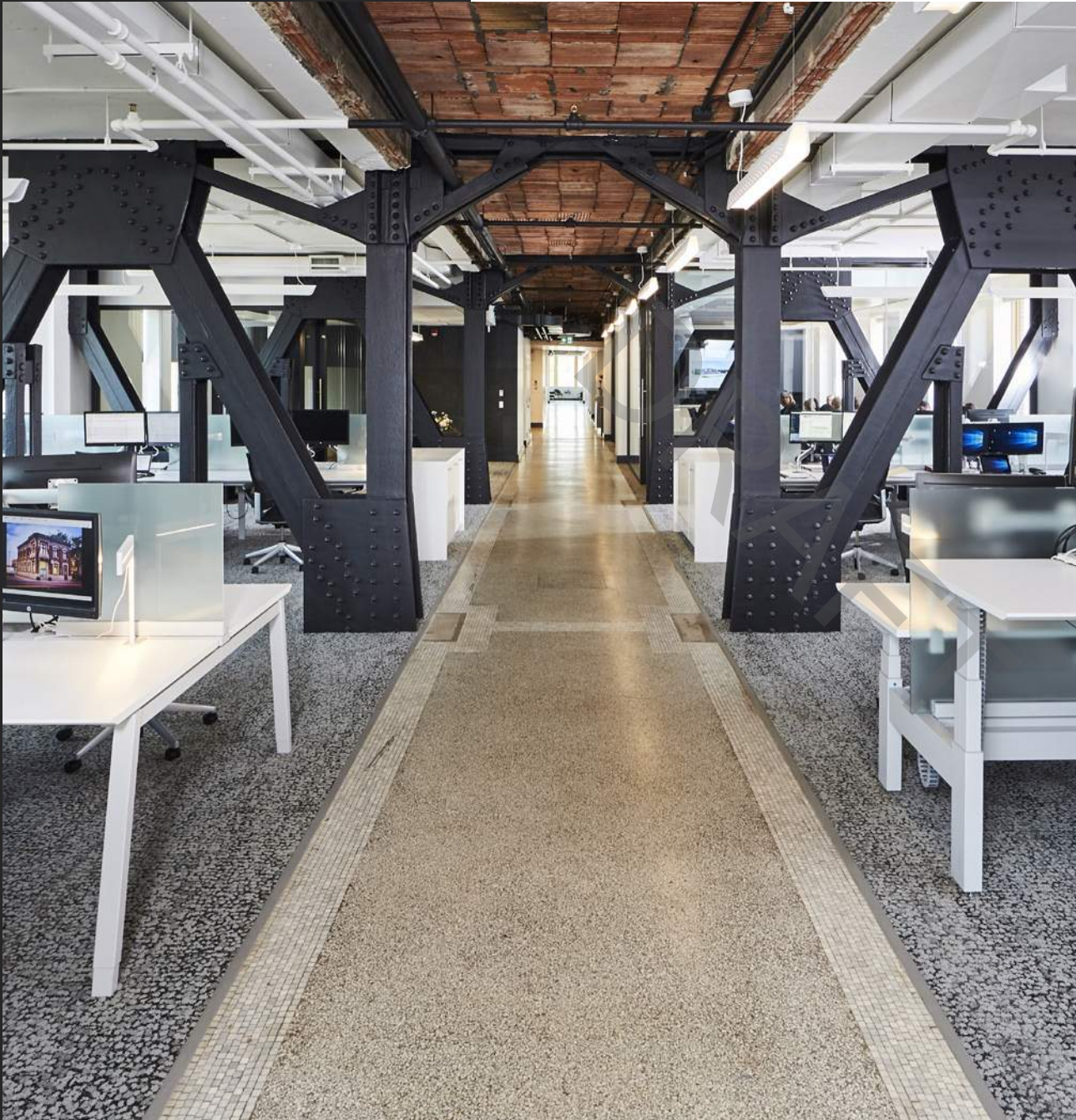




Cultural Heritage Impact Assessment Report

MIXED-USE DEVELOPMENT // 73 HUGHSON STREET N, CITY OF HAMILTON

June 7, 2023



mcCallumSather

mcCallumSather
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Heritage Department

Table of Contents

	Contents		Contents
Table of Contents	3	9. Appendices	56
1.0 Introduction to the report	4	Appendix A: References	56
1.1 Executive Summary	4	Appendix B: Site Photos, May 2023	57
1.2 Contact Information	6	Appendix C: Design Development Drawings, mcCallumSather Architects, June 2023	58
1.3 Purpose	7	Appendix D: Dalley family papers, 1710-1907, John Mappin 1986	59
2.0 Introduction to the Subject Site	8	Appendix E: Heritage Research on Adjacent Heritage Resources, City of Hamilton & L.A.C.A.C	60
2.1 Site Overview	8		
2.2 Site Description and Context	11		
3.0 Background Research & Analysis	13		
3.1 History of City of Hamilton	13		
3.2 Beasley Historic Neighbourhood	14		
3.3 History of the Subject Site	15		
3.3 Ownership history and use of the Subject Site	25		
3.4 Adjacent cultural heritage resources	27		
4.0 Heritage Planning Policies	42		
4.1 Provincial & Municipal Policies	42		
4.2 Municipal Policies	43		
5.0 Proposed Development	48		
5.1 Description of the proposed development	48		
6.0 Description of Impacts	52		
7. Mitigation Strategies	53		
8. Conclusion & Recommendations	55		

1.0 Introduction to the report

1.1 Executive Summary

Background

The subject land is 73 Hughson St. N which is located within the Beasley Established Historical Neighbourhood in City of Hamilton ON. mcCallumSather ('mCs') was retained by Core Development Group Ltd. ('Client') to prepare a Cultural Heritage Impact Assessment ('CHIA') report to evaluate the impact of the proposed mixed-use development on the attributes of the any heritage resources adjacent to the subject property.

The subject site is comprised of a parking lot. Per City of Hamilton Heritage mapping webpage, this property does not hold a Heritage status as of today¹. The present owner is proposing a 31 storey mixed-use development.

Purpose

A pre-consultation meeting with City Staff was held in 2022 to discuss the proposal and receive comments on the development proposed on the subject site. Cultural Heritage comments were provided by Chloe Richer, Heritage Planner, City of Hamilton. This June 2023 CHIA report identifies mitigation strategies to respond to any direct and indirect impacts to the cultural heritage context of this site (which sits within the Central Established Historical Neighborhood), intends to provide responses to the comments received and will form part of a future Design Panel Review Submission to the City.

Cultural Heritage Value

The subject property does not hold a heritage status as of today. It is located within the Beasley Established Historical Neighbourhood that exhibits a unique character, provide examples of historical development patterns, and contain concentrations of cultural heritage resources.

¹ <https://www.hamilton.ca/build-invest-grow/planning-development/heritage-properties/heritage-mapping-and-resources>

The subject site is also located in proximity to a designated heritage property at 6-52 James Street North (the William Thomas Building) and a few listed heritage resources. These adjacent properties have been described in detail in section 3 of this report.

Proposed Development

The owner is proposing a 31 storey mixed-use development with some retail use at grade on the subject site. The proposed development:

- A. includes retail, services and Bike storage areas at grade with ramp access to underground parking levels (4) and a total of 176 parking spaces;
- B. includes a 6-storey podium;
- C. Levels 7-12 have a consistent residential GFA and footprint; &
- D. Levels 13-30 have a consistent residential GFA and footprint

Assessment & Evaluation

Our research has validated that the site has played an anchoring role at the intersection of Wilson St. and Hughson St. N - particularly in relation to the mixed-use buildings along Wilson Street and York Boulevard to the east and west of the subject site respectively. Our recommendations are based on the following main points:

Our recommendations are based on the following main points:

- Maintain appropriate physical relationships and visual settings that contribute to the contextual significance of south west corner of Wilson Street and Hughson Street N.
- Any new building adjacent to existing cultural heritage should be contemporary as per Conservation Principle 7 - Legibility. This report recommends that any new work be distinguishable from original fabric and employ material and methods true to the adjacent context.

- The proposed development provides a contrast to the existing urban fabric while showing respect for scale in the design of the podium. The horizontal datums and vertical rhythms in the proposed building facade design has been explored to create a connection and harmony with the adjacent built context.

The proposed building is situated along Hughson Street N with open landscaped area in the front and retail recessed from the street edge. This provides an excellent opportunity to engage pedestrians and the fluid design of the building at grade helps attracts pedestrians into the retail space.

The recess proposed in the front allows the adjacent heritage buildings to stand proud and easily distinguishable from the new fabric.

The proposed tower is set back from the six (6) storey podium first at the level 7 and then at level 13 level to create a clear break and address the pedestrian scale of the immediate context.

The proposal enhances the area as it introduces built diversity and allows for further intensification of the Downtown Hamilton core - thereby providing additional employment opportunities while supporting a desire for more vibrant downtown neighborhoods. The character of the proposed development is in alignment with other developments in the area, such as James Street and Rebecca Street, and provides a contemporary and sympathetic contrast to the adjacent heritage properties along Hughson Street N. The proposed development does not negatively impact any adjacent cultural heritage buildings.

Conclusion and further recommendations:

- The proposed development will retain the adjacent heritage properties in their current state resulting in no impacts to the built heritage resources.
- Recommendations to incorporate historic building materials, design features, and architectural proportions in facades, windows and doors within the new development have been made and implemented.
- The proposed landscape features (plants, shrubs and paving) at the proposed front plaza is placed in a way that maximizes the view of the proposed retail from Hughson Street N.

It is recommended that a commemorative design feature be proposed at the main level in a space that is publicly visible and accessible. This feature will help educate the visitors about the site's rich history and evolution. Further investigation on exterior lighting design both at the retail and upper levels is also recommended as part of future planning submission.

1.2 Contact Information

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1.3 Purpose

This CHIA:

- is required in support of future planning applications for the proposed work within the Beasley Neighbourhood;
- will assess the impacts of the work on the heritage attributes of the adjacent properties and provide strategies to mitigate those impacts if required.

As per Info Sheet No. 5 of the Ministry of Culture, Tourism and Sport Heritage Tool kit publication: Heritage Resources in the Land use Planning Process, potential negative impacts to cultural heritage resources include but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features
- Removal of natural heritage features, including trees
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use where the change in use negates the property's cultural heritage value
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

The scope of this CHIA report involves the protection and management of the cultural heritage resources in a way that their heritage values, attributes and integrity are retained¹ and the evaluation of the proposed development and its impact on the site using Ontario Regulation 9/06.

¹ What is meant by "conserved"? Infosheet #1, Cultural Heritage and Archaeology Policies 2.6, Provincial Policy Statement (PPS 2005) Page 3

2.0 Introduction to the Subject Site

2.1 Site Overview

Municipal Address	73 Hughson Street North, City of Hamilton, ON L2N 5B8
Legal Description	PART OF SURVEY OF LOTS 55 AND 58, PART OF LOTS 56 AND 57
Lot Area	Approximately 2,500 square metres parcel of land (Figure 3).
Location & Boundaries	The subject site is irregular in shape and has an approximate frontage along Hughson Street North of ±49.3 metres, an approximate depth of ±47.8 metres. The subject site is located southwest of the Wilson Street and Hughson Street North intersection in the Beasley Neighbourhood of the City of Hamilton.
Context	Directly north of the site are small scale commercial buildings along Wilson Street. North, west and east of the site are residential developments. East of the site across Hughson Street is a parking lot. The subject site is in Hamilton's Downtown Area which allows for <i>'various built form housing options, including grade-related, mid-rise, and tall buildings with a variety of ownership and tenancy. Providing housing to a wide range of residents that is affordable, secure, of an appropriate size, and located to meet the needs of people throughout their life is the goal of an inclusive Downtown and essential to the creation of complete communities.'</i>
Official Plan Designation	The subject lands are designated 'Downtown Mixed Use Area' on Schedule E-1 – Urban Land Use Designations and identified as 'Downtown Urban Growth Centre' on Schedule E - Urban Structure.
Zoning Description	The subject lands are zoned Downtown Central Business District (D1, H17, 19, 20) as per the City of Hamilton Zoning By-law 05-200. The "D1" zone permits a multiple dwelling and commercial uses.

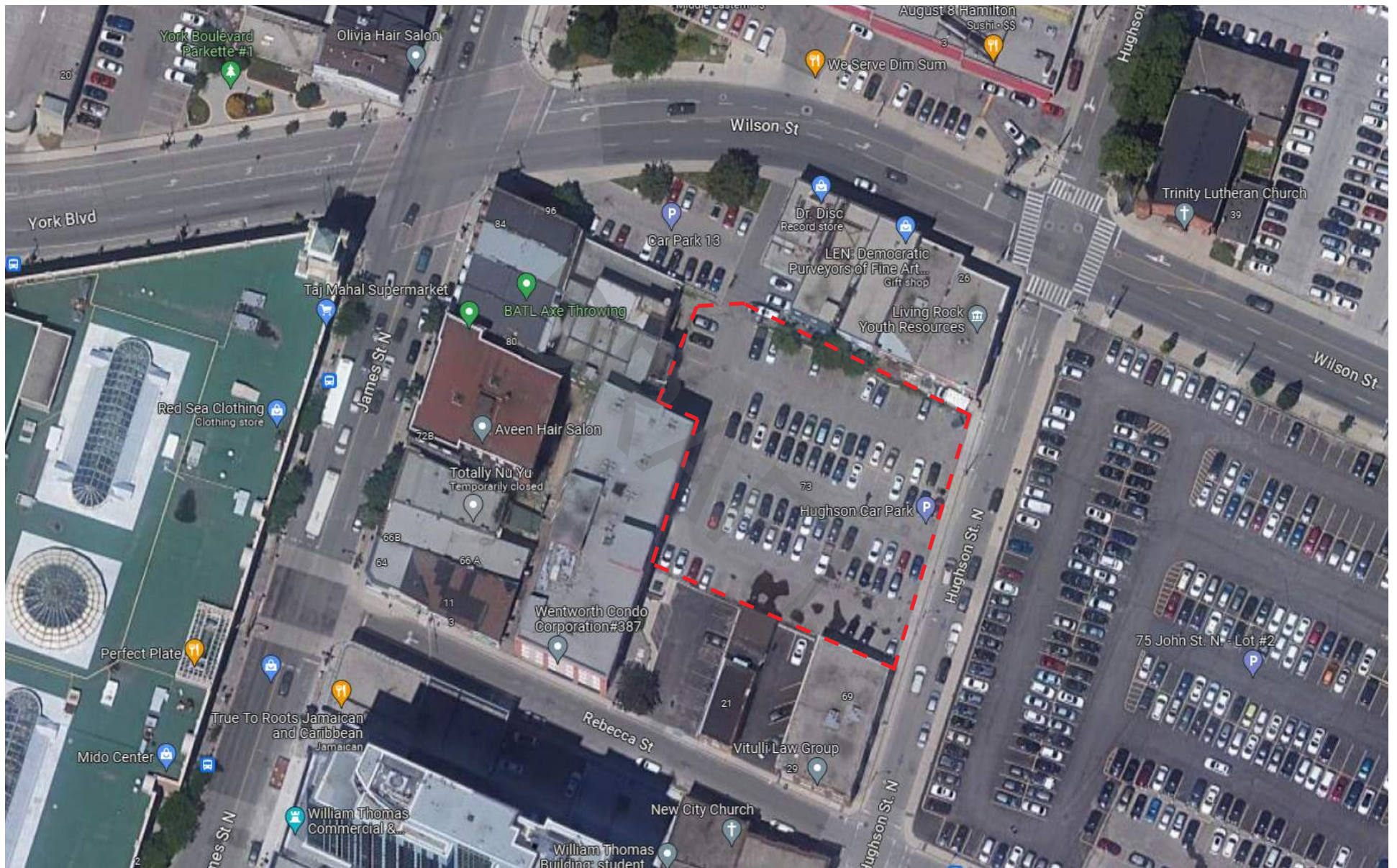


Figure 1. Aerial View Image showing the location of the subject site. (Source: Google Earth). Annotated by mCs to show the subject site extents (approximate).

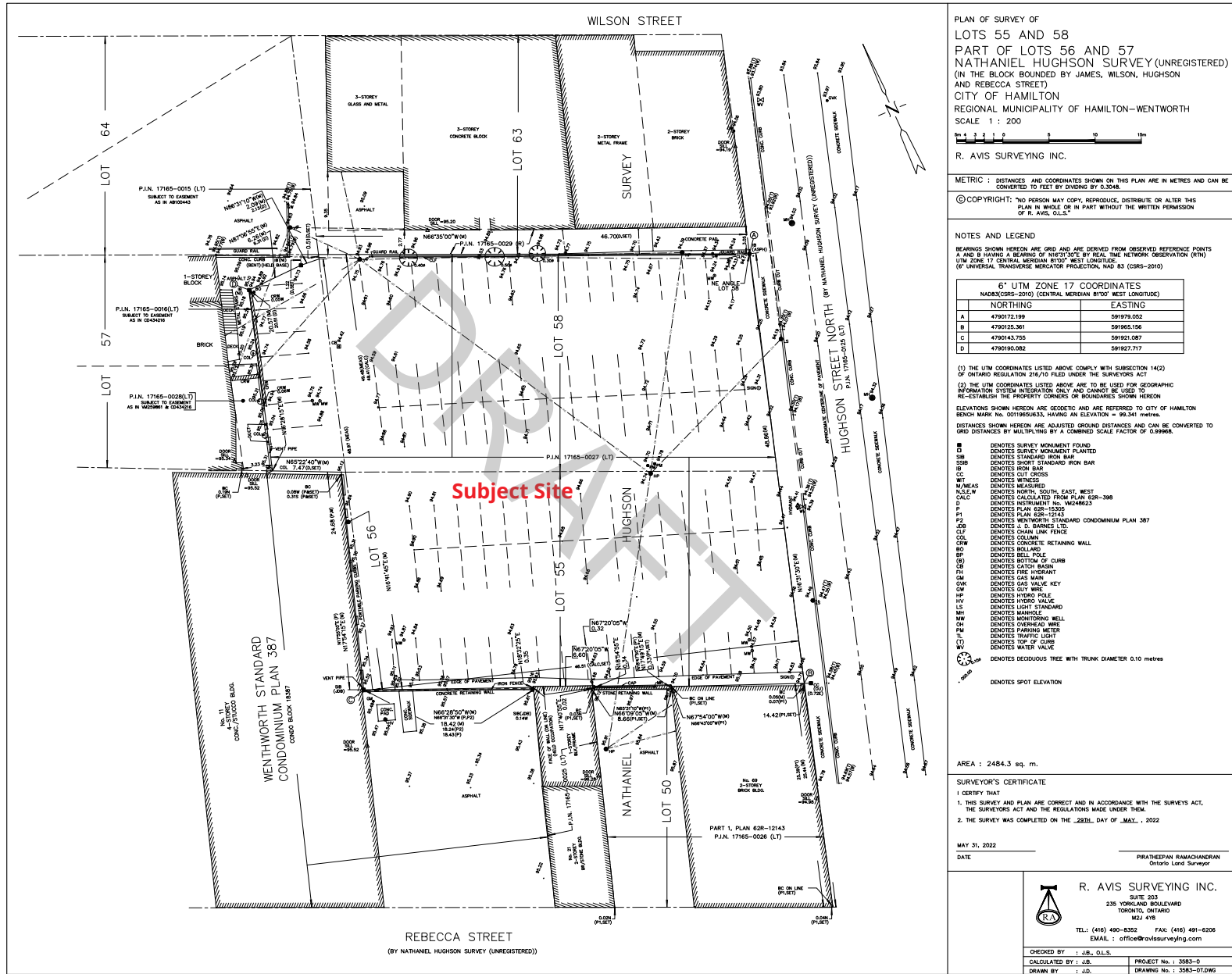


Figure 2. Survey Map for the subject site showing the site boundaries and existing context (Source: R.Avis Surveying Inc, May 2022)

2.2 Site Description and Context

Representatives of mcCallumSather visited the site to document existing conditions in May 2023. This section provides an introduction to the subject site including a description of the site, its location, description of existing building, an overview of the heritage status, its general historical evolution and occupancy of the site, and description of the context including adjacent properties and their status.

The subject property is municipally known as 73 Hughson Street N, City of Hamilton ON. The Site has a total area of approx. 2,500 square metres and is located at the southwest corner of Wilson Street and Hughson Street (adjacent to the corner lot). It has a frontage of approx. 49.3m, depth of 47.8m and is currently used as a parking lot.

The Site fronts onto one principal street within Downtown Hamilton: Hughson Street North to the east which is a two (2)-lane, one-way street with parallel on-street parking. The site is open and has served as an on-grade parking lot and is currently vacant.

Directly east of the Site is a parking lot. A 2-storey brick building (69 Hughson Street) sits directly adjacent, at the northwest corner of Hughson St. and Rebecca St with another 2 storey brick building at 21 Rebecca Street. There is a parking area between these two red brick buildings currently. A four storey contemporary building is located adjacent to the north end of the site that includes commercial at grade along Rebecca Street. The subject site also backs onto a three storey building at its northwestern end. There is a parking lot adjacent to the access point from Wilson Street that connect to the subject site.

Directly north to the site sits mainly low-rise commercial development (20-30 Wilson Street).



Figure 3. View of the subject site from Hughson Street looking west towards the parking lot. The stucco facade building in the background is 11 Rebecca Street.



Figure 4. View of the subject site overlooking the parking lot across the Hughson Street.

3.0 Background Research & Analysis

Historical research for this report was based on property background information gathered from available preliminary archival research, historical maps, aerial photographs, and other published materials.

Primary and secondary research was conducted on-line due. Chloe Richer, Heritage Planner at City of Hamilton and Caylee Assistant Heritage Planner provided historical data on the adjacent heritage resources.

3.1 History of City of Hamilton

In 1763, the Seven Years' War between Great Britain and France ended with France ceding its North American territories to Great Britain. King George III issued the Royal Proclamation which established the basis of government administration in North American territories.

The Proclamation forbade the settlement of territories by non-First Nations and established that First Nations lands could only be transferred through negotiation and sale to the Crown. By this process, large portions of southern Ontario were acquired via treaty and subsequently divided into counties and townships. The surveys created a grid of concessions and lots (typically 200 acres) that formed the basis for private ownership and settlement. The original inhabitants of the Hamilton area were native North American aboriginal peoples. Settlement in this portion of southern Ontario began after the American Revolution (1775-1783) when Loyalists and discharged British soldiers migrated north, this dramatically boosted the population and the economic development of the region between the original Upper Canadian capital at Newark (now Niagara-on-the-lake) and the new one at York (now Toronto)¹.

The city of Hamilton was named after George Hamilton, who planned the original town in 1815 on a sloping plain between the waterfront to the north and the Niagara Escarpment to the south.



Figure 5. View of Hamilton 1852- 69 (Source: Library and Archives Canada)

1 "United Empire Loyalists' Association of Canada". Retrieved 2008-01-24.

3.2 Beasley Historic Neighbourhood

Proximity to the commercial Gore, Wilson Street, James Street and the close connection to the harbour, schools, churches, banks promoted dense residential development in the area. Rail lines and the Northwestern Railway passenger and freight (1873) led to a huge industrial and manufacturing growth in the late 19th and early 20th century.

The neighbourhood developed as a hotspot for affordable housing for workers and immigrants. The houses were modest in size and could be seen in a great variety of detached, semi-detached, row, terrace styles. A few of the houses can be seen placed very close (2' gap) to one another.

A variety of architectural styles can be seen in the historic neighbourhood with Vernacular, Bay and Gable and Italianate (Figure 6,7) being the prominent ones on Catharine Street North. The majority of the buildings were constructed between 1875 to 1910.



Figure 6. Beasley's Domestic Architecture, Italianate semi with Bay and Gable attached. (Source: Register Beasley Heritage Project, BNA, ACO)



Figure 7. Beasley's Domestic Architecture, Italianate semi with Bay and Gable attached. (Source: Register Beasley Heritage Project, BNA, ACO)

3.3 History of the Subject Site

1876

The earliest available evidence depicting subject site's history is a Bird's Eye Detail¹ for development along Hughson Street N, 1876. Figure 8 shows the presence of one to three storey mixed-use developments along Hughson Street N with the corner buildings having a more strong presence with minimal setbacks versus the low rise buildings along Hughson Street that appear to be set back from the street. Majority of the buildings were built perpendicular to the street with maximum fenestrations along east and west facades.

In terms of architectural styles, it was a mix of vernacular, Ontario cottage and renaissance styles. The buildings along James Street located at the rear side of the subject site created a continuous commercial frontage with three stories and mansard roof above. This is similar to scale, massing and character as the Copley building along York Boulevard.

1898

The Fire Insurance Plan 1898 (sheet 16- Figure 9) illustrates the subject site as a manufacturing and packaging facility called 'F.F. Dalley Co. Ltd.' also called Hamilton Chemical Works which is considered to be the most modern factory in Hamilton on Hughson Street.

The company was established by Edwin Thomas Dalley, a chemist and a pottery in 1846 where he developed inks, chemical manure and bone dust fertilizers and eventually moving into stove and leather polishes. Edwin's son

1 "Drawn by Herm. Brosius." "Chas Shober & Co. Prop. Chicago Lith. Co." Includes index to City of Hamilton buildings, churches, banks, schools, hotels and manufactories.

Facsimile (Hamilton, Ont. : Lloyd Reeds Map Collection, McMaster University Library, 2013. Digital copy (scan) of original lithograph from the City of Hamilton, Hamilton Museum of Steam & Technology).

Edwin Adolphous Dalley moved to Hamilton from New York late 1870s, it was then he with his brother Fener Federick and nephew Samuel Dalley took over the business from his elder Edwin Dalley in 1875. The business moved their headquarters to the Sun Life building on the south-east side of James and Main Streets (see figure 9, 10).

The following is an excerpt from the Breezes magazine that describes the use of the site in the late 19th century and its impact on the cultural landscape¹:

'Fenner incorporated the company as the F.F Dalley Co., LTD. and moved their corporate headquarters to the Sun Life building on the south-east side of James and Main streets. He then built the newest and most modern factory in Hamilton on Hughson Street where they expanded their polish and wholesale lines and also produced food extracts and flavourings, different types of cooking oils, food colouring, baking powder, and spices. They even made some of their own over the counter drugs called Dalley's Pills and Dalley's Cholera Mixture among other drugs. F.F Dalley's manufactured Boston Laundry Starch and Toledo Corn Starch both well-known brands at the time. F.F Dalley's repackaged coffee and sold it under 'Mocha & Java'. Dalley's Spanish Bird Seed was another popular item, it sold in 18kg (40 lb.) boxes. Edwin Dalley, passed away in January 1884 at the age of 71.

F.F Dalley's brought out what would be their greatest product called "2 in 1 Shoe Polish" in 1902, the only one of its kind on the planet. It was both a cleaner and polish. This eventually made the F.F Dalley Company of Hamilton a household name around the world.

In 1907, the company crossed the border into Buffalo, New York and built a factory at 227 Military Rd.

1 Roulston, Brain. n.d. F.F. Dalley's <https://northendbreezes.com/f-f-dalleys/>

Shoeshine boys started around 1905. Kids as young as 12 years old could be seen shining shoes on busy street corners, inside train stations, luxury hotels and office buildings. Their tools of the trade were, rags for polishing shoes and boots, tins of shoe polish and a little wooden box with two metal handles on top. From the mid 1930's to the 60's shoeshine parlours started popping up across the continent. Once you stepped inside a parlour you were greeted with unmistakable smell of shoe polish, some would call this smell heaven. Like a barber shop, you would see several gentlemen sitting along the wall in oversized wooden chairs perched on a deck about knee high. This made it easier for shoe shiners who had to bend over all day polishing shoes. Shoeshine parlours were also considered a man's domain where they would hang out, shoot the breeze and tell dirty jokes.

After Fenner's death on August 12th 1913, his son Frederick took over the shoe polish business. With the start of the Great War in 1914, there became a demand for large numbers of polished army boots. This in turn led to the need of a product that would allow boots to be polished quickly, easily and efficiently. It would also be used to shine leather belts, gun holsters and horse tack. This became a lucrative market for the Dalley's.'

The subject site thus has significant historical association to the Dalley family who constructed the newest and the most modern factory on Hughson Street North. The site's history illustrates the direct associations with the fertilizer, polish production industries that were significant to the growth of Hamilton.

The Fire Insurance Plan 1898 (sheet 16- Figure 9) illustrates the subject site as four lots. The first lot north of 69 Hughson Street is shown without any built structure. This could be potentially to provide access to the loading and unloading area for the manufacturing facility at 75 Hughson Street. 75 Hughson Street property was a 2-3 storey building that included packing services at grade, bottling on the second and manufacturing on the third level.

79 Hughson Street property is shown as a three-storey building with a room and storage on the first and second levels respectively with storage at the rear.

The Fire Insurance Plan 1911 (sheet 16- Figure 10) illustrates the same building footprint and use. A new addition to the manufacturing is 'Coffee' which can be seen on the FIP.

Contextually, there is an increase in density north of the subject along with the construction completion of the Sun Life Building (Company's headquarters) offices site as seen in the 1911 FIP.

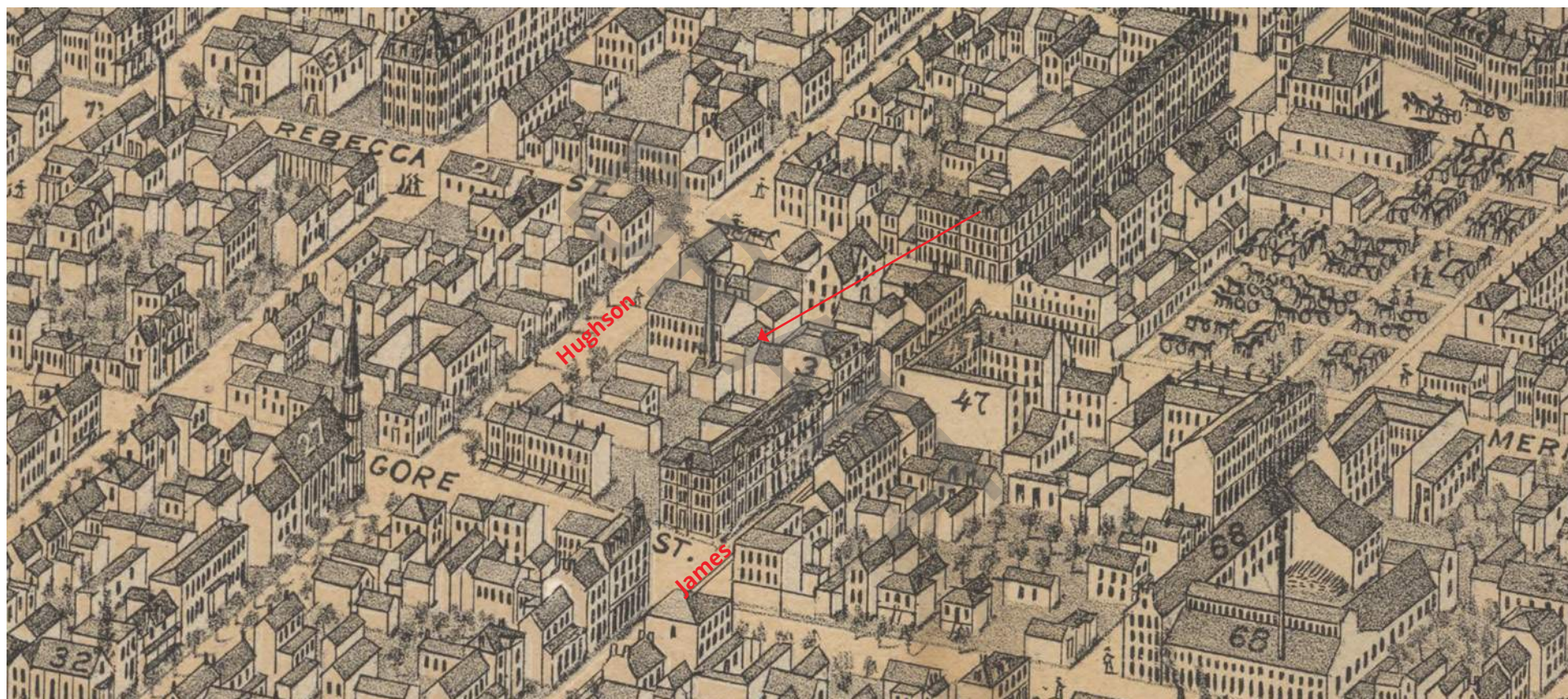


Figure 8. Bird's Eye Detail for development along Hughson Street N, 1876 (Source: McMaster Digital Archive. Retrieved from: <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A49596>)

Annotated by mCS to show the subject site.

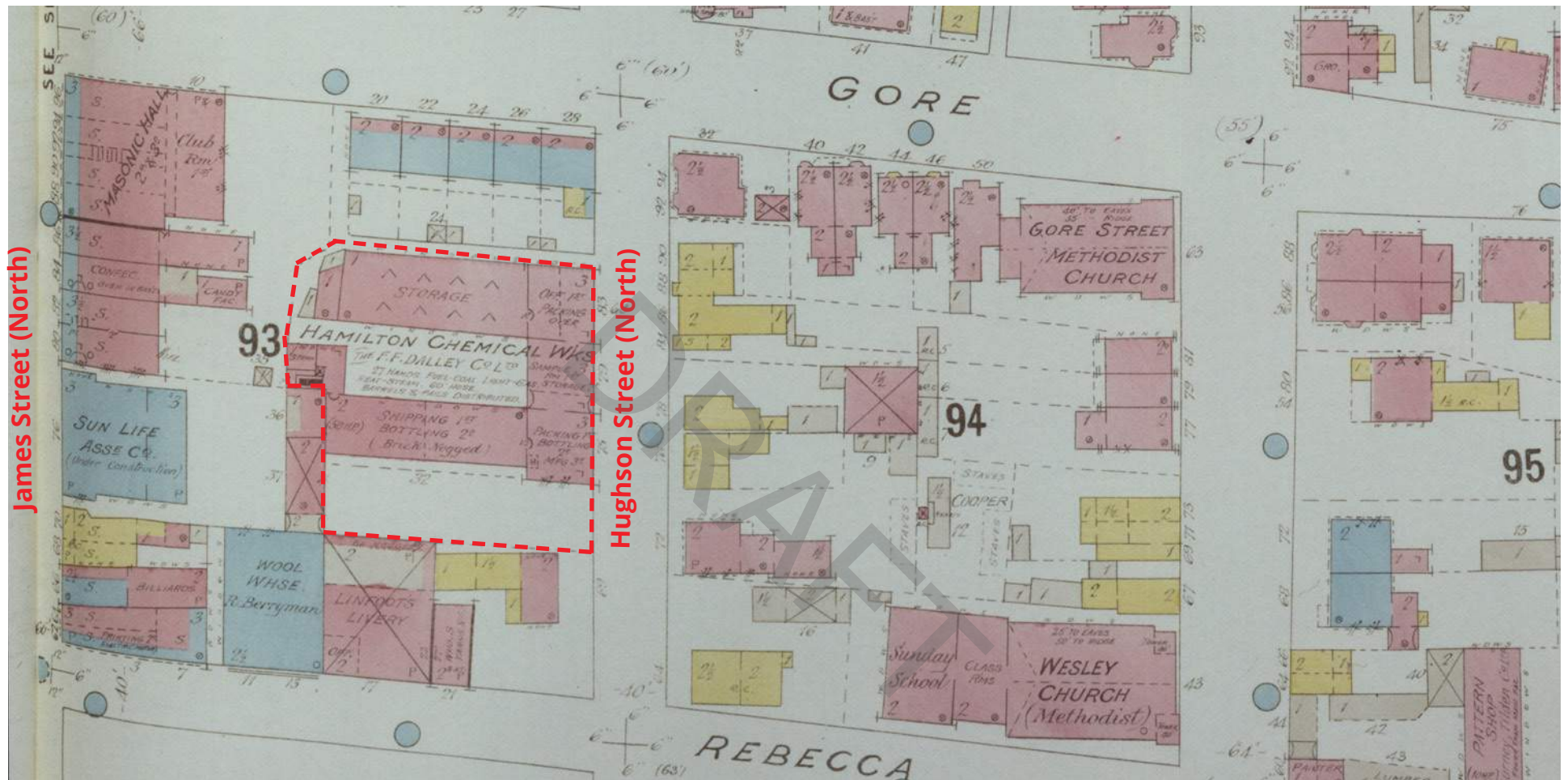


Figure 9. Fire Insurance Plan (1898)¹. Annotated by mCS to show the subject site. Retrieved online from: <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A33341/-/collection>

1 Goad, Charles E 1898-01. [Insurance plan of the city of Hamilton, Ontario, Canada] : [sheet 016] .1 map : col. ; 35 x 29 cm., on sheet 41 x 30 cm., "Jan. 1898." Facsimile: colour photograph of original from the British Library.



Figure 10. Fire Insurance Plan (1911)¹. Annotated by mCS to show the subject site. Retrieved online from: <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A33341/-/collection>

1 Goad, Charles E 1898-01. [Insurance plan of the city of Hamilton, Ontario, Canada] : [sheet 016] .1 map : col. ; 32 x 27 cm., on sheet 36 x 30 cm., "Jan. 1898." Facsimile: colour photograph of original from the City of Hamilton.

1947 Fire Insurance Plan, Sheet 126

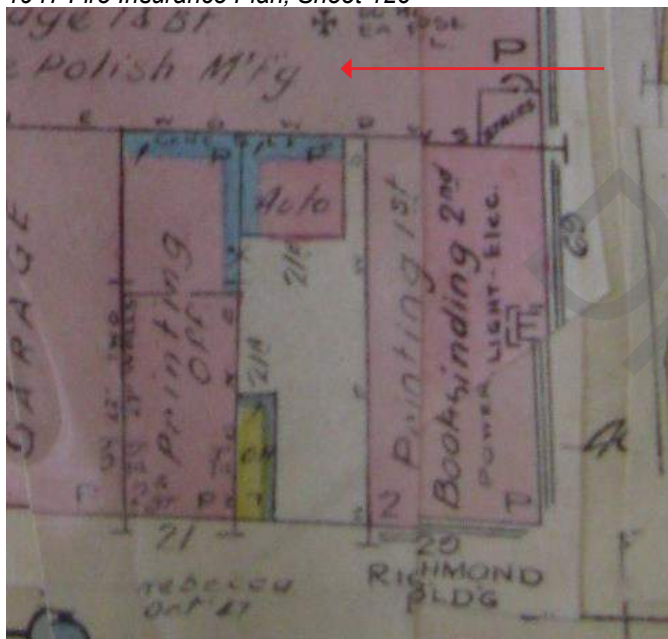


Figure 11. Fire Insurance Plan (1947). Annotated by mCS to show the former Hamilton Chemical Works factory at 73 Hughson Street. (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

1964 Fire Insurance Plan, Sheet 126

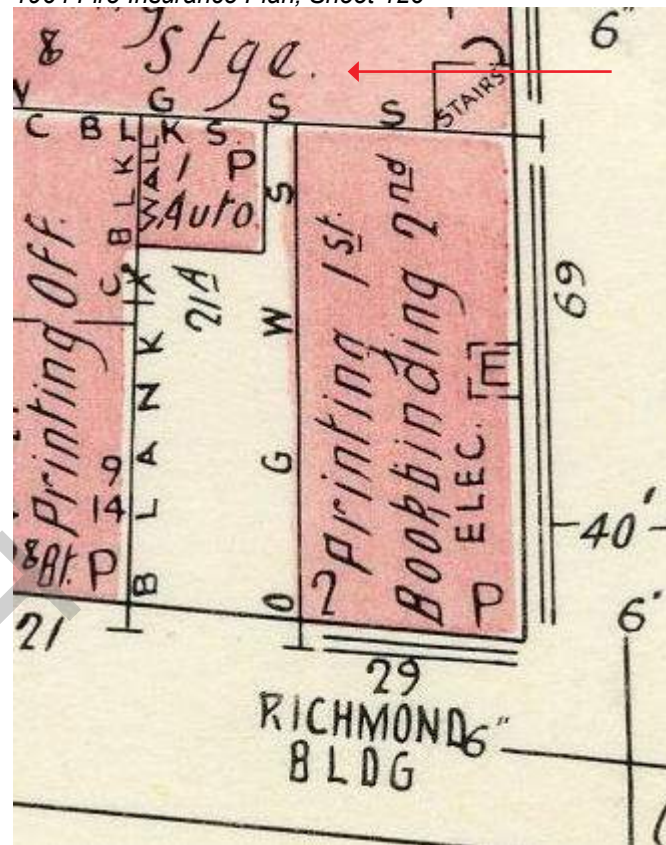
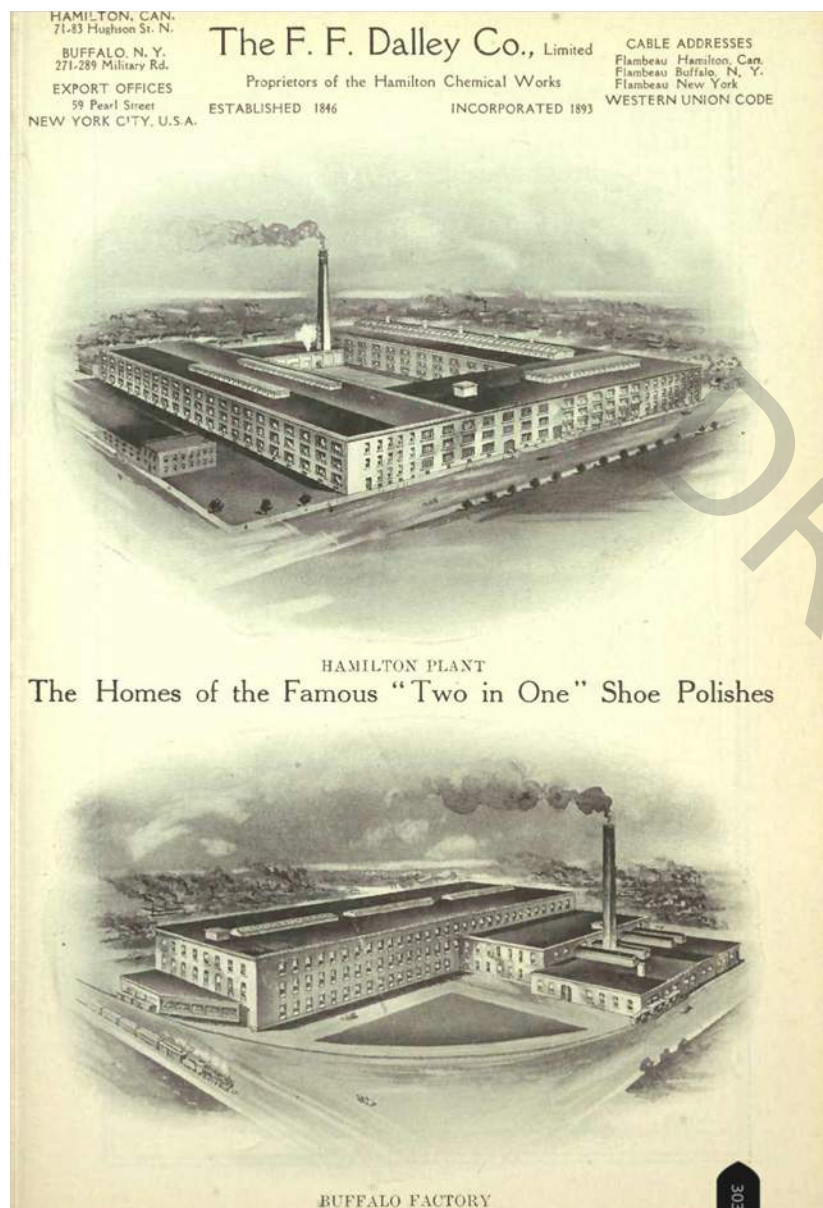


Figure 12. Fire Insurance Plan (1964). Annotated by mCS to show the former Hamilton Chemical Works factory at 73 Hughson Street. (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

1846



1973

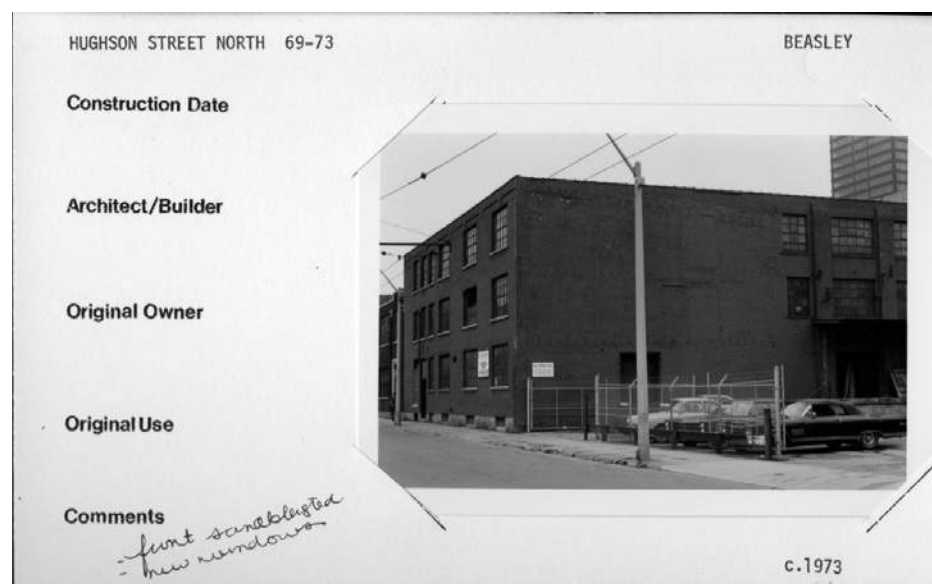


Figure 14. View of the subject site at 73 Hughson Street in 1973. (Source: City of Hamilton, Preliminary Research)

Figure 13. The company, F.F Dalley's Co. Ltd plants in Hamilton and Buffalo (left image). Plants were also located in Indianapolis, Boston, New York City, and London, England. Retrieved online from: <https://northendbreezes.com/f-f-dalleys/>



Figure 15. The company, F.F Dalley's Co. Ltd also dealt with coffee (see image above, image by Robert A Vaudreuil) along with other products such as flavouring extracts, patent medicines, dye stuffs, baking powder and spices, oils. Retrieved online from: <https://www.facebook.com/VintageHamilton/posts/f-f-dalley-was-well-known-as-the-successful-manufacturer-of-2-in-1-shoe-polish-i/3786472081371057/> and <https://cabinetofcuriosities.ca/f-f-dalley-jug/>

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SHOE POLISH

Is the Perfection in Shoe Polish.

Some preparations give a gloss but destroy the leather. "2 in 1" not only is not injurious but increases the life of the leather keeping it always soft. It gives a brilliant, smooth and lasting gloss that gives perfect satisfaction.

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HAMILTON, Ont., BUFFALO, N. Y. and LONDON, Eng.

SHINOLA
SHOE POLISHES

The handy key opening tin.
Black, Tan, White, Ox-blood and Brown.

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brilliant finish cleans the shoes
and restores the grain. The key
lock's special polisher leaves the
shoe with a few strokes.

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SHOE POLISHES

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CLEANER
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JET-OIL

A Success of Years
Everybody is pleased with the
Key-JET - Oil Shoe Polishes.
They clean, dry and shine.
Lustrous to see. Good for shoes.
For Black, Brown, White, and
Ox-blood shoes.

2 in 1
SHOE POLISHES

Everybody knows the quality
Black, White, Tan, Brown and
Ox-blood.

2-in-1 Shining Kit
A key, fine quality brush, and
leather of South American horse
hair, with polishing cloth - con-
sists - is durable too.

At home
At business
In society
Traveling
At school—
Wherever
you are—

**"look
at your
shoes!"**

There is a famous theatrical
producer who says:

"The first thing I demand is un-
shined shoes to give a slovenly ef-
fect to an actor's personal appear-
ance. The effect of the finest clothes
can be completely offset by unkempt
shoes. Look about you in real life
and see how true that is!"

No man or woman wants to
give that impression.

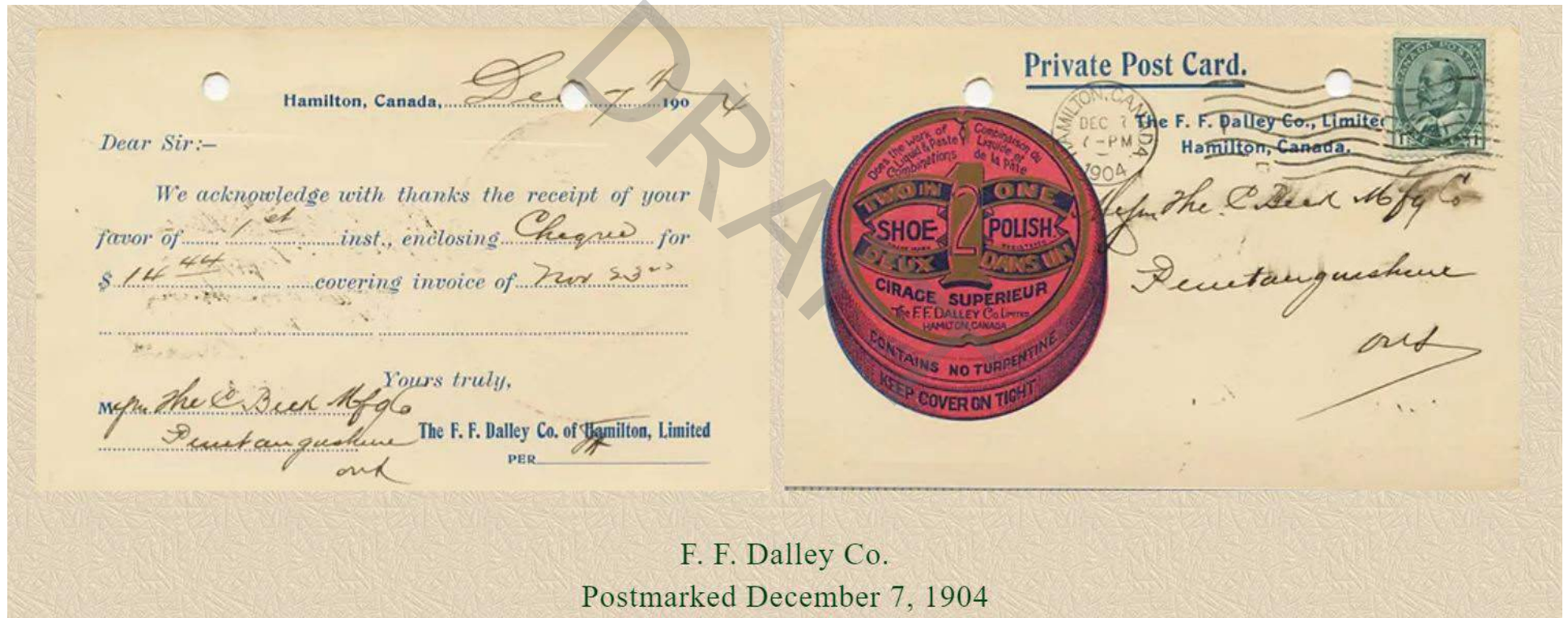
Well shined shoes are an in-
dex to neatness, good breed-
ing, personal cleanliness.

Buy your Shoe Shining Outfit
today. A few minutes spent
in keeping your shoes shined
and gleaming just gives you
that nice feeling of pride that
goes with perfect grooming.

If your dealer cannot supply you, send for
the Shinola Company, Rochester, N. Y., for the
Shinola Home Set and two boxes Shinola Shoe
Polish, or 75c to the F. F. Dalley Company, Inc.,
Buffalo, N. Y., or \$1.10 to Hamilton, Can., for the
2-in-1 Shining Kit and two boxes 2-in-1 Shoe Polish.

Polishes for all colors and kinds of shoes—for dry
shoes—for wet shoes—children's shoes—men's shoes
and women's shoes.

Figure 16. F.F Dalley Shoe Polish Advertisement in the Canadian Home Journal (July 1911). Retrieved online from: https://mycompanies.fandom.com/wiki/F._F._Dalley_Company



F. F. Dalley Co.
Postmarked December 7, 1904

Figure 17. F.F. Dalley Co. Postmarked December 7, 1904. Retrieved online from: <https://www.hamiltonpostcards.com/hamilton-advertisement-postcards-pa-3>

3.3 Ownership history and use of the Subject Site

In addition to the Fire Insurance Plans, a manuscript collection 'Dalley Family Papers' is placed at the University of Toronto Archives.

This collection has information relating to the Dalley family in England but the majority of documents relate to the family and business in Hamilton, 1846 to 1907. (See Appendix D)

The Dictionary of Hamilton Biography (Hamilton: 1981) has an entry for Edwin Dalley (p. 58). In volume 8 of the Dictionary of Canadian Biography (Toronto: 1985) in the entry for R.R. Smiley (p. 822), Dalley is mentioned as having helped finance the setting up of the Hamilton Spectator in 1846¹.

¹ K. Martyn, October 1986. Retrieved online from: <https://discoverarchives.library.utoronto.ca/downloads/dalley-family-papers.pdf>

- 4 -

Manuscript Collection	DALLEY FAMILY PAPERS
237	ITEM LISTING
	EDWIN DALLEY PAPERS
Folder 12	Lease: Sir A.N. Macnab to [Edwin] Dalley & [Francis] Stevens. Hamilton, Feb. 23, 1846. A.D. 6 p. Dalley & Stevens agree to lease premises on the east side of James St. in Hamilton in a block recently built by Macnab.
Folder 13	J.H. Boswill to Edwin Dalley. Cobourg, July 31, 1848. A.L.S. Folder 1 leaf. Informs Dalley of a legacy from John Ranson.
Folder 14	Invoice of patent medicines. Bot[sic] of Edwin Dalley. Edwin Heathfield, Agent, to Mr. Treadwell. Nov. 22, 1851. A.D. 1 leaf.
Folder 15	Edwin Dalley to Mr. J.R. Thompson. Hamilton, Sept. 17, 1868. A.L.S. Folder 1 leaf. Requests entry papers for various goods, e.g. blacking, ink, prepared medicines, tomato catsup, garden fruit.
Folder 16	Memorandum of an agreement ... Edwin Dalley of Hamilton and Henry Dalley and Keturah Dalley ... City of Brooklyn. April 29, 1869. A.D. 3 p. Conveyances property at Wellington Square, Halton County, in exchange for property at Malahide, Elgin County.
Folder 16	[Edwin] Dalley. [Invoices for groceries and dry goods] Hamilton, Oct. 19, 1877. A.D. 1 leaf.
Folders 17-19	[Collection of family correspondence] 1859-1878. 6 A.L.S. Letter from Henry Dalley, dated July 2, 1869, encloses additional 2 A.L.S. and copy of burial certificate from Malta giving information about possible forbearer, Samuel Dalley.
	FENNER FREDERICK DALLEY PAPERS
Folders 20-25	[Collection of business papers] 1881-1907. 12 items. Includes: Permit to have methylated spirits, issued to F.F. Dalley, Nov. 26, 1888; Directions for making elastic enamel (undated); Memorandum of agreement: F.F. Dalley & C.A. Griffith, dated Jan. 19, 1893, granting Griffith exclusive rights to make and sell in the United States "Hirsts Pain Exterminator"; 2 proxies dated 1907, appointing F.F. Dalley agent at the F.F. Dalley Co. meeting; other miscellaneous papers.

- 5 -

Manuscript Collection	DALLEY FAMILY PAPERS
237	ITEM LISTING
	FENNER FREDERICK DALLEY PAPERS (Cont.)
Folders 26-30	[Collection of household bills and accounts from Hamilton merchants] Hamilton, 1897-1901. 157 items. Many addressed to Mrs. F.F. Dalley. Chiefly bills for groceries and dry goods.
Folders 31-36	[Collection of personal and family letters] 1881-1901. 13 A.L.S. Correspondents include: F.F. Dalley's wife and other members of his family; J.C. Forster, architect in Owen Sound, re plans for leasing islands off Tobermory for deer hunting and building a cottage for club members (1899) and re alterations to Dalley's cottage at Winona Park (1911); Charles Magill (election circular, 1881).
Folders 37-38	[Collection of Masonic material] 1881-1891. 15 items. Includes: 3 certificates, 1881-1885; printed and manuscript material relating to the Pilgrimage to Europe organized by the Knights Templar, 1891 (programme, plan of cabins on the S.S. City of Berlin; circulars, correspondence)
Folder 39	Will of F.F. Dalley. Hamilton, April 10, 1900. A.D.S. 1 leaf.
Folder 40	The Amount of Stock. Dec. [18-] Ms. notebook. 19 p. Lists a great variety of items, medicinal and household supplies, presumably stocked by the Dalley Company
Folder 41	[Collection of recipes] Undated. 8 leaves.
Folder 42	[Pharmacopeia] Undated. Ms volume. 50 p. Contains recipes for medicines for man and beast. One page watermarked 1832.

Figure 18. Manuscript Collection - Dalley Family Papers. Item listing - Fenner Frederick Dalley Papers. Retrieved online from: <https://discoverarchives.library.utoronto.ca/downloads/dalley-family-papers.pdf>

3.4 Adjacent cultural heritage resources

The intent of this section is to provide written and visual descriptions of the properties. An Assessment of the compatibility of the proposed design in relation to these adjacent cultural resources will be detailed in section 4.

The subject property is adjacent to the following Registered properties included in the City's Inventory of Heritage Buildings:

- 30 Wilson Street
- 69 Hughson Street n
- 21 Rebecca Street
- 84-86 James Street N
- 80-82 James Street N
- 72 James Street N
- 68 James Street N
- 66 James Street N
- 62-64 James Street N

The subject property is also adjacent to the following inventoried properties included in the City's Inventory of Heritage Buildings:

- 11 Rebecca Street
- 20-26 Wilson Street

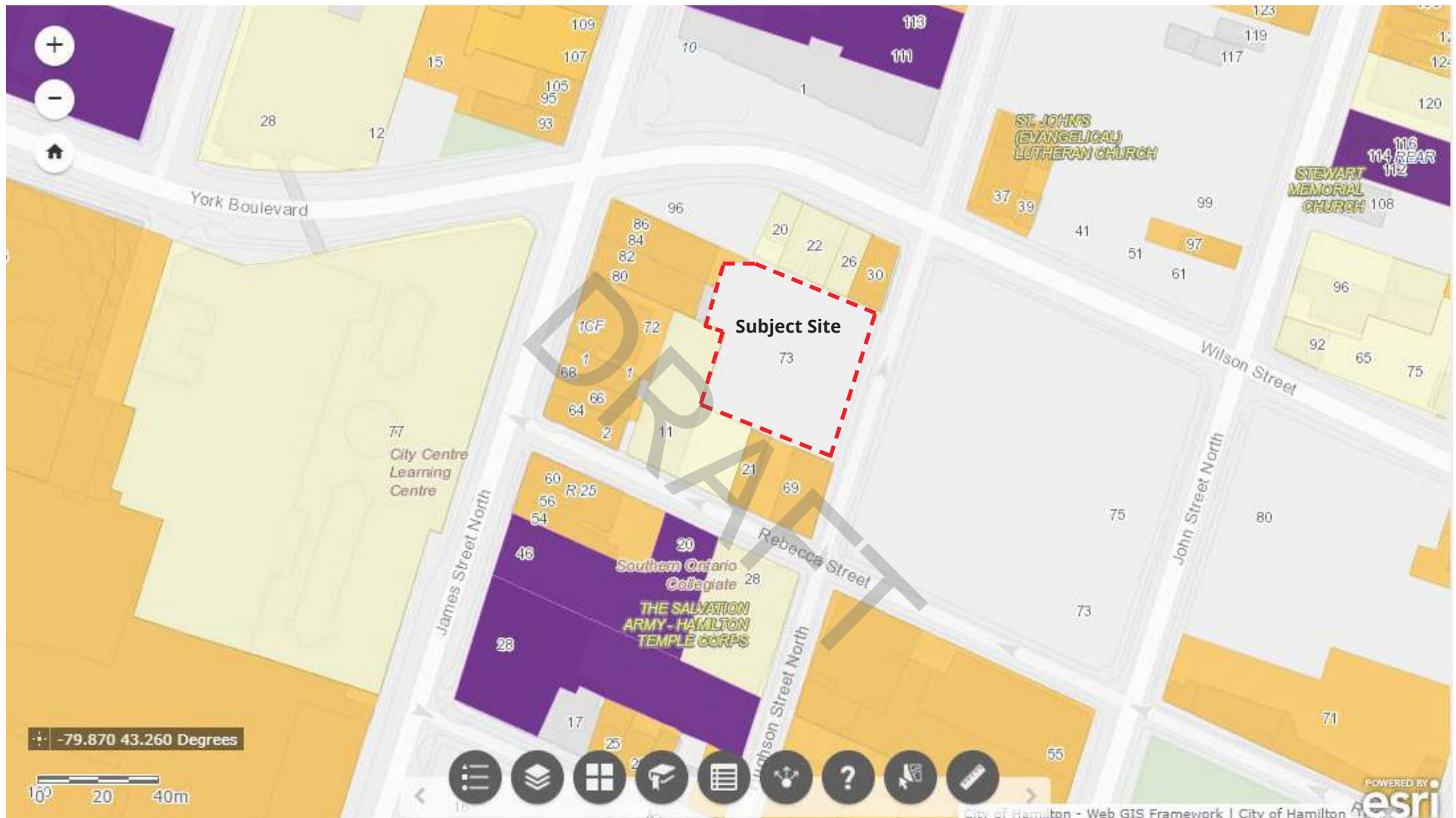


Figure 19. Heritage Property Mapping, City of Hamilton Website showing the subject site and the adjacent cultural heritage resources. Retrieved from: <https://www.hamilton.ca/build-invest-grow/planning-development/heritage-properties/heritage-mapping-and-resources>

Purple: Properties designated under Part IV and V of the Ontario Heritage Act

Orange: Properties listed on the Municipal Heritage Register

Yellow: Properties listed on the Inventory



Figure 20. View of the Heritage Property located at 21 Rebecca Street from Rebecca St. looking northeast

21 Rebecca Street

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

21 Rebecca St. property comprises of a two-storey single-detached brick building constructed in late 19th c. The building is characterized by brick cladding, with a short façade, a shed roof, and plain brick parapet with stone brackets. A three-bay facade fronts onto Rebecca Street, this comprises of semi-circular windows with brick voussoirs and stone sills.

A rock-cut foundations finish is visible at the partially exposed basement. The west facade is blank and stucco cladded.

¹ City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

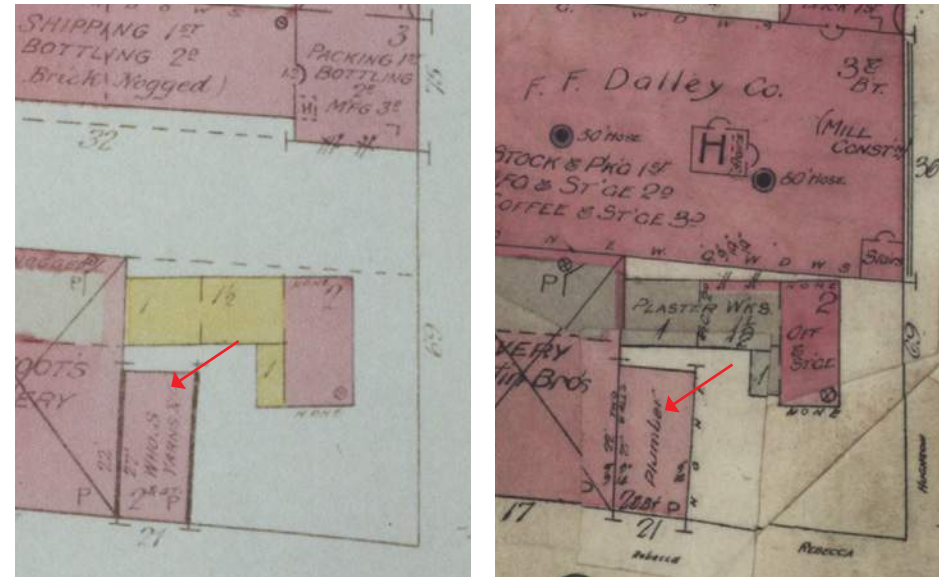


Figure 21. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 21 Rebecca Street south of the subject site at 73 Hughson Street.

The Rebecca Street facade comprises of three-bays with a recessed entrance in the western bay. An inscription 'Richmond Building' can be seen on the decorative trim that tops the door surround.

The Goad's Fire Insurance Plan, 1947 shows the property at 73 Hughson Street as Polishing and manufacturing facility.

Historical Value:

21 Rebecca St. is associated with a variety of businesses including the printing business and plumbing in the 20th century in Hamilton.

Contextual Value:

The commercial building is consistent in scale and massing to its adjacent and neighboring properties with shallow setbacks from the public right-of-way and forms part of the commercial streetscape, fronting onto the public right-of-ways.



Figure 22. View of the Heritage Property located at 30 Wilson Street from Hughson St. N and Wilson St. intersection looking southwest

30 Wilson Street (Former Stone Residential Row)

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

Formerly 28 Wilson St., 30 Wilson Street is a two-storey commercial building constructed in the mid-19th century. It enjoys a prominent corner position at the southwest intersection of Wilson St. and Hughson St. N. The stone row was redeveloped for commercial use in the early-20th century, at which time 30 Wilson Street had a two-storey brick wing constructed in the rear with a hoist (later an elevator). The building is characterized by brick cladding, with stone foundation and modified flat roof with a cornice (covered with flashing). East facade is composed of segmental windows with yellow-brick voussours and stone lug sills.

¹ City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

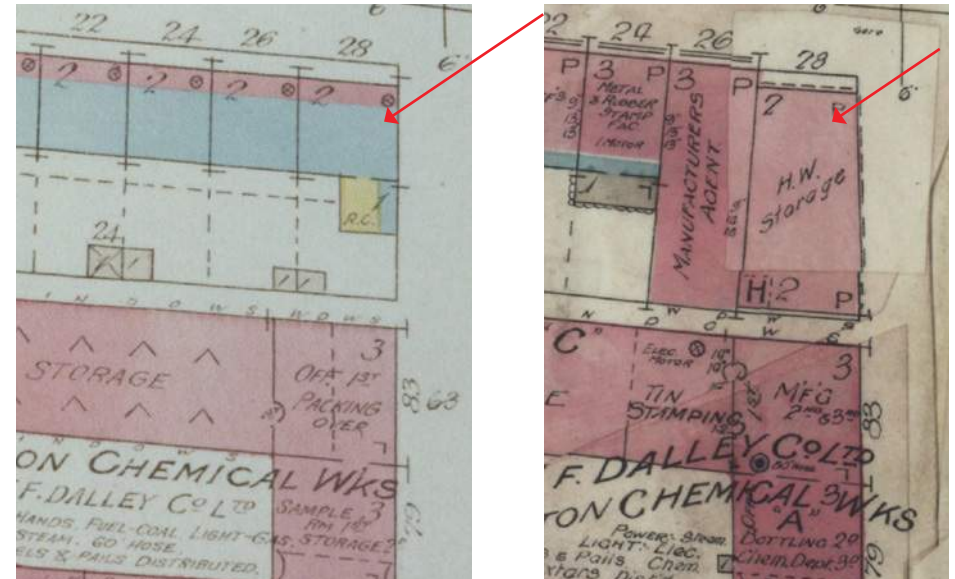


Figure 23. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 30 Wilson Street north of the subject site at 73 Hughson Street.

The Goad's Fire Insurance Plan, 1898 shows the property at 73 Hughson Street as Polishing and manufacturing facility.

Historical Value:

30 Wilson Street was constructed in the mid-19th c as a five-unit brick stone residential row that comprised of offices, storages and a warehouse.

Contextual Value:

The commercial row is consistent in scale and massing to its adjacent and neighboring properties with shallow setbacks from the public right-of-way and forms part of the commercial streetscape.

For more details, please refer to Appendix E.



Figure 24. View of the Heritage Property located at 69 Rebecca Street from Hughson St. N and Rebecca St. intersection looking northwest

69 Hughson Street N (Richmond Building)

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

69 Hughson St. property comprises of a three-storey building constructed in 1931. It enjoys a prominent corner position at the northwest intersection of Rebecca St. and Hughson St. N. The building is characterized by brick cladding, laid in Flemish bond, with a long façade, a flat roof, a parged foundation and a shaped brick parapet on the south and east sides with a stone finish and decorative stone brackets. A five-bay facade fronts onto Hughson Street with a recessed entrance and flanking windows.

¹ City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

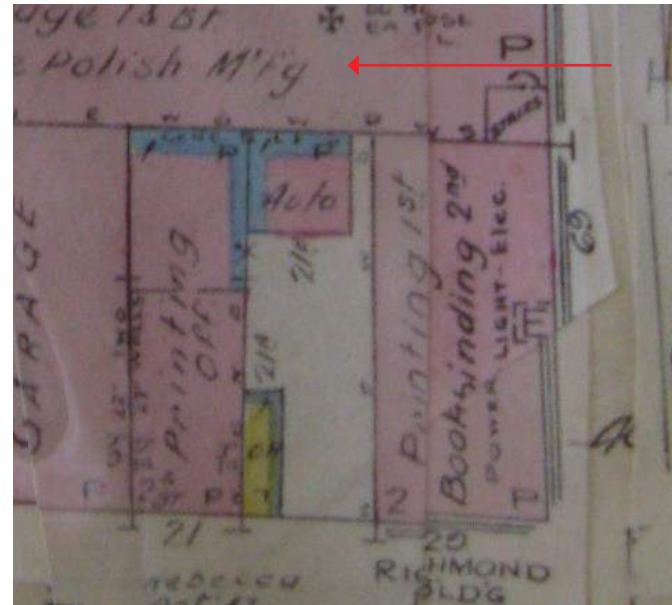


Figure 25. Fire Insurance Plan (1947). Annotated by mCS to show adjacent cultural heritage resource at 73 Hughson Street.

The Rebecca Street facade comprises of three-bays with a recessed entrance in the western bay. An inscription 'Richmond Building' can be seen on the decorative trim that tops the door surround.

The Goad's Fire Insurance Plan, 1947 shows the property at 73 Hughson Street as Polishing and manufacturing facility.

Historical Value:

The Richmond Building is associated with the printing business and bookbinding business in the 20th century in Hamilton.

Contextual Value:

The commercial building is consistent in scale and massing to its adjacent and neighboring properties fronting directly onto the public right-of-way and helps communicate the historic commercial nature of the area.

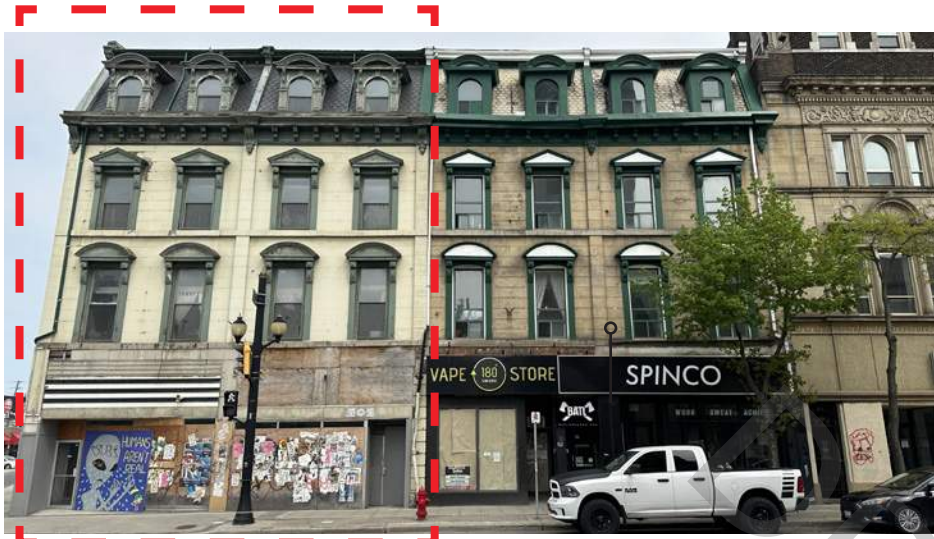


Figure 26. View of the Heritage Property located at 84-86 James Street N from James St. looking east.

84-86 James Street N

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

84-86 James St. property comprises of a three-and-a-half storey brick commercial building constructed in 1873 as part of a four unit related row from 80 to 86 James St N in a Second empire style. The building is characterized by a two bay facade per unit, brick laid in common bond with smoothed event-course cut stone, a mansard roof, continuous stone sills covered with hexagonal slate tiles, a pair of dormers for each unit with semi-circular windows and curved pediments, and brick gabled parapets with stone end brackets.

1 City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

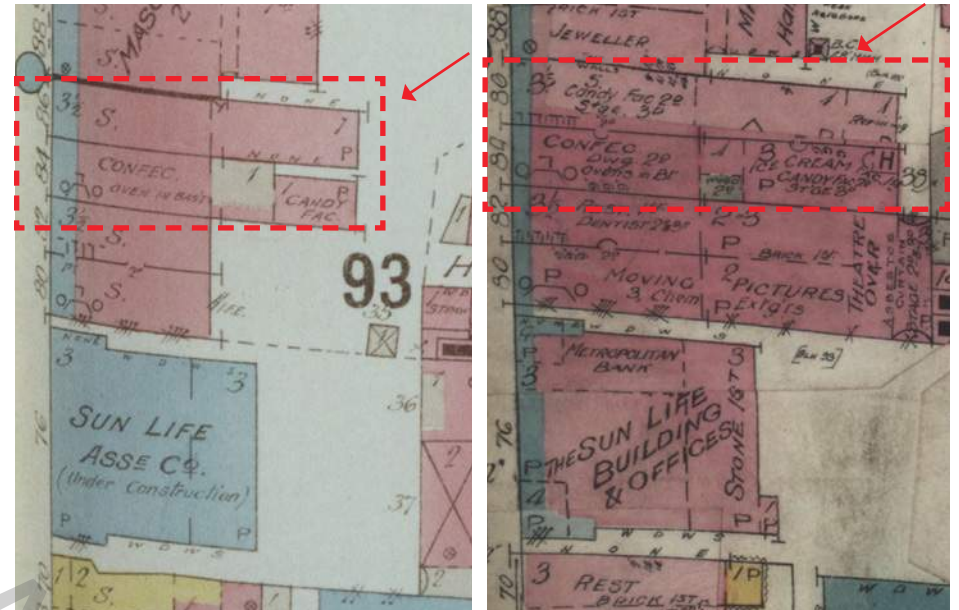


Figure 27. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 84-86 James Street west of the subject site at 73 Hughson Street.

Historical Value:

84-86 James St. N is associated with the civic growth in the 19th century in Hamilton. It is also associated with Architect Albert H. Hills who designed the building. The building housed primarily office spaces prior to 1890s, following which it housed a candy confectionery in 1893 to 1933 and later housed a show repair shop. The use changed to mixed-use starting 2011 when the upper units housed residences.

Contextual Value:

84-86 James St. N is located in the Beasley Neighbourhood and has contextual significance as a 2-unit commercial row that fronts directly onto James St. N. It is located prominently near the busy intersection of Wilson and James Street and exhibits the historical consistent commercial streetscape. For more details, please refer to Appendix E.



Figure 28. View of the Heritage Property located at 80-82 James Street N from James St. looking east.

80-82 James Street N

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

80-82 James St. property comprises of a three-and-a-half storey brick commercial building constructed in 1873 as part of a four unit related row from 80 to 86 James St N in a Second empire style. The building is characterized by a two bay facade per unit, brick laid in common bond with smoothed event-course cut stone, a mansard roof, continuous stone sills covered with hexagonal slate tiles, a pair of dormers for each unit with semi-circular windows and curved pediments, and brick gabled parapets with stone end brackets. The segmental windows on the rear facade include stone lug sills and alternating brick voussoirs.

¹ City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

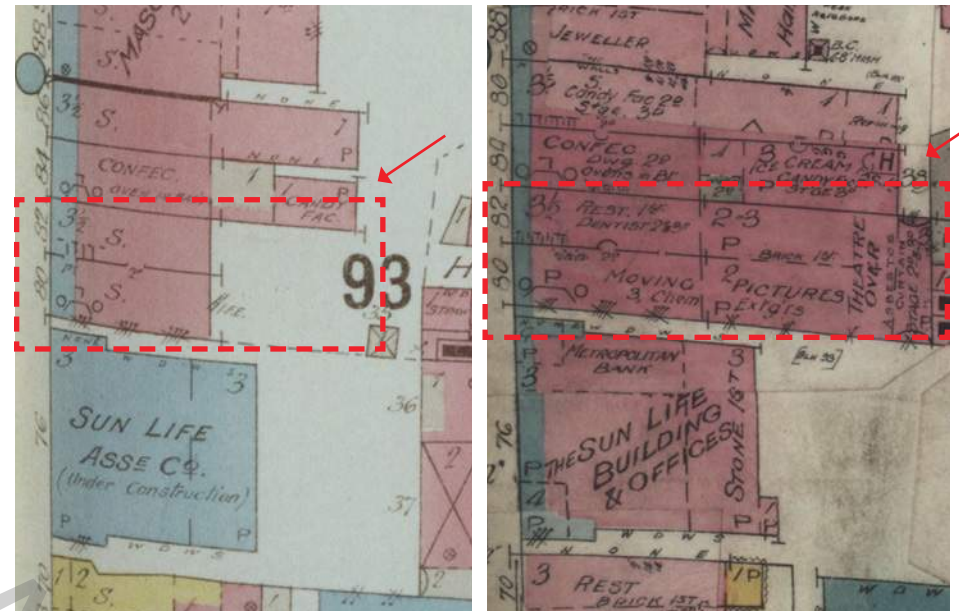


Figure 29. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 80-82 James Street west of the subject site at 73 Hughson Street.

Historical Value:

84-86 James St. N is associated with the civic growth in the 19th century in Hamilton. It is also associated with Architect Albert H. Hills who designed the building. The building housed primarily office spaces prior to 1890s, following which it housed the Red Mill Dinner Theatre in 1998 and later housed a restaurant and banquet hall in 2011.

Contextual Value:

84-86 James St. N is located in the Beasley Neighbourhood and has contextual significance as a 2-unit commercial row that fronts directly onto James St. N. It forms part of the 80 to 86 James ST. commercial row. It is located prominently near the busy intersection of Wilson and James Street and exhibits the historical consistent commercial streetscape.

For more details, please refer to Appendix E.



Figure 30. View of the adjacent heritage buildings (commercial row) at 80-86 James Street N c.1980s. (Source: City of Hamilton, Preliminary Research)



Figure 31. View of the Heritage Property located at 72-76 James Street N from James St. looking east.

72-76 James Street N

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

72-76 James St. property originally comprises of a three-storey, three-bay stone and brick commercial building constructed in 1858 in Renaissance Revival style by architect Frederick Cumberland of Cumberland & Storm. In 1898, architects William & Walter Stewart designed alterations to the building in the Classical Revival style, and in 1920 two upper storeys were added.

¹ City of Hamilton L.A.C.A.C Research and Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

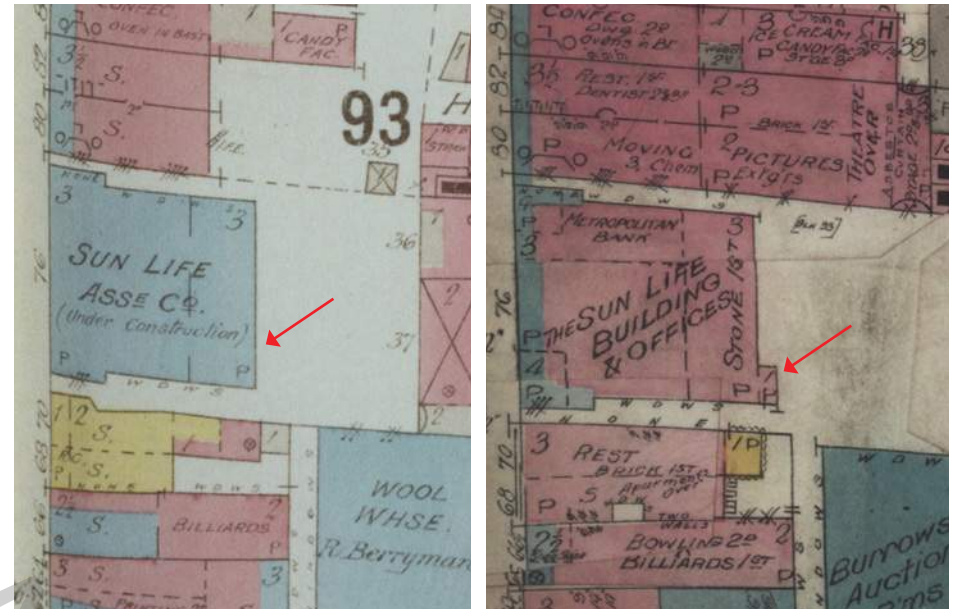


Figure 32. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 72-76 James Street west of the subject site at 73 Hughson Street.

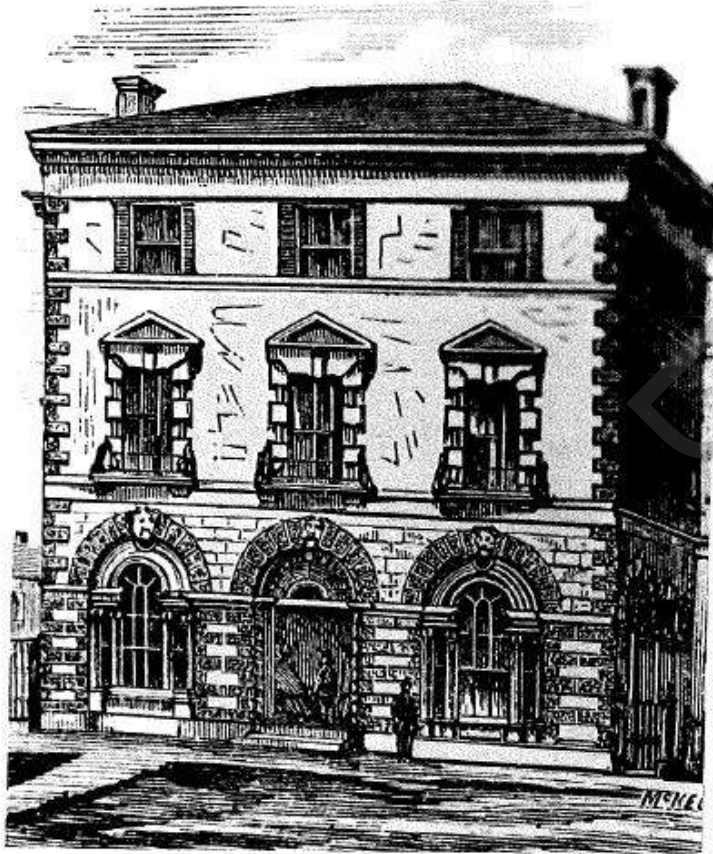
The building is characterized by a five-bay facade, palladian windows, vermiculated and rusticated stone work. Prior to 1920, the original structure was topped with side towers and an extravagant central motif that incorporated the company Sun Life's sun motif.

Historical Value:

72-76 James St. N served as Hamilton's main post office, until 1897. Per the FIP of 1898, it served as the headquarters of a highly successful insurance company 'Sun Life Assurance Co.'. From 1920 until 1977, it housed the Park Business College.

Contextual Value:

84-86 James St. N is located in the Beasley Neighbourhood prominently near along James Street and exhibits the remaining historical commercial streetscape. It can also be considered as a community landmark as an prominent eclectic building with significant historical associations with the community.



**Perspective Drawing of original Post Office
(Courtesy of Hamilton Public Library)**



Sun Life Building.

Figure 33. Sun Life Building, 1858. Source: Hamilton Public Library - Hamilton L.A.C.A.C Heritage Research.

Figure 34. Sun Life Building, 1907. Source: The Eclectic City page 19, City of Hamilton L.A.C.A.C Heritage Research.



Figure 35. View of the Heritage Property located at 68-70 James Street N from James St. looking east.

68-70 James Street N

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

68 James St. property comprises of a three-storey, brick commercial building constructed c.1907. The building is characterized by a short facade, a rear one-storey concrete-block addition, and a low brick parapet above a small cornice with dentils and a moulded frieze. Decorative brick panels separate the pair of flat first-storey windows from the second storey. The present day facade cladding and design detailing has evolved significantly from the

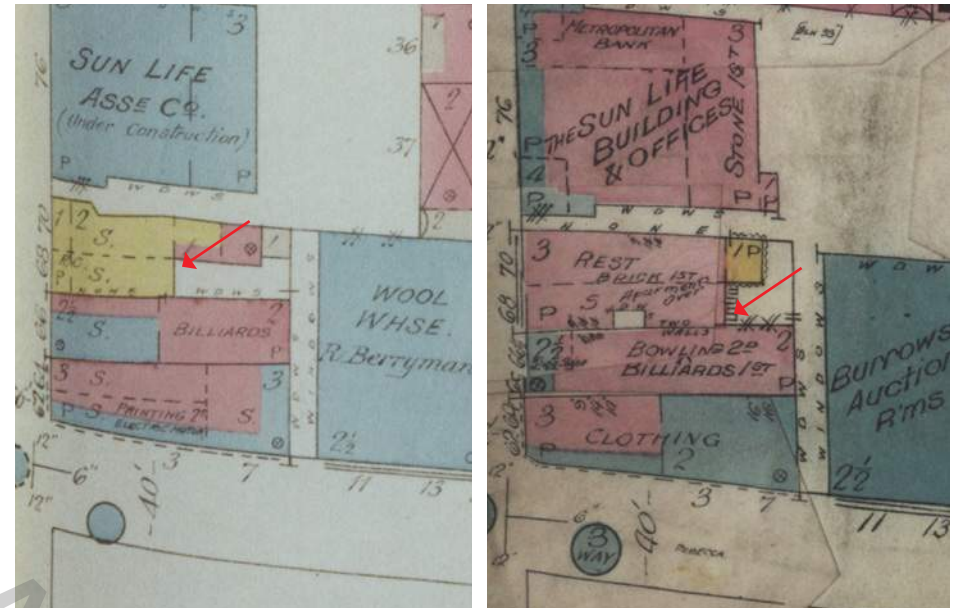


Figure 36. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 68 James Street west of the subject site at 73 Hughson Street.

original detailing and restoration is recommended. The rear wall is composed of segmental openings with alternating brick voussoirs in the two centre bays and modified flat windows in the outer bays.

Historical Value:

68-70 James St. N is associated with the civic growth in the 19th century in Hamilton. The property has housed a variety of businesses including the Hamilton Lunch restaurant from 1907 until 1948, the upper levels included residential use.

Contextual Value:

68-70 James St. N is located in the Beasley Neighbourhood fronting directly onto along James Street and forms a critical part of the remaining historical commercial streetscape.

For more details, please refer to Appendix E.

¹ City of Hamilton L.A.C.A.C Research and Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)



Figure 37. View of the Heritage Property located at 66 James Street N from James St. looking east.

66 James Street N

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

66 James St. property comprises of a three-storey, brick commercial building Originally two-and-a-half storey with a gable roof, the building was constructed c.1850s. The third storey added in the early 20th century. The building laid in Common bond, has a rectangular plan with a short façade, an even-course cut-stone finish, a two-storey rear brick wing, and a moulded wood cornice with dentils and the words, "J. W. MACDONALD" painted in the frieze. cornice with dentils and a moulded frieze.

¹ City of Hamilton L.A.C.A.C Research and Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

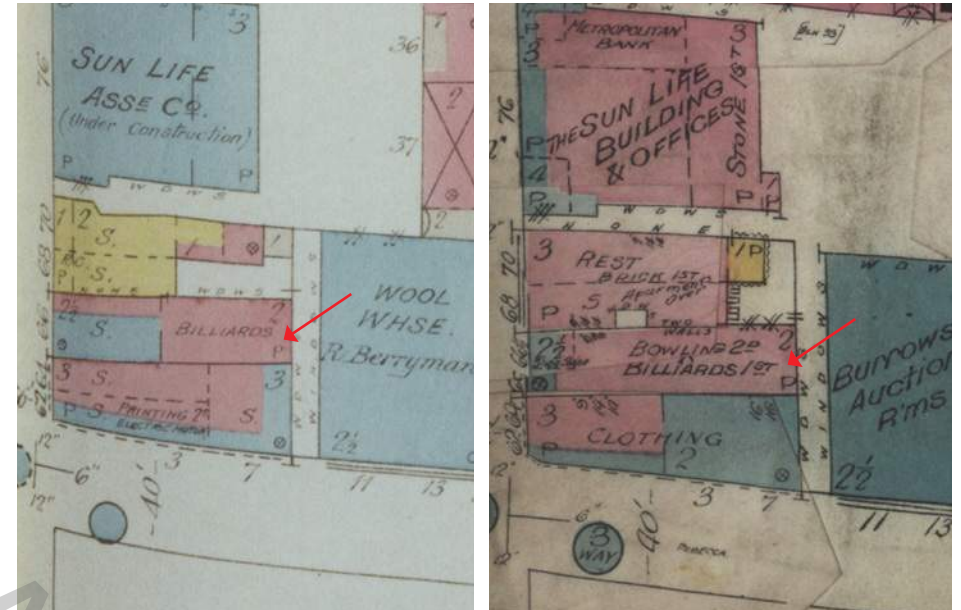


Figure 38. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 66 James Street west of the subject site at 73 Hughson Street.

The rear walls are composed of segmental windows with brick voussoirs and stone lug sills, most of which have been filled in with brick.

Historical Value:

68-70 James St. N is associated with the civic growth in the mid-19th century in Hamilton. The property has housed a variety of tobacco shops as well as bowling and billiards as illustrated in the FIP 1898 and 1911 (see figure 42). J.W. MacDonald's tobacco shop occupied the building from 1896 until 1924 and the painted frieze with the words "J.W. MACDONALD" still remains in the upper storey. The first public bowling alley in Hamilton is said to have opened in the rear of building in 1890.

Contextual Value:

66 James St. N is located in the Beasley Neighbourhood fronting directly onto along James Street and forms a critical part of the remaining historical commercial streetscape.



Figure 39. View of the Heritage Property located at 62-64 James Street N from James St. looking east.

62-64 James Street N

This property is included in the City's Inventory of Heritage Buildings as a listed (Registered) property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

62-64 James St. property comprises of a two-and-a-half storey stone commercial building built c.1850. A third - storey (brick) was added c. 1890s. The building consists of 62, 64 James Street and 3 Rebecca Street. The building is characterized by two-bay facade along James Street, an irregular floor plan with a short facade and modified gable roof. The corner is chamfered.

¹ City of Hamilton L.A.C.A.C Research and Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

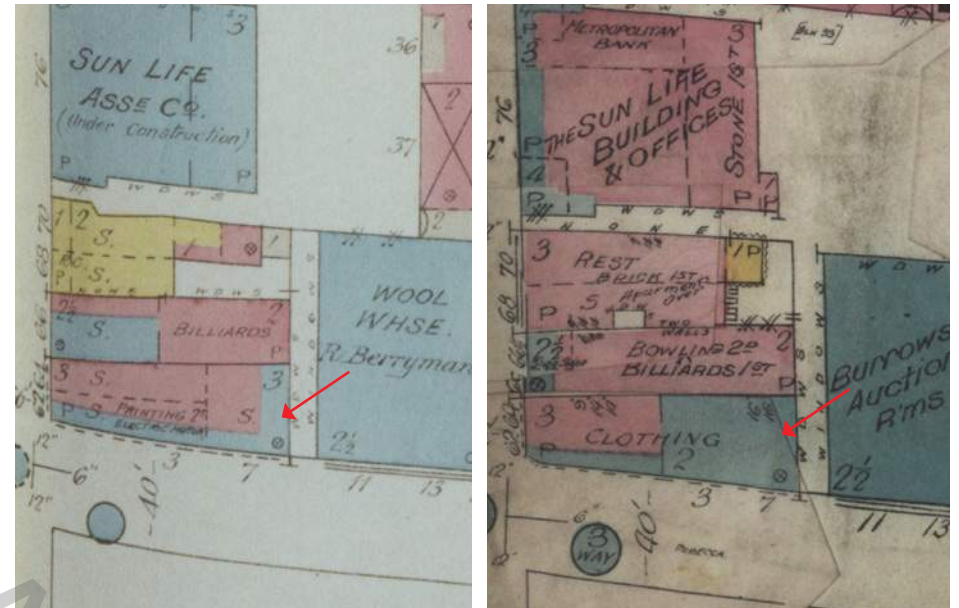


Figure 40. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 62-64 James Street west of the subject site at 73 Hughson Street.

The rear wing has three flat windows in the parged second storey and two entrances with blinded transoms in the stucco-clad first storey.

Historical Value:

62-64 James St. N is associated with the civic growth in the mid-19th century in Hamilton. The property has housed a variety of printing services as well as tailor shops (most notably Irving's Famous Clothes Limited which has occupied the site since 1949) as illustrated in the FIP 1898 and 1911 above.

Contextual Value:

62-64 James St. N is located in the Beasley Neighbourhood fronting directly onto along James Street and forms a critical part of the remaining historical commercial streetscape. The tapered edge enhances the pedestrian experience along James and Rebecca Street intersection.

For more details, please refer to Appendix E.



Figure 41. View of the Heritage Property located at 11 Rebecca Street from Rebecca St. looking west.

11 Rebecca Street

This property is included in the City's Inventory of Heritage Buildings as an inventoried property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

11 Rebecca St. property comprises of a four storey stone commercial building built c.1950. The building is characterized by three-bay facade along Rebecca Street, a rectangular floor plan and was constructed with brick, reinforced concrete, steel beams, stone walls, and concrete floors. The facades are clad with stucco. Originally a warehouse, it was renovated in the 1980s for commercial purposes and remodeled in the early-21st century for residential purposes.

¹ City of Hamilton L.A.C.A.C Research and Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

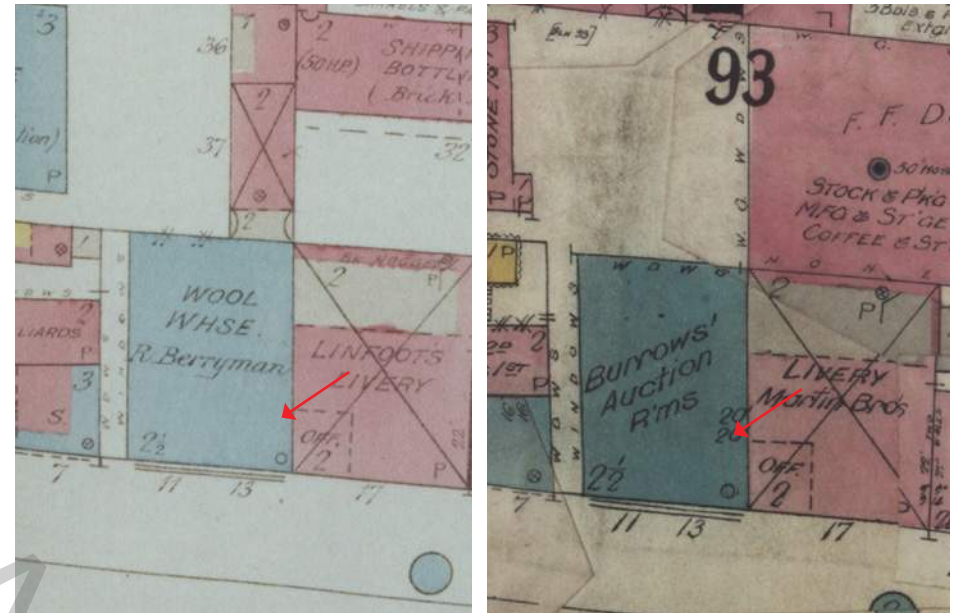


Figure 42. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 11 Rebecca Street west of the subject site at 73 Hughson Street.

Historical Value:

11 Rebecca St. also called the Rebecca Building was constructed in 1950 as an annex to the T. Eaton Company Limited garage located at 17 Rebecca Street to the east (now demolished). 11 Rebecca Street was built on the site of the former two-and-a-half storey stone building that housed the original garage for the T. Eaton Company before it moved into 17 Rebecca Street. Prior to being occupied by the T. Eaton Company, the property originally housed a warehouse stone building and a Burrow's Auction Room in the late 20th century as illustrated in the FIP 1898 and 1911 above.

Contextual Value:

11 Rebecca St. is located in the Beasley Neighbourhood fronting directly onto Rebecca Street onto the public right-of-way.

For more details, please refer to Appendix E.



Figure 43. View of the Heritage Property located at 20-26 Wilson Street from Wilson St. looking south west.

20-26 Wilson Street

This property is included in the City's Inventory of Heritage Buildings as an inventoried property. The property is also located within the Beasley Established Historical Neighbourhood. The City Heritage Staff were contacted to retrieve the following archival documentation on the commercial building¹:

Design Value:

20-24 Wilson St. properties comprises of three-storey stone commercial buildings originally constructed mid-19th century as the western end unit of a five-unit brick-faced stone residential row from 20 to 28 Wilson Street. 20, 22 and 24 Wilson Street had third storeys added in brick, as well as three-storey brick additions in the front abutting the public right-of-way. Originally 20 Wilson has brick as exterior cladding as seen in the 22-24 Wilson Street, this was covered with siding at some point.

1 City of Hamilton L.A.C.A.C Research and Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library) Hamilton L.A.C.A.C. Flashcard (c. 1973)

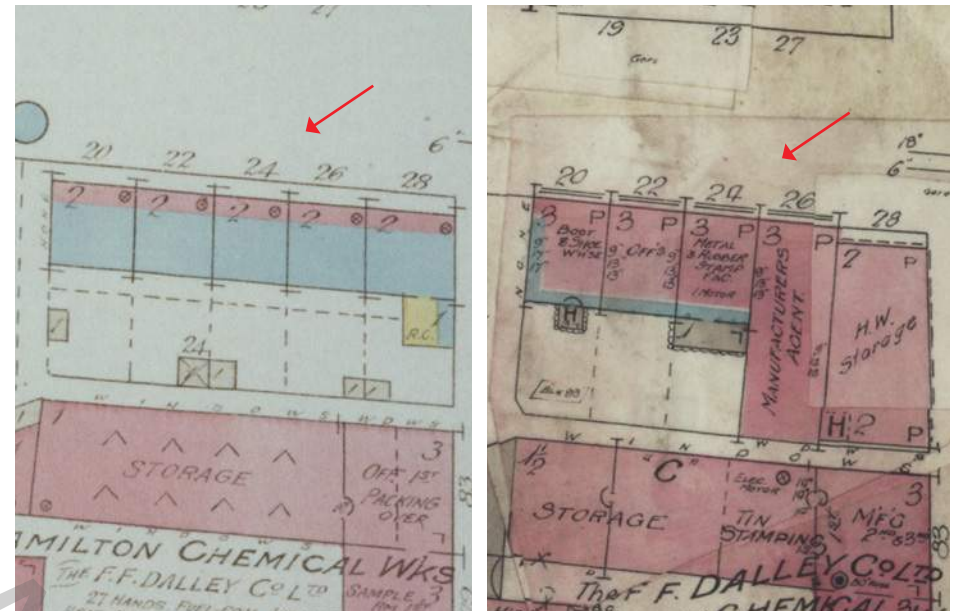


Figure 44. Fire Insurance Plan (1898- left & 1911-right). Annotated by mCS to show adjacent cultural heritage resource at 20-26 Wilson Street north of the subject site at 73 Hughson Street.

26 Wilson St. is a two-storey commercial building built c.1850s. A third storey was added in the 20th century which was subsequently removed. The building has vertical siding as cladding with a downward sloping roof angles away from the building.

Historical Value:

20 to 26 Wilson Street (formerly 13 to 21 Gore Street) constructed in the mid-19th century as a five-unit brick-faced stone residential row. The buildings housed a number of commercial uses as illustrated in the FIP 1898 and 1911 above.

Contextual Value:

20 to 26 Wilson Street is located in the Beasley Neighbourhood fronting directly onto Wilson Street onto the public right-of-way and forms part of historic commercial streetscape along Wilson Street.

For more details, please refer to Appendix E.

4.0 Heritage Planning Policies

The subject property is subject to several provincial and municipal Planning policies. The subject lands are designated 'Downtown Mixed Use Area' on Schedule E-1 – Urban Land Use Designations and identified as 'Downtown Urban Growth Centre' on Schedule E - Urban Structure.

The subject lands are zoned Downtown Central Business District (D1, H17, 19, 20) as per the City of Hamilton Zoning By-law 05-200. The "D1" zone permits a multiple dwelling and commercial uses.

Several provincial and municipal Planning policies should be considered during the decision-making process. Responses to these in relation to these applicable policies have been addressed in the following sub-section.

4.1 Provincial & Municipal Policies

A. Provincial Policy Statement ('PPS')

The PPS 2020 identifies conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest and it further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The following sections of the PPS 2020 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Response: There are no built structures on site. No alterations are proposed to the adjacent heritage resources.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Response: The proposed development will complement, not mimic, the historical character of the historical neighbourhood, intensify the site's use through the provision of housing and retail spaces that will be publicly accessible and supportive of the existing mixed-use typologies in the district. The proposal does not alter the heritage attributes of the adjacent Heritage Resources. No significant views will be impacted by the proposed development.

The infill development will reinforce the Hughson Street streetscape by providing a continuous street facade and activates the sidewalks for the pedestrians. Proposed on-site demolition will be monitored for any potential impacts to the existing adjacent buildings. Land disturbances during construction phase can be monitored if mitigation measures such as standard drainage, site grading and vibration monitoring are implemented. There are no anticipated changes in grade that would negatively impact the adjacent buildings.

4.2 Municipal Policies

A. Urban Hamilton Official Plan (UHOP), Volume 1:

The property is located in the Beasley Established Historical neighborhood of downtown Hamilton. The Urban Hamilton Official Plan describes the Established Historical Neighborhoods as “neighborhoods that were substantially built prior to 1950. These neighborhoods exhibit unique character, provide examples of historical development patterns, and contain concentrations of cultural heritage resources.”¹

The subject site is also located adjacent to many cultural heritage resources. The following planning policies are applicable to the proposed development:

B.3.4.1.3 “Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources.”

Response: The proposal is of a contemporary architectural language, in materials and detailing, which is complementary and distinct from its cultural heritage context. This approach is in keeping with best conservation principles. The design shows a deference in scale to the existing historical and characteristic streetscape of its context by the distinct lower podium elements in the proposal. The retail at grade is one storey that increases in height to 7 storey and 13 storey as we go higher. A 3m set back from the existing adjacent CHR is proposed at the south of the subject site.

The horizontal datum lines are maintained by aligning the canopies along Hughson Street in line with the bottom of the main level windows of the adjacent CHRs. Brick has also been proposed in the proposed podium and tower design to relate with the existing context.

¹ Section 3.4.3 General Cultural Heritage Policies for Urban Areas, Established Historical Neighborhoods, Urban Hamilton Official Plan, pg. B3. 28, January 2019

The stone used on levels 2-5 provide a break in materiality and mass, and at the same time demonstrate a coherent design overall. The proposal does not mimic the existing historic context rather takes design cues in the form of brick elements and datum lines.

The orientation has been maintained by introducing retail frontage along Hughson Street that corresponds with the commercial buildings across the street. The use of brick at the lower retail level is compatible with the existing adjacent heritage resources and offers a unique read to the commercial frontage along Hughson Street.

B.3.4.2.1(g) “Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals.”

Response: This CHIA will form part of future planning submissions and will be subject to review by staff and council.

B.3.4.2.12(a) “A cultural heritage impact assessment shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;

(ii) Properties that are included in the City’s Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City’s Register of Property of Cultural Heritage Value or Interest;”

and,

Response:

The scope of this CHIA report involves the protection and management of the cultural heritage resources in a way that their heritage values, attributes and integrity are retained¹ and the evaluation of the proposed development and its impact on the site using Ontario Regulation 9/06. This CHIA will form part of future planning submissions subject to review by staff and ultimately Council.

B. Downtown Hamilton Secondary Plan, Volume 2, Chapter B

The subject property is located within the Downtown Hamilton Secondary Plan, as noted in Map B.6.1-1 to the Urban Hamilton Official Plan. The following sections of the Downtown Hamilton Secondary Plan apply to the subject application:

Section B.3.4.3.6 states that “The City shall protect established historical neighborhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighborhood, including lotting and street patterns, building setbacks and building mass, height, and materials.”

Accordingly, the sections B.6.1.3.1(a), (b) and B. 6.1.11.1 (d) of the Downtown Hamilton Secondary Plan in the Urban Hamilton Official Plan, Volume 2, apply.

Section B. 6.1.3.1 (a) and (b) state to

a) Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.

b) Ensure that new development is compatible with the design of surrounding built heritage resource buildings.

Response: The proposed development takes cues from the surrounding heritage character’s massing, form and materials and expresses these in a contemporary manner, supporting the existing character.

The subject site is vacant and is not identified as culturally significant by the City. The proposal seeks to connect with the varied architectural typologies within the adjacent and surrounding context with a complementary and distinctly contemporary architectural design, in its massing, composition and material selection.

B.6.1.11.1 “Heritage buildings and streetscapes define Downtown Hamilton as a unique place. The existing concentration of heritage built form is one of the key strengths and opportunities in Downtown Hamilton. The Downtown Hamilton Secondary Plan recognizes the value of heritage buildings, streetscapes, and the cultural landscape and places a priority on their retention and enhancement. In addition to Section B.3.4 – Cultural Heritage Resource Policies of Volume 1, the following policies shall also apply to cultural heritage resources within the Downtown Hamilton Secondary Plan:

B.6.1.11.1(a) The Downtown Hamilton Secondary Plan is comprised of six established historical neighbourhoods: Beasley Neighbourhood, Central Neighbourhood, Corktown Neighbourhood, Durand Neighbourhood, Landsdale Neighbourhood and Stinston Neighbourhood, as identified on Appendix B – Downtown Hamilton Secondary Plan – Cultural Heritage Resources and as such, Policies B.3.4.3.6 and B.3.4.3.7 – General Cultural Heritage Policies for Urban Areas of Volume 1 shall apply.

3.4.3.6 The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.

3.4.3.7 Intensification through conversion of existing built heritage resources shall be encouraged only where original building fabric and architectural features are retained and where any new additions, including garages or car ports, are no higher than the existing building and are placed to the rear of the lot or set back substantially from the principal façade. Alterations to principal façades and the paving of front yards shall be avoided.

Response: The proposed development is built close to the street line to reinforce the streetscape however the proposed step back at grade makes the existing adjacent heritage buildings stand proud. The ground floor elevation design and a fluid footprint will enhance pedestrian and activate the streetscape.

It is recommended that a commemorative design feature be proposed at the main level in a space that is publicly visible and accessible. This feature will help educate the visitors about the site's rich history and evolution.

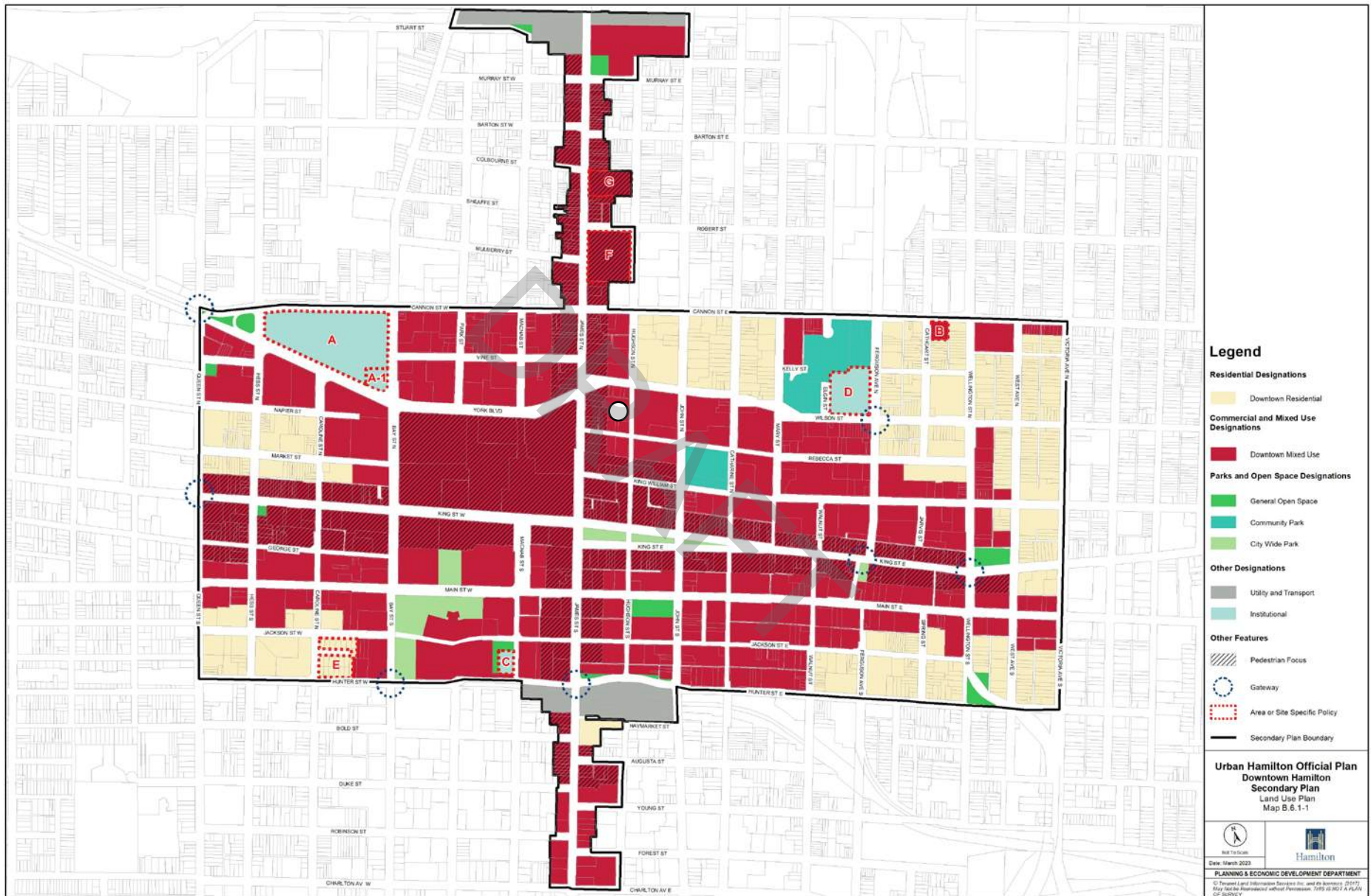


Figure 45. Downtown Hamilton Secondary Plan - Land Use Plan. Map B6.1-1, Urban Hamilton Official Plan (March 2023) Retrieved online from: <https://www.hamilton.ca/sites/default/files/2023-04/uhop-volume2-mapb-6-1-1-to-appendixd-hamiltontowntown-secplan-mar23.pdf>

○ Subject Site

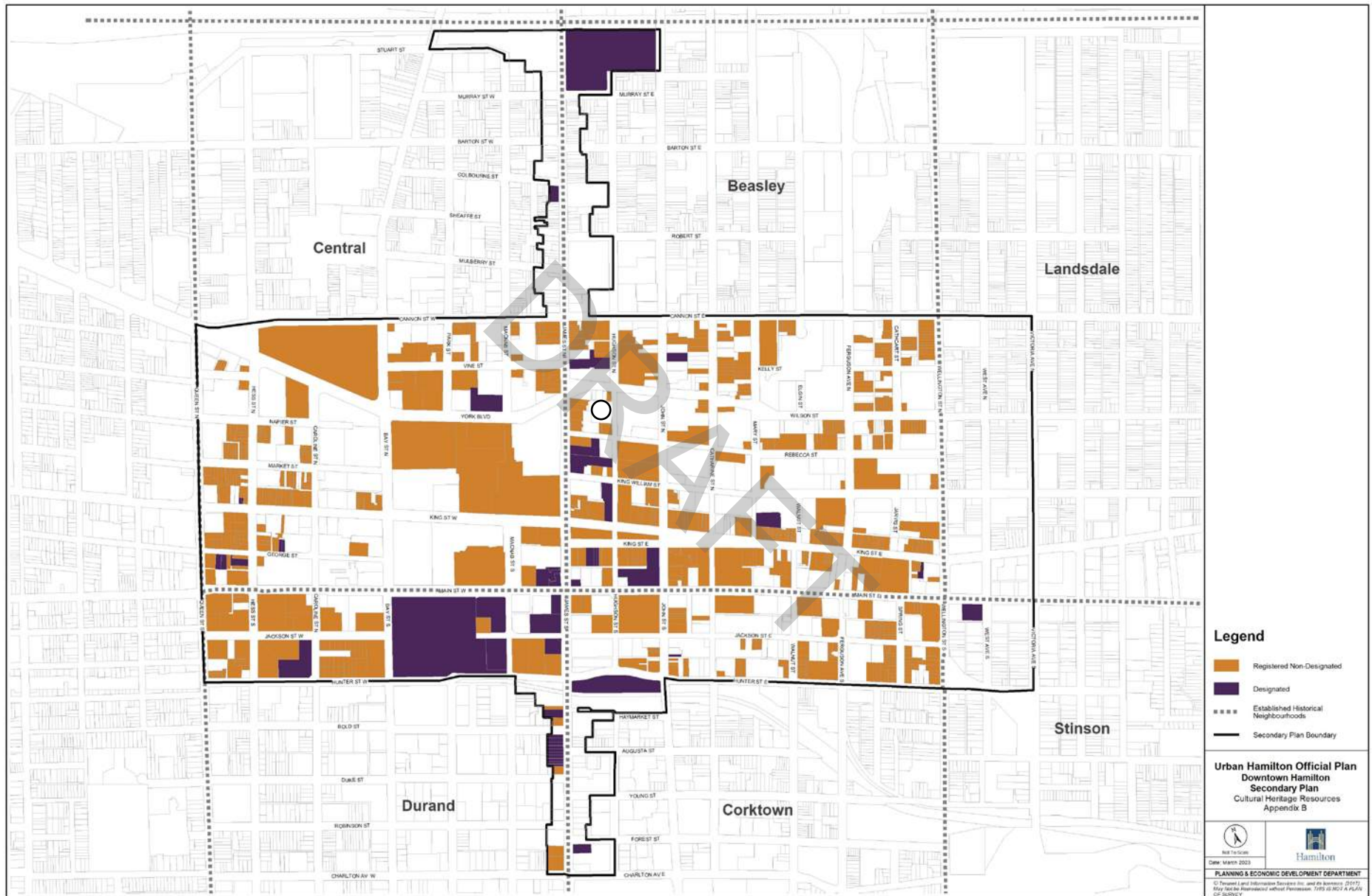


Figure 46. Downtown Hamilton Secondary Plan - Cultural Heritage Resources - Appendix B, Urban Hamilton Official Plan (March 2023) Retrieved online from: <https://www.hamilton.ca/sites/default/files/2023-04/uhop-volume2-mapb-6-1-1-to-appendixd-hamiltondowntown-seclan-mar23.pdf>

○ Subject Site

5.0 Proposed Development

5.1 Description of the proposed development

This part of the CHIA describes the proposed development of the subject site, and its conceptual design vision / principles. This description is based on the Design Review Panel submission ('DRP') design package (June 2023) of the subject site submitted to City of Hamilton's Planning and Economic Department by A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer ('Applicant') on behalf of Core Development Group Ltd. ('Client').

The owner is proposing a mixed use pedestrian focused 31 storey mixed-use building consisting of 380 residential units, retail units at the ground floor with a total 176 parking spaces and 4 levels of underground parking. The building that is stepped back at the second, seventh and thirteenth storey. The new lot development is designed to front on to Hughson Street and will enjoy a prominent location in Hamilton Downtown.

The following design principles will be utilized to guide the development towards a contextual and sensitive response to this significant location:

- Retail at grade and residential uses above;
- Step back above proposed retail to reduce impacts of the proposed tower;
- Frontage off Hughson Street incorporate breaks using stepbacks changes in vertical planes, different materials and facade elements like balconies to break the monotony and overall scale.
- Use of contextual exterior cladding materials;
- Location as a gateway into the commercial core of the Beasley Neighbourhood is elevating to site as a landmark building that intends to stitch old and new together.

Entrance to the retail space and residential lobby are separate with the retail entrance closer to the street and the residential entrance stepped back to make it more secure and private. Services like bike storage, waste management and lockers are also located at grade.



Figure 47. Rendering of the proposed Development showing the proposed building and the adjacent heritage resources at 69 Hughson Street and 30 Willson Street, McCallumSather Architects June , 2023

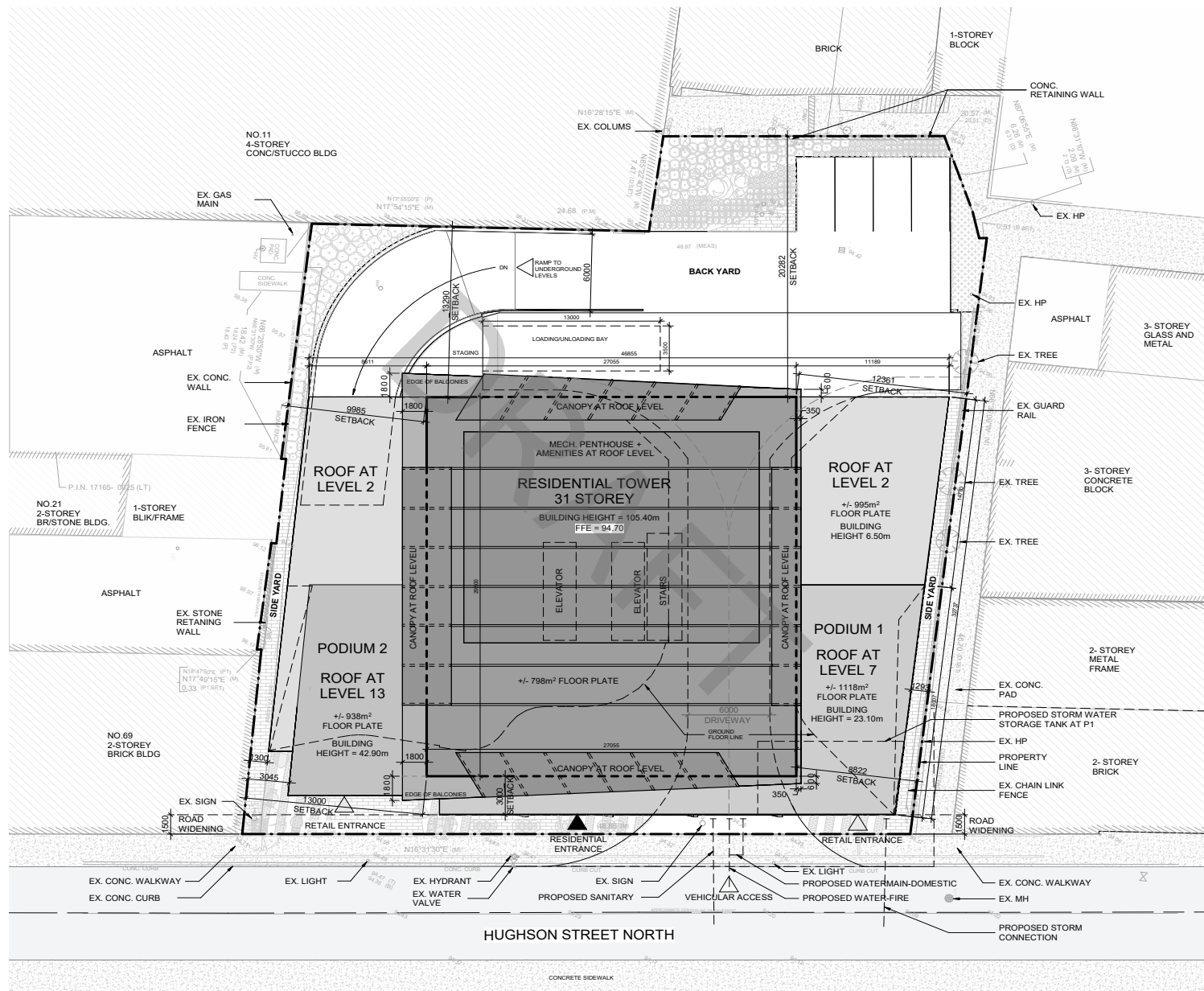


Figure 48. Site Plan for the proposed Development, mcCallumSather Architects, June 2023



Figure 49. Rendering of the proposed Development showing the proposed podium level incorporating the contextual materials and horizontal datum lines and the adjacent heritage resources at 69 Hughson Street and 30 Willson Street, mcCallumSather Architects June 2023

6.0 Description of Impacts

Impacts can be described as 'direct' when cultural heritage landscapes and/or built heritage resources will be removed or significantly altered by a proposed development activity or 'indirect' when cultural heritage resources are disrupted by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and, or setting. When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS Heritage Resources in the Land Use Planning Process advises that the following direct and indirect adverse impacts be considered:

Potential Impacts

Impact of Destruction

There are no existing buildings proposed to be demolished. The proposed development does not alter or demolish the existing adjacent cultural heritage resources. No impacts are found as no heritage attributes are identified on site.

Impact of Proposed Alterations

No building occupies the site therefore there are no new impacts. The proposed development will help revitalize the street character and enhance pedestrian engagement. A positive impact is the elimination of surface parking and the provision of an underground parking garage.

Shadow Impacts

No negative impacts found. Please refer to appended Shadow Study. Shadow Impact Studies were conducted on March 21st. Shadows will extend to the west and northwest (morning) and north & north east (evening). Some shadowing will therefore project to the built heritage resources west to the site (80-86 James) but impacts on potential heritage resources will be minor. This shadowing is not higher than the as-of-right shadowing. Overall, shadows cast by the proposed development will be incremental and transitory and their impacts on adjacent heritage resources will not be significant.

Isolation Impacts

There are no isolation impacts as no heritage attributes are identified on-site. No alterations are proposed to any neighboring heritage buildings.

Visual Impacts

The site is currently vacant. The design is sympathetic to the adjacent surrounding context. All heritage resources identified on the west, north and south side of the subject site will maintain their relationships to the street, and views to or from them will not be obscured or obstructed. The design extrapolates horizontal datums and vertical rhythms that relate to the context and create a connection and harmony with the existing buildings. There are no impacts to views by the proposed development because there are no views identified as heritage attributes.

A Change in Land Use

The building will continue to provide a mixed-use streetscape, but will intensify the site's use through the provision of multiple residential units. The building will function to intensify the site's use through the provision of retail and residential units. This will benefit the adjacent cultural heritage as many of the sites identified in section are being occupied for commercial and retail use.

Land Disturbances

Construction activity and potential excavation has potential to cause limited and temporary impacts. These impacts can be mitigated through construction controls, protection plans and retention of a structural engineer to avoid any damage to the adjacent properties.

Results of Impact Assessment

The preceding assessment has determined that the proposed development will have no direct impacts the attributes of the adjacent heritage resources.

7. Mitigation Strategies

Ontario Heritage Tool Kit - Heritage Resources in the Land Use Planning Process lists the following methods of minimizing or avoiding negative impacts to cultural heritage resources:

A. Alternative development approaches

Contextually, the subject lands exist within a large city block in Downtown Hamilton which was previously vacant. Considering the subject site is landlocked from all sides and is accessible only from Hughson Street North, the proposed solution was the only feasible option from an access and exit standpoint.

The lands are within an Urban Growth Centre (as identified in the Growth Plan) and situated on lands Designated High Rise 2 in the Downtown Hamilton Secondary Plan. As such, the proposed building height and density are in keeping with the Growth Plan. Therefore, any alternative development approaches would be contrary to the existing Provincial and local policy framework. The proposal was also reviewed in terms of shadow and visual impacts to surrounding heritage properties. No significant impacts were found.

B. Limiting height and density

Please refer to response above.

C. Isolating development and site alteration from significant built and natural features and vistas

The city block that is under development includes the subject lands and has created a distinct new built form in accordance with the policies and guidelines approved by Council. The tower top lightness achieved by extending the vertical louvers above the building creates an iconic skyline presence and exceptional views to the surrounding landmarks.

The height of the building is 105.4m from average grade to the top of the 31st storey roof (excluding mechanical penthouse) and the site elevation is +/- 94.7 masl. The top of the proposal is higher than the 189.4 masl Niagara Escarpment height limitation of as set out in Appendix D of the Downtown Hamilton Official Plan. While the proposed tower is taller than the height limitation, its massing is less imposing than as-of-right, positioning density upward from the podium levels. Increased overall building height accommodates a 5m tall ground floor and covered public space and allows for alignment with the visual datum of the heritage building canopy to the south. The proposal is not impacted by defined View Corridors from the Niagara Escarpment outlined in the Downtown Hamilton Secondary Plan Viewshed Analysis (Appendix C).

D. Design guidelines that harmonize mass, setback, setting, and materials

The proposed building is in keeping with the contemporary design of the new development south of the site along James Street. The following are a set of recommendations that have been implemented in the design:

- The proposed massing of the building has utilized design strategies to minimize the bulk of podium volume from as-of-right, and break up the perceived size of the building to better integrate into the surrounding historic context and Hughson Street North right-of-way. This design approach has yielded a narrower and lighter building form that is sensitive to the site's context. Height of the proposed Retail correlates to the commercial/retail across the site along Hughson Street.
- The tower and tower top design are architecturally interesting and unique, with vertical perforated aluminium louvers that extend the height of the tower and above the top of the penthouse level, concealing the mechanical penthouse and framing a rooftop amenity space. The louvers are angled on each facade in response to orientation and optimizing sun angles, creating a beautiful, functional and unique elevations on each side of the building.

- Proposed materials are compatible with the neighbourhood's diverse character and adjacent heritage context.
- The proposal maintains the neighbourhood pattern of building orientation. Recommendations by staff on improving set backs have been made.
- Where appropriate, design the facades extrapolating horizontal datums and vertical rhythms that relate to the context and create a connection and harmony with the existing heritage resources.
- Exterior details such as windows match the character of adjacent buildings in terms of scale and context.

E. Documentation

The existing site and adjacent buildings have been thoroughly documented in this Heritage Impact Assessment report.

F. Assessment of Construction Impact

We would suggest that the owner/developer connect with neighbouring properties to review potential construction impacts to adjacent heritage resources and monitor for vibration impacts.

8. Conclusion & Recommendations

Proposed Development

The owner is proposing a 31 storey mixed-use development with some retail use at grade on the subject site.

Assessment & Evaluation

Our research has validated that the site has played an anchoring role at the intersection of Wilson St. and Hughson St. N - particularly in relation to the mixed-use buildings along Wilson Street and York Boulevard to the east and west of the subject site respectively. Our recommendations are based on the following main points:

- Maintain appropriate physical relationships and visual settings that contribute to the contextual significance of south west corner of Wilson Street and Hughson Street N.
- Any new building adjacent to existing cultural heritage should be contemporary as per Conservation Principle 7 - Legibility. This report recommends that any new work be distinguishable from original fabric and employ material and methods true to the adjacent context.
- The proposed development provides a contrast to the existing urban fabric while showing respect for scale in the design of the podium. The horizontal datums and vertical rhythms in the proposed building facade design has been explored to create a connection and harmony with the adjacent built context.
- The proposed building is situated along Hughson Street N with open landscaped area in the front and retail recessed from the street edge. This provides an excellent opportunity to engage pedestrians and the fluid design of the building at grade helps attracts pedestrians into the retail space.
- The recess proposed in the front allows the adjacent heritage buildings to stand proud and easily distinguishable from the new fabric. The proposed tower is set back from the six (6) storey podium first at the level 7 and then at level 13 level to create a clear break and address the pedestrian scale of the immediate context.

The proposal enhances the area as it introduces built diversity and allows for further intensification of the Downtown Hamilton core - thereby providing additional employment opportunities while supporting a desire for more vibrant downtown neighborhoods. The character of the proposed development is in alignment with other developments in the area, such as James Street and Rebecca Street, and provides a contemporary and sympathetic contrast to the adjacent heritage properties along Hughson Street N. The proposed development does not negatively impact any adjacent cultural heritage buildings.

Conclusion and further recommendations:

- The proposed development will retain the adjacent heritage properties in their current state resulting in no impacts to the built heritage resources.
- Recommendations to incorporate historic building materials, design features, and architectural proportions in facades, windows and doors within the new development have been made and implemented.
- The proposed landscape features (plants, shrubs and paving) at the proposed front plaza is placed in a way that maximizes the view of the proposed retail from Hughson Street N.

It is recommended that a commemorative design feature be proposed at the main level in a space that is publicly visible and accessible. This feature will help educate the visitors about the site's rich history and evolution. Further investigation on exterior lighting design both at the retail and upper levels is also recommended as part of future planning submission.

9. Appendices

Appendix A: References

Canada's Historic Places

2010 Standards and Guidelines for the Conservation of Historic Places in Canada. Second Addition. Canada's Historic Places, Ottawa

City of Hamilton

2014 Downtown Built Inventory List. Retrieved from: <https://www.hamilton.ca/sites/default/files/media/browser/2014-12-16/downtown-built-heritage-inventory-list.pdf>

2021 Interactive Zoning Map. Retrieved Online from: <https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/interactive-zoning-mapping>

2021 Urban Hamilton Official Plan. Electronic Document: <https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/urban-hamilton-official-plan>

2020 Terms of Reference Heritage Impact Assessment.

n.d Downtown Hamilton Secondary Plan Review.

n.d Downtown Heritage Character Zone. Accessed online from: <http://www2.hamilton.ca/NR/rdonlyres/F7AE9C2D-2574-43AF-9F53-2BB438D43E81/0/DtwnHertCharZoneGuidelines.pdf>

Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)
Hamilton L.A.C.A.C. Flashcard (c. 1973)

Government of Ontario

2020 Provincial Planning Statement. Electronic Document: <https://files.ontario.ca/mmahprovincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

1990 Ontario Heritage Act. Electronic Document: <https://www.ontario.ca/laws/statute/90o18?search=heritage+act>
Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI)

2014 Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification and Evaluation Process. Ministry of Tourism, Culture and Sport, Toronto.

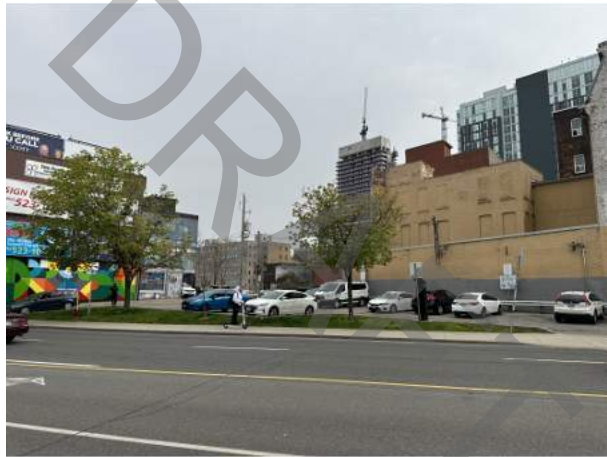
2007 Infosheet: Eight Guiding Principles in the Conservation of Built Heritage Properties: Ministry of Tourism, Culture and Sport, Toronto.

2006 Ontario Heritage Tool Kit: Heritage Property Evaluation – A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities. Ministry of Tourism, Culture and Sport, Toronto.

Appendix B: Site Photos, May 2023

DRAFT







Appendix C: Design Development Drawings, mcCallumSather Architects, June 2023

DRAFT

23007 - 73 Hughson St. N

Updated Concept Design Package

06-06-2023



PROJECT LOGO

KEY PLAN

1	DRP SUBMISSION	06/06/23
No.	DESCRIPTION	DATE

REVISIONS:

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SEAL

CONSULTANTS

PROJECT:

73 Hughson St N

73 Hughson St, Hamilton, Ontario

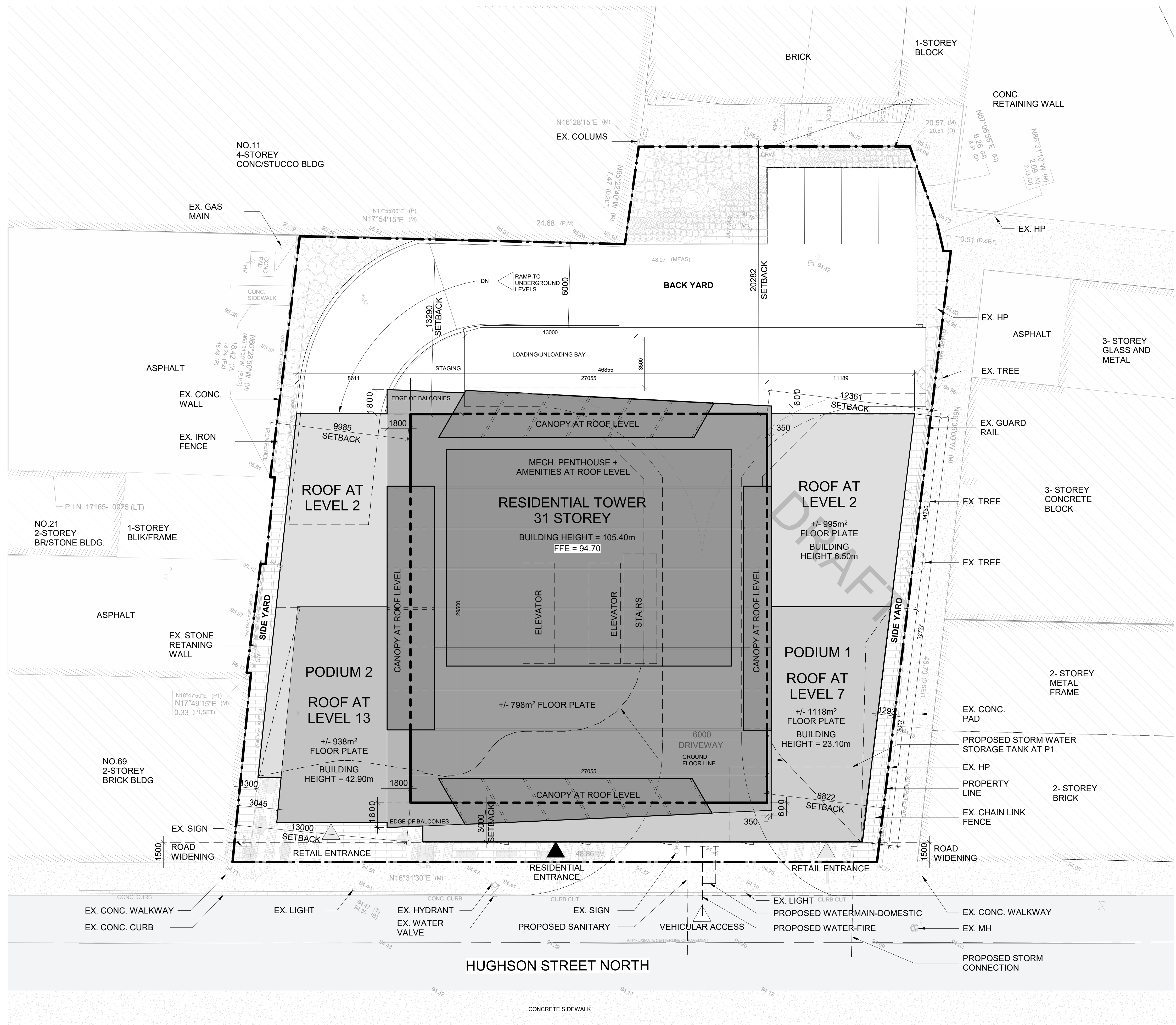
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PROJECT STATISTICS

Site Area	2,483.8 m ²
Total GFA (incl. Underground car parking)	34,409 m ²
Total GFA (excl. Underground car parking)	26,084 m ²

Residential Units	380 unit
Residential Saleable area	21,058 m ²
Retail Saleable area	300 m ²

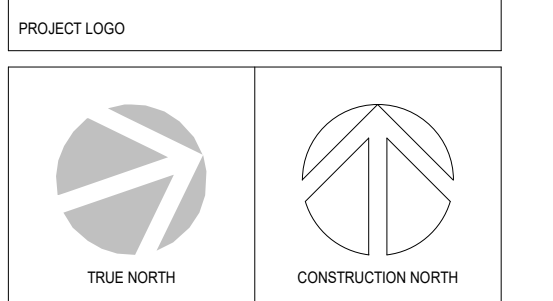
Unit Counts breakdown by unit type				
Type	1BR	1BR+	2BR	2BR+
Count	205	55	104	16
%	53.9%	14.5%	27.4%	4.2%

Required Parking Spaces			
Units <50	=	164 Units	Ratio/unit req. spaces
Units 1-12	=	12 Units	0
units 13+	=	152 Units	0.3

Units >50			
Units >50	=	216 Units	Ratio/unit req. spaces
Units 1-12	=	12 Units	0
Units 13-50	=	38 Units	0.5
Units 51+	=	166 Units	0.7
Required Barrier Free Parking Spaces (1+3% of total required)	=	7	
Total Required		181	

Provided standard parking spaces	169
Provided Barrier Free parking spaces	7
Provided Parking Spaces	176

Provided short term bicycle parking spaces	12
Provided short term bicycle parking spaces	190
Provided bicycle Parking Spaces	202



KEY PLAN

1 DRP SUBMISSION	06/06/23	
No. 1	DESCRIPTION	DATE

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PROJECT:
73 Hughson St N
73 Hughson St, Hamilton, Ontario

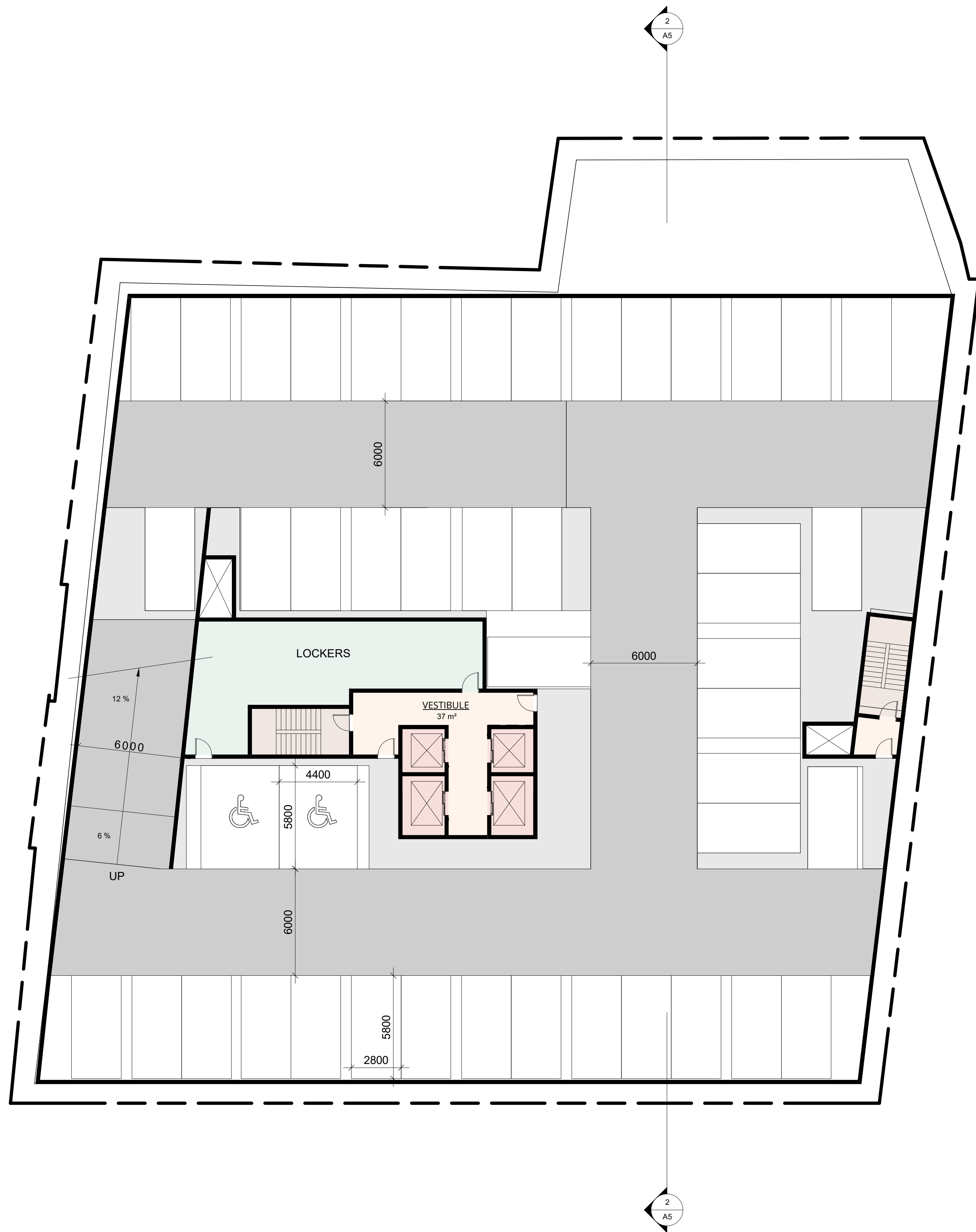
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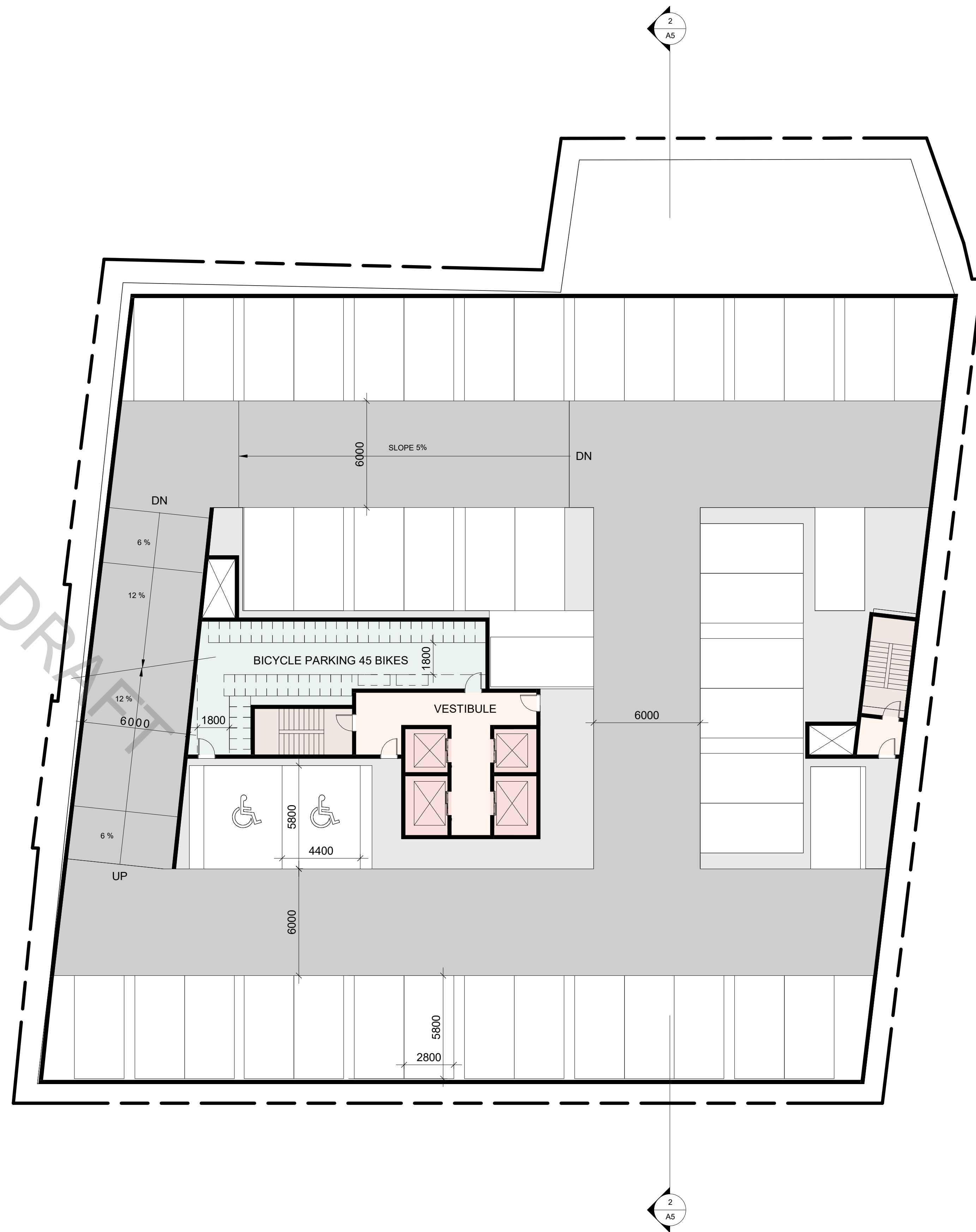
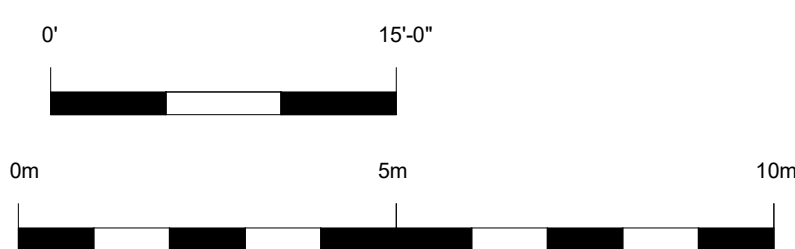
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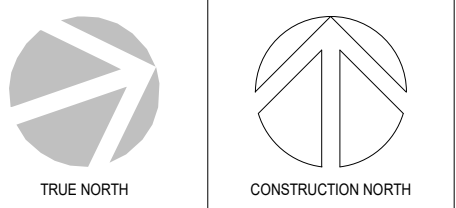


UNDERGROUND LEVEL P4 1
1:150 A2.1



UNDERGROUND LEVEL P2-P3 2
1:150 A2.1

PROJECT LOGO



KEY PLAN

1 DRP SUBMISSION 06/06/23

No. 1 DESCRIPTION DATE

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PROJECT:

73 Hughson St N

73 Hughson St, Hamilton, Ontario

DRAWING TITLE:
FLOOR PLAN - P4 + P2-P3

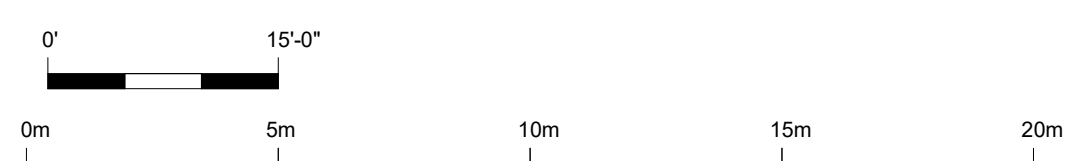
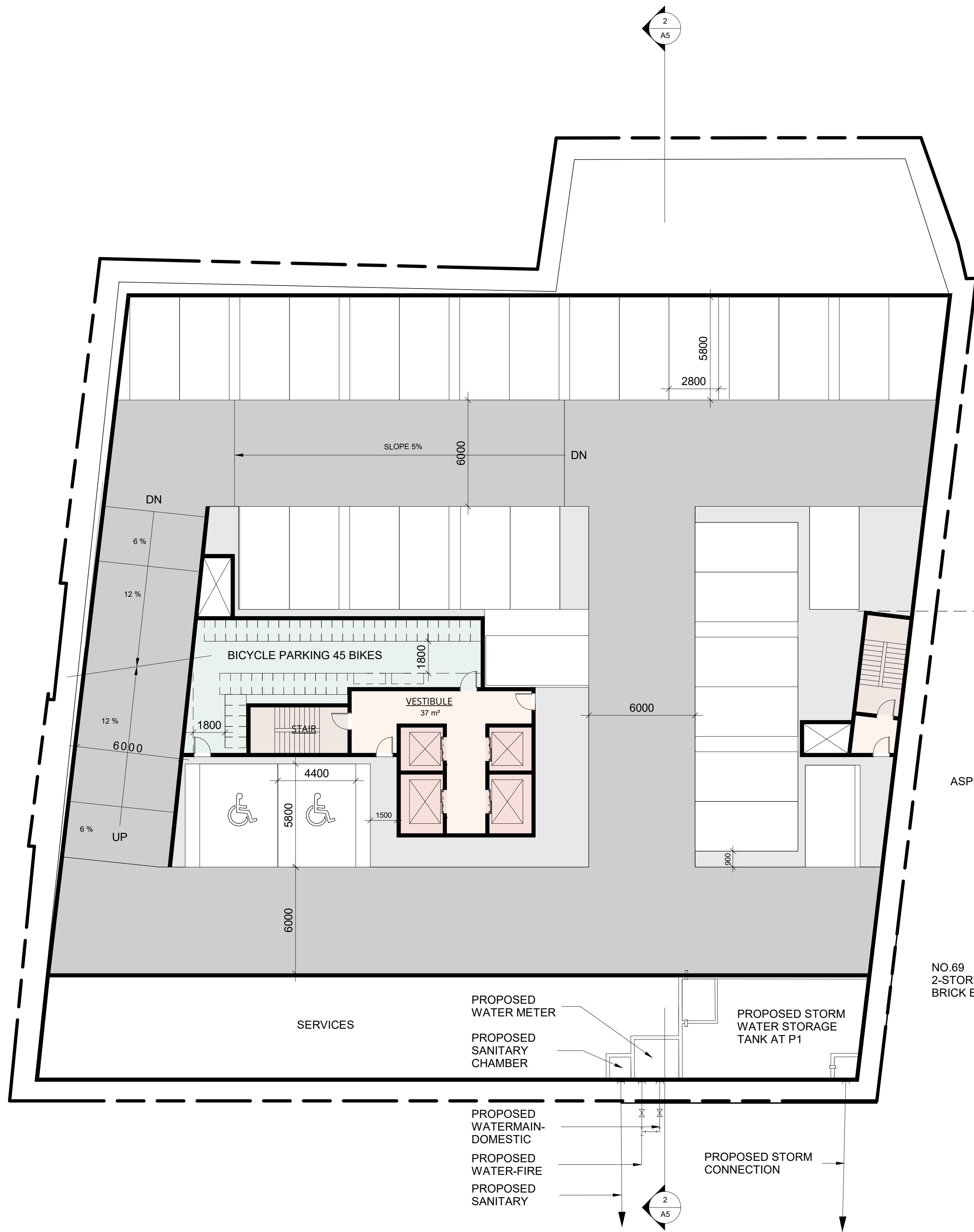
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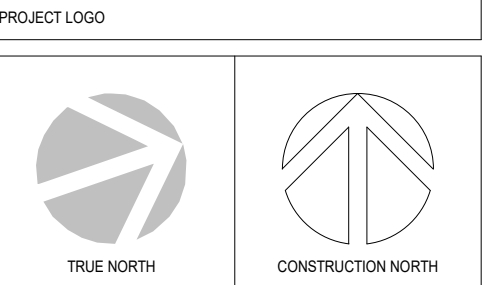
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UNDERGROUND LEVEL P1
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LEVEL 1
1:150



KEY PLAN

NO.	DESCRIPTION	DATE
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www.mccallumsather.com

SEAL

CONSULTANTS

PROJECT:
73 Hughson St N

73 Hughson St, Hamilton, Ontario

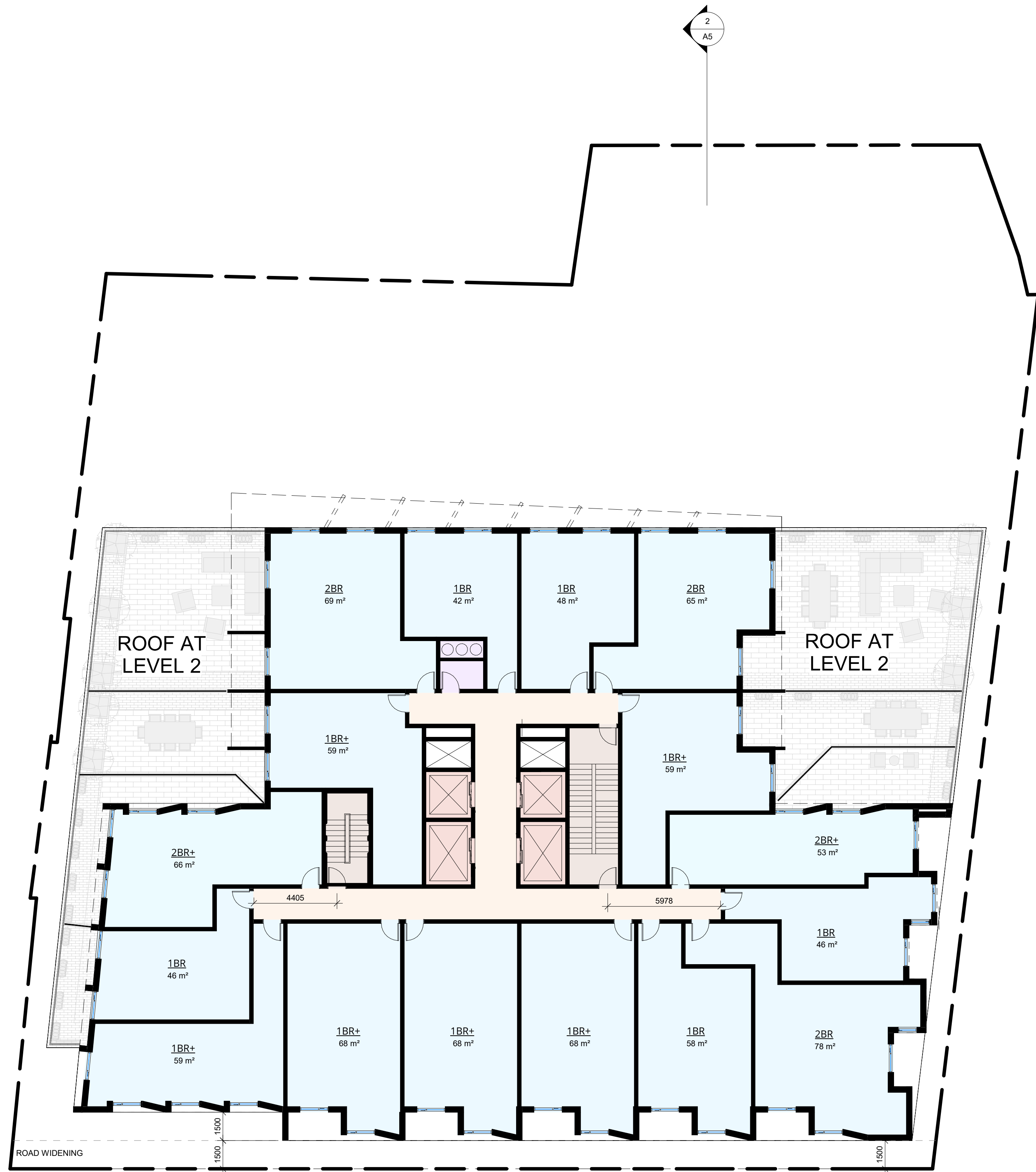
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DRAWN BY:	TA	DATE:	21/04/23
CHECKED BY:	AA	SCALE:	1:150

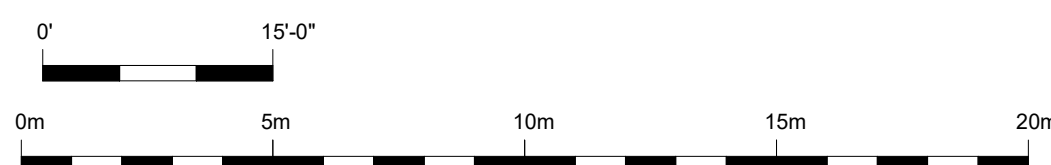
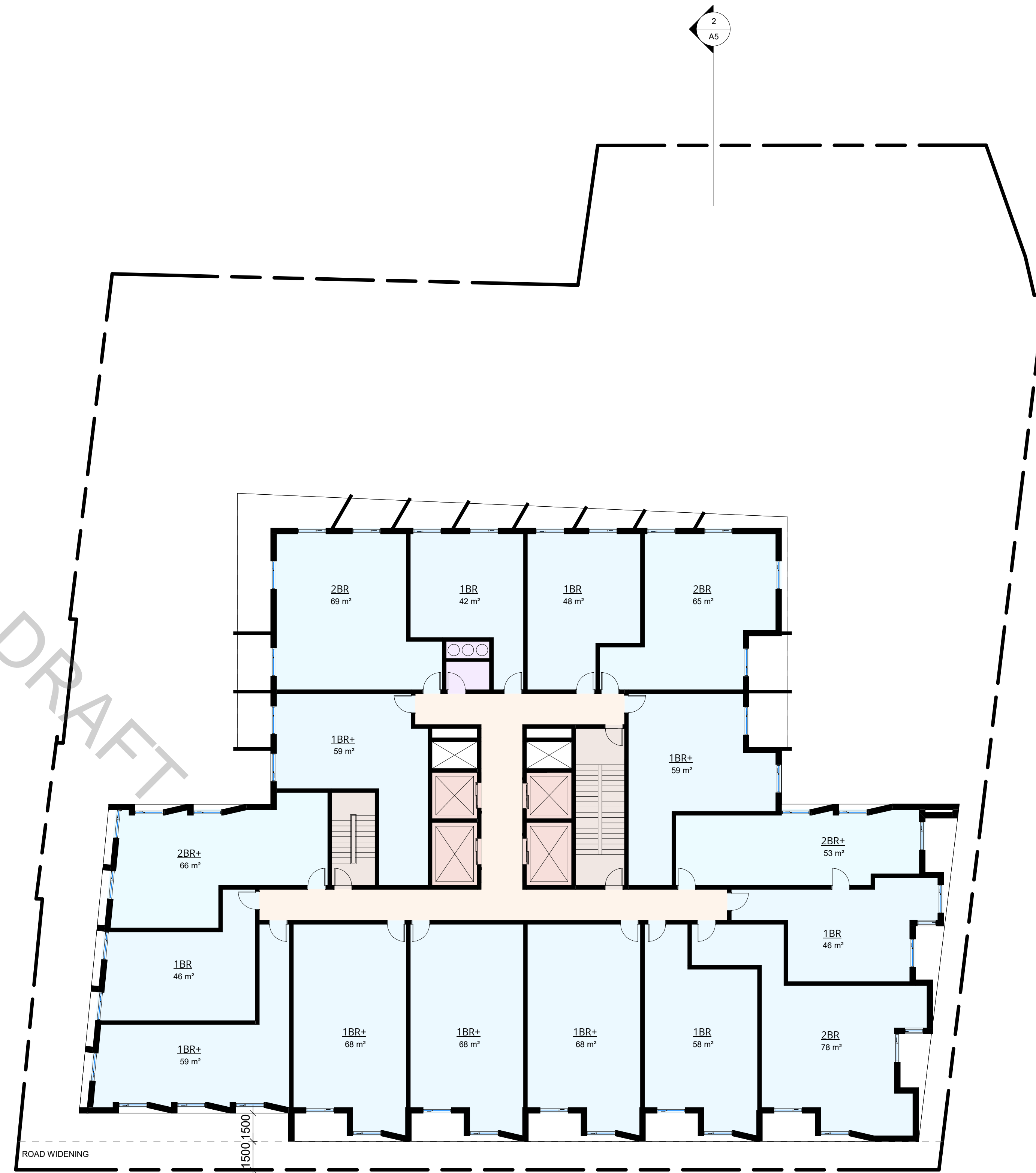
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DRAWING NO:

A2.2



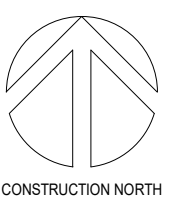
DRAFT



LEVEL 2 1
1:150 A2.3

LEVEL 3-6 2
1:150 A2.3

PROJECT LOGO



KEY PLAN

No.	DESCRIPTION	DATE
1	DRP SUBMISSION	06/06/23

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

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SEAL

CONSULTANTS

PROJECT:
73 Hughson St N

73 Hughson St, Hamilton, Ontario

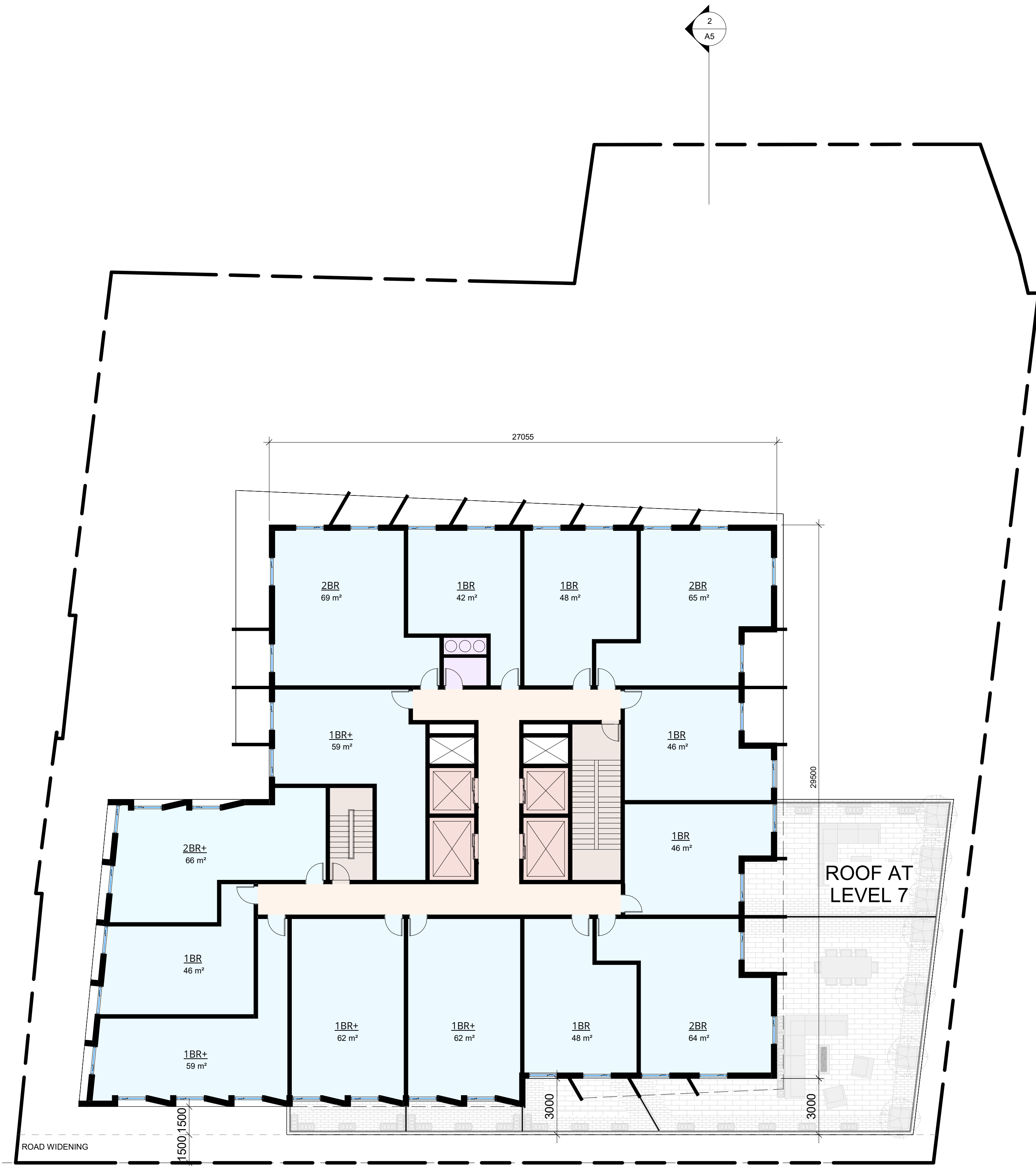
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LEVEL 2 & LEVEL 3 to 6

DRAWN BY:	TA	DATE:	21/04/23
CHECKED BY:	AA	SCALE:	1:150

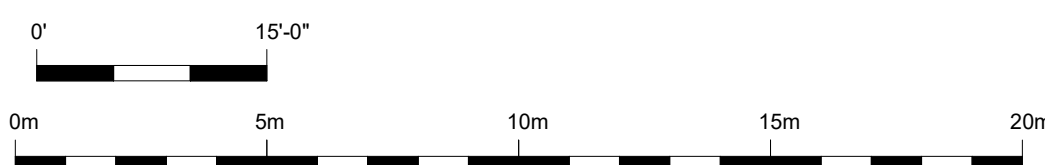
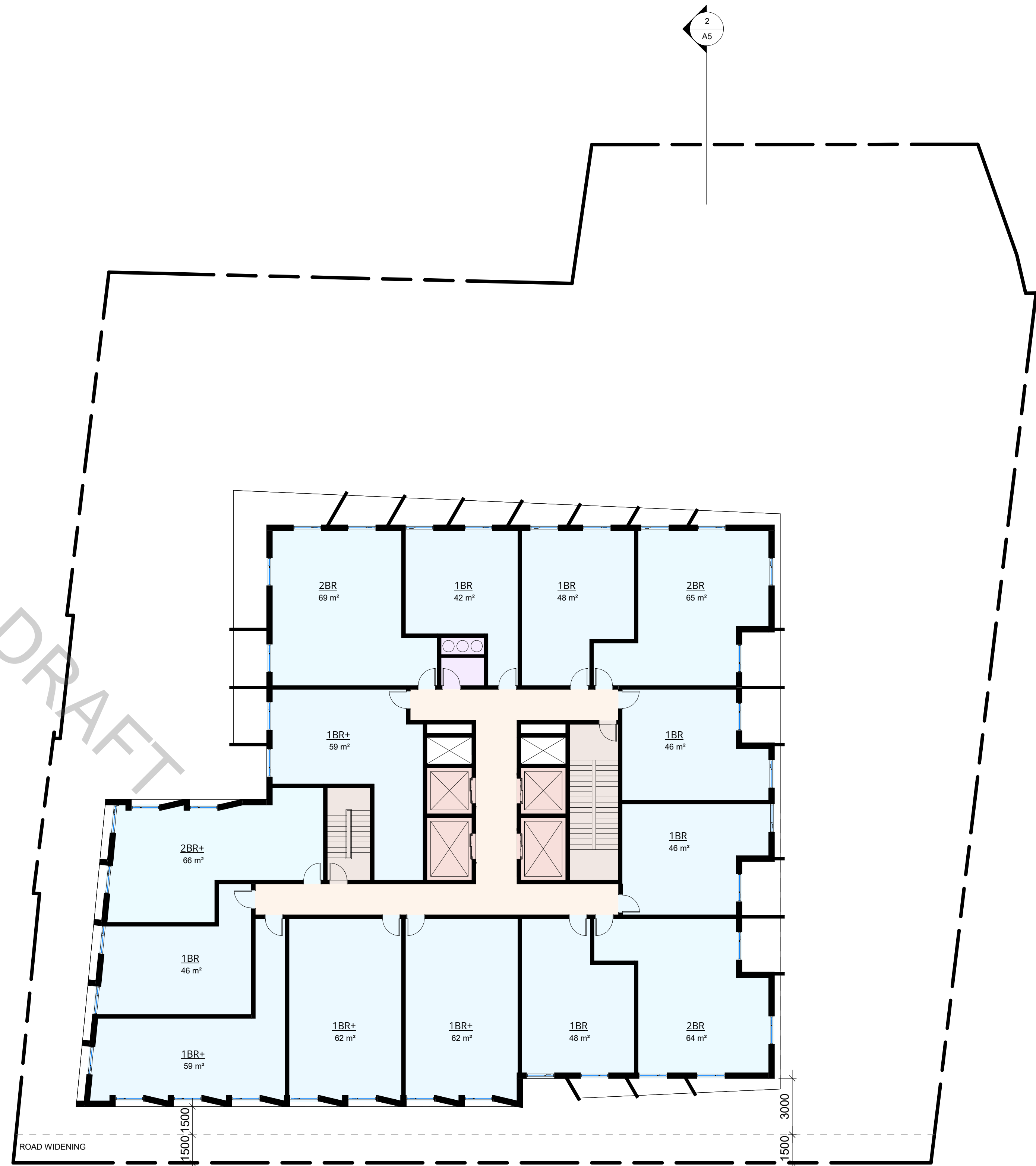
PROJECT NO: **23007**

DRAWING NO:

A2.3



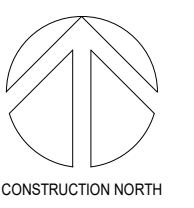
DRAFT



LEVEL 7 1
1:150 A2.4

LEVEL 8-12 2
1:150 A2.4

PROJECT LOGO



KEY PLAN

No.	DESCRIPTION	DATE
1	DRP SUBMISSION	06/06/23

REVISIONS:

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PROJECT:
73 Hughson St N

73 Hughson St, Hamilton, Ontario

DRAWING TITLE:
LEVEL 7 & LEVEL 8 TO 12

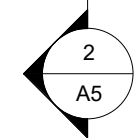
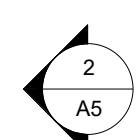
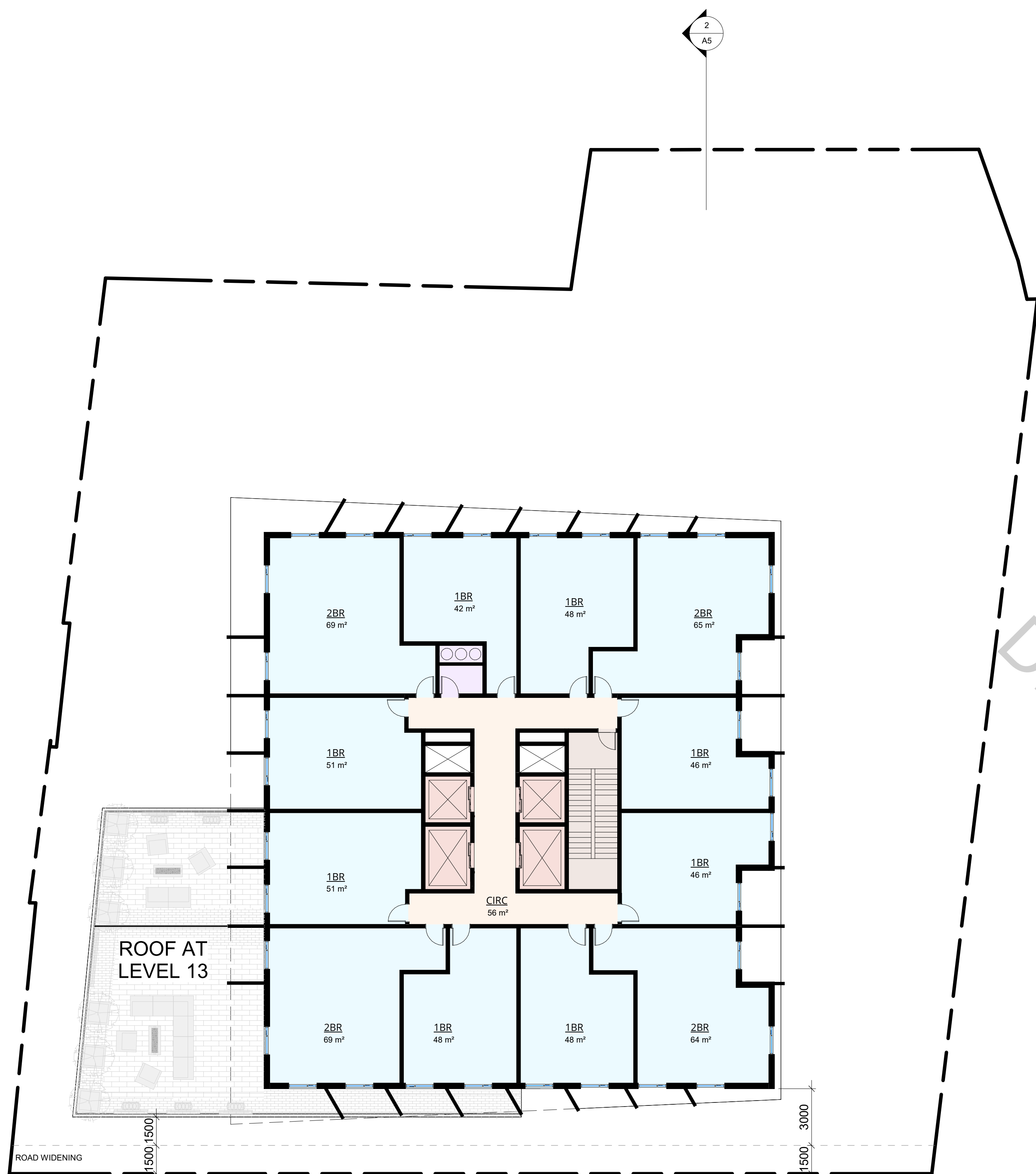
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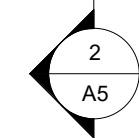
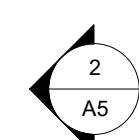
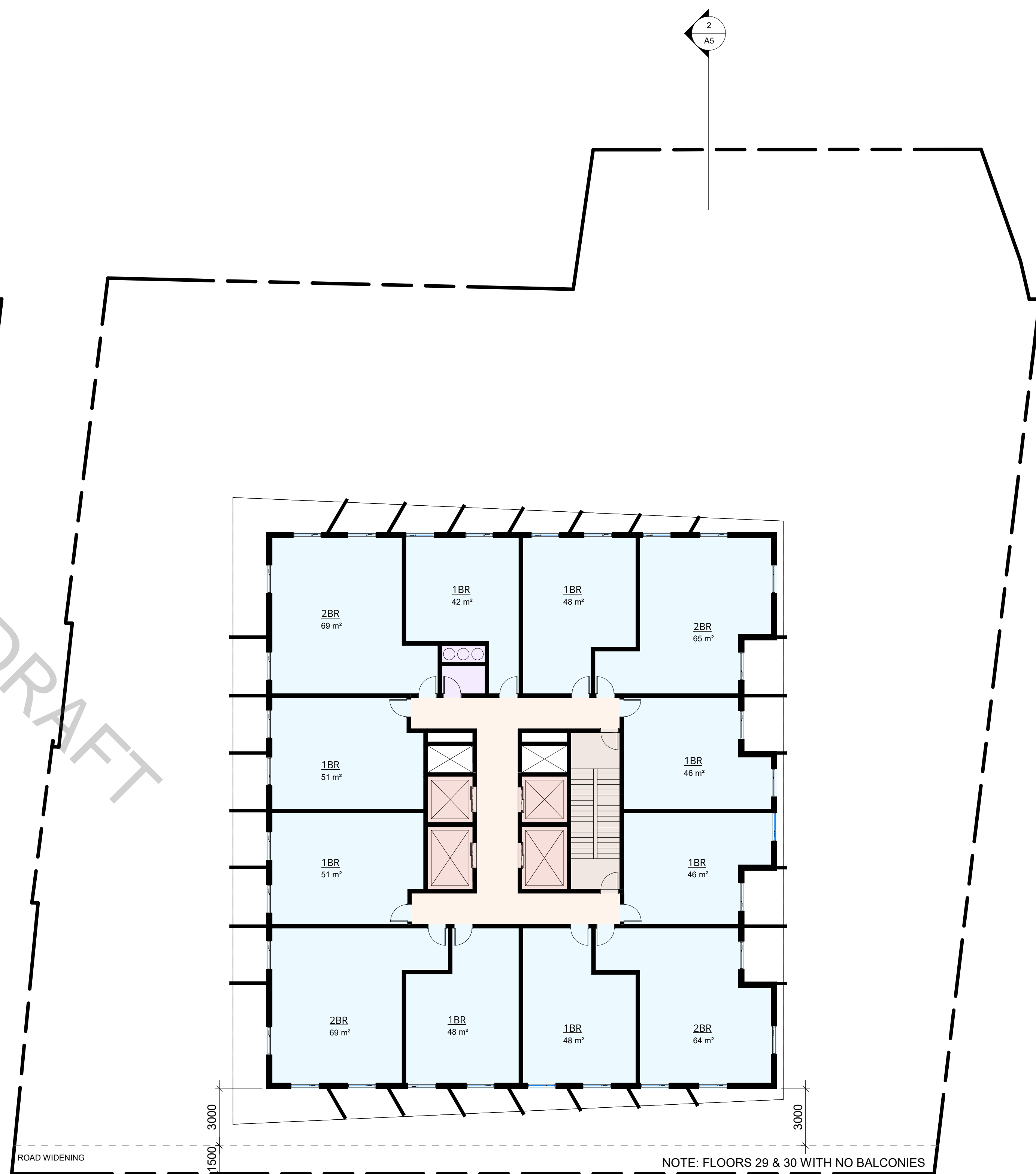
PROJECT NO: **23007**

DRAWING NO:

A2.4



LEVEL 13 1
1:150 A2.5



LEVEL 14-30 2
1:150 A2.5

DRAFT

PROJECT LOGO

KEY PLAN

NO.	DESCRIPTION	DATE
1	DRP SUBMISSION	06/06/23

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CONSULTANTS

PROJECT:
73 Hughson St N

73 Hughson St, Hamilton, Ontario

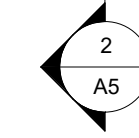
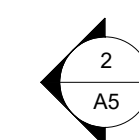
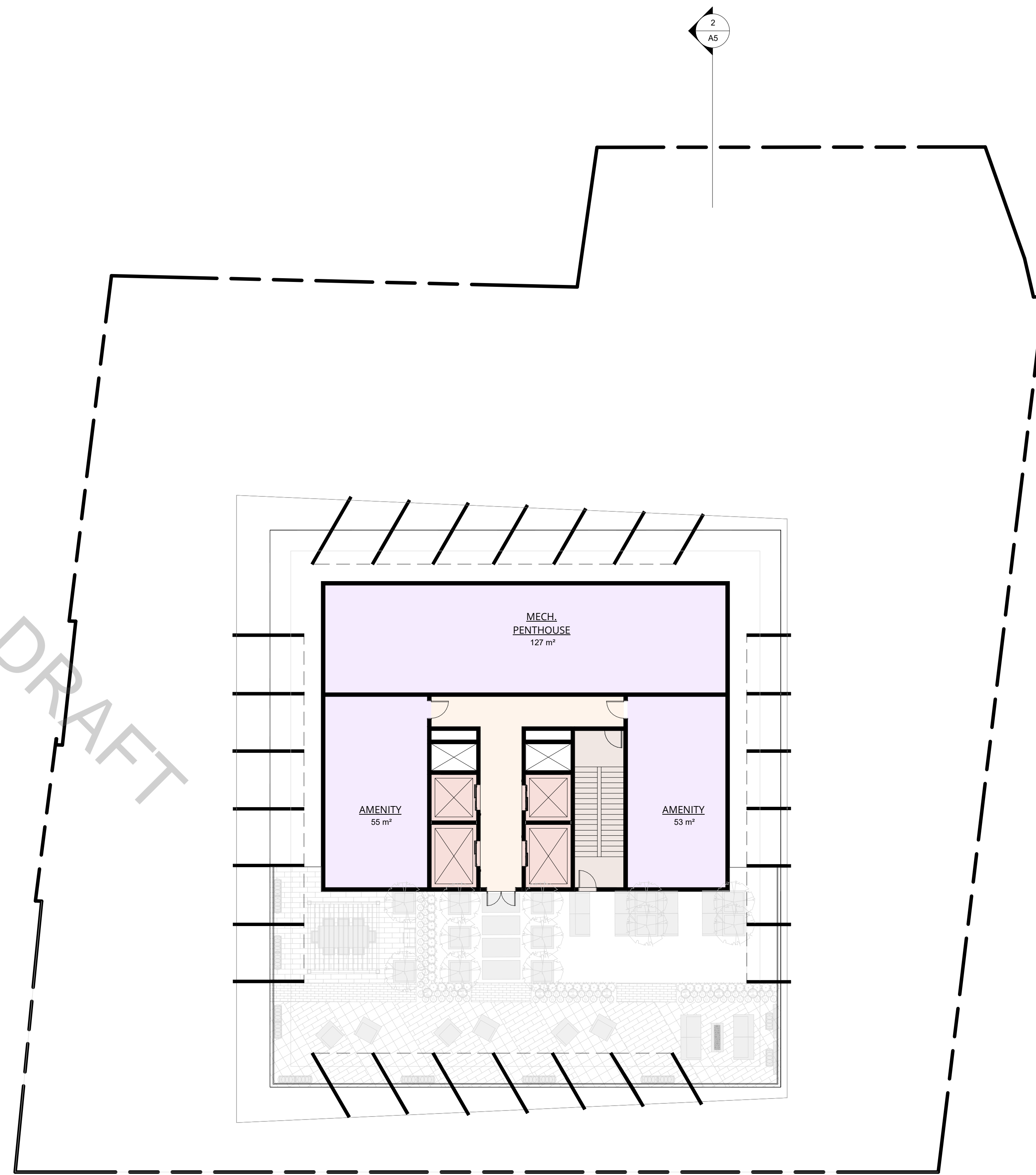
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PROJECT NO: **23007**

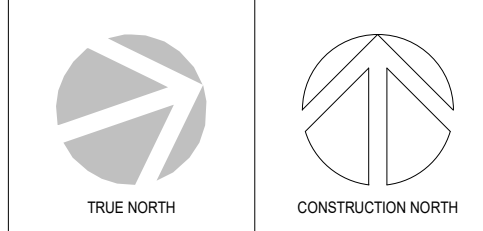
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DRAFT



LEVEL 31 1
1:150 A3

PROJECT LOGO



KEY PLAN

No.	DESCRIPTION	DATE
1	DRP SUBMISSION	06/06/23

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CONSULTANTS

PROJECT:
73 Hughson St N

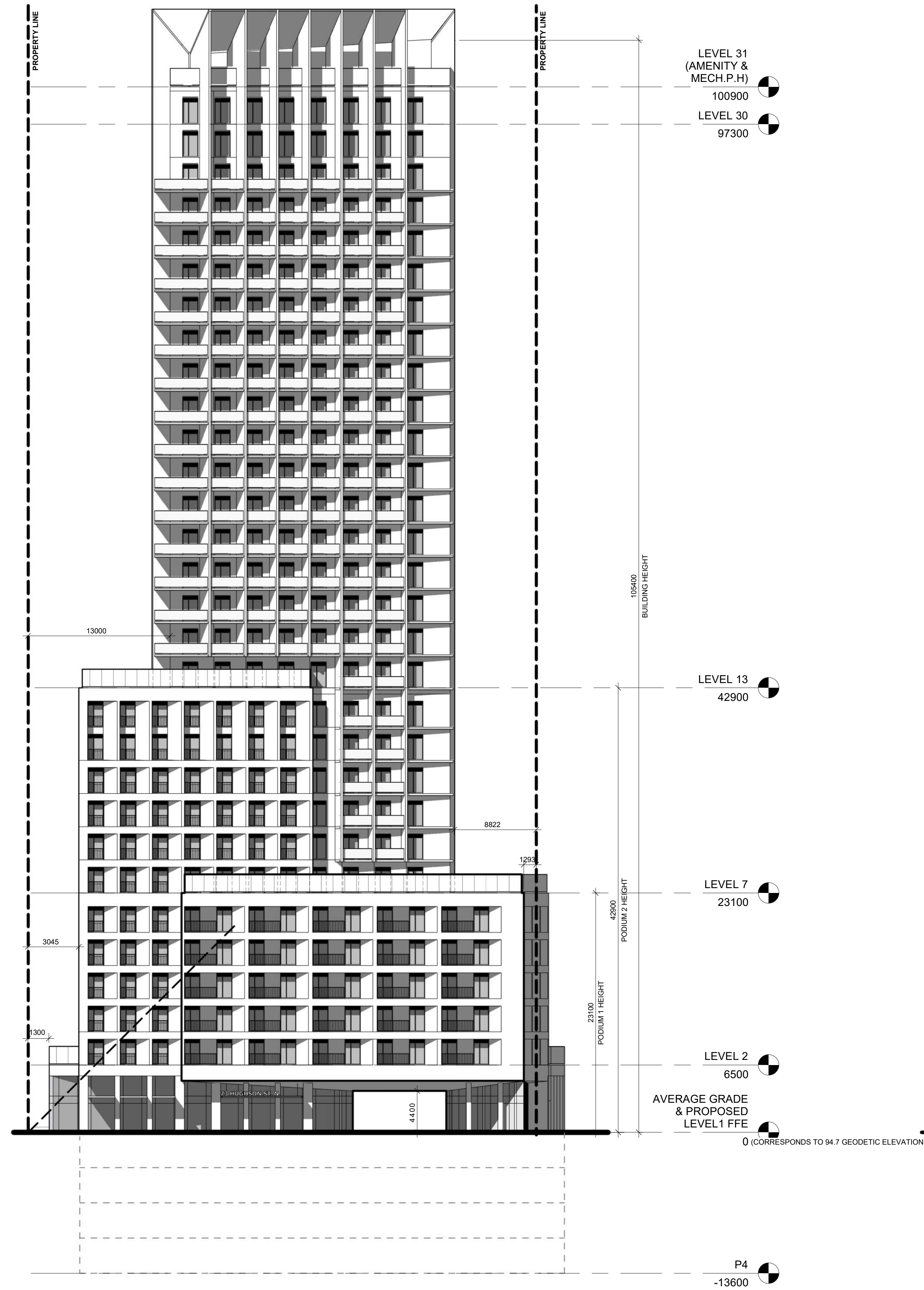
73 Hughson St, Hamilton, Ontario

DRAWING TITLE:
LEVEL 31

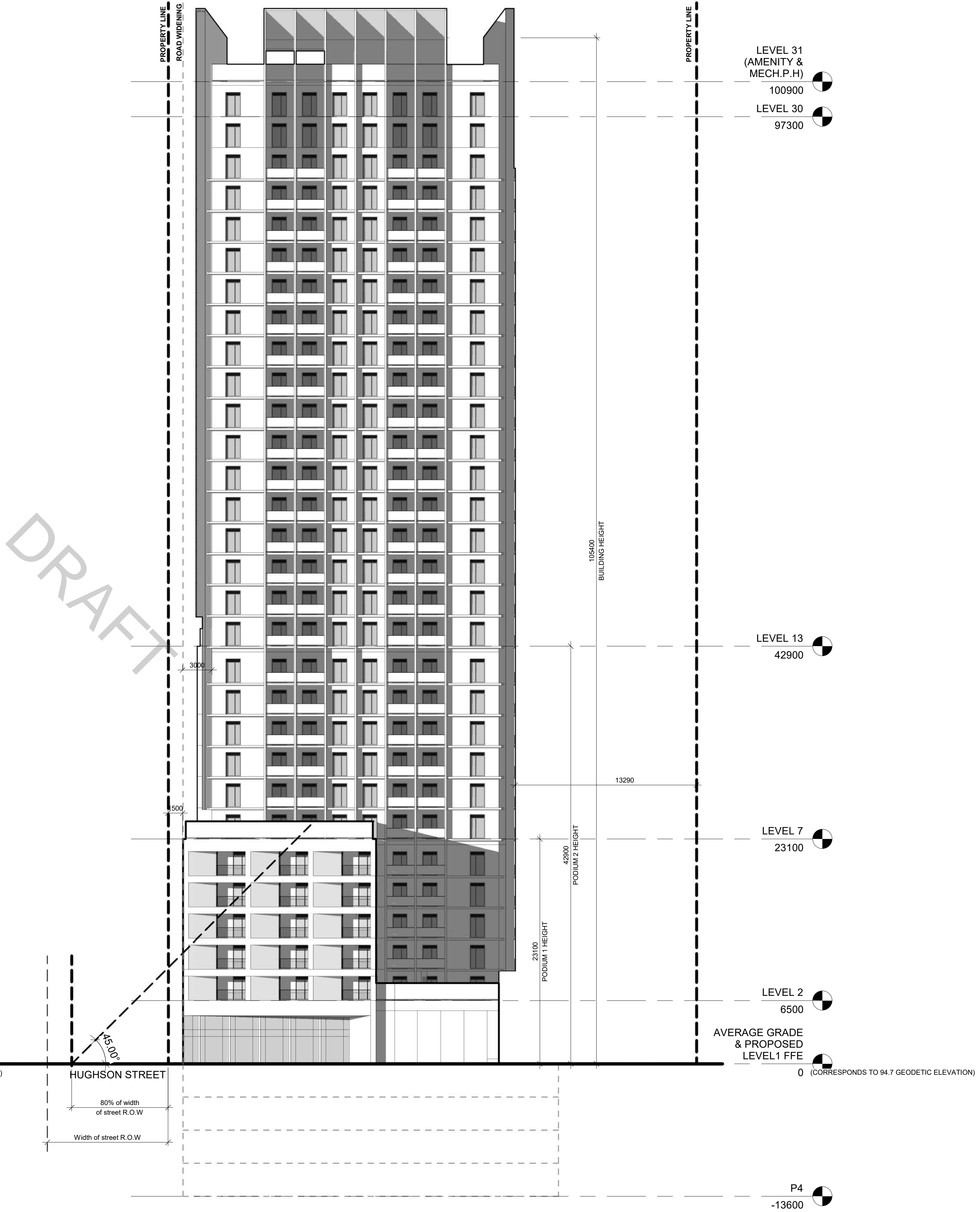
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CHECKED BY:	AA	SCALE:	1:150

PROJECT NO. **23007**

DRAWING NO. **A3**



EAST ELEVATION 3
1:250 A4.1



NORTH ELEVATION 1
1:250 A4.1

DRAFT

PROJECT LOGO

No.	DESCRIPTION	DATE
1	DRP SUBMISSION	06/06/23

KEY PLAN

No.	DESCRIPTION	DATE
1	DRP SUBMISSION	06/06/23

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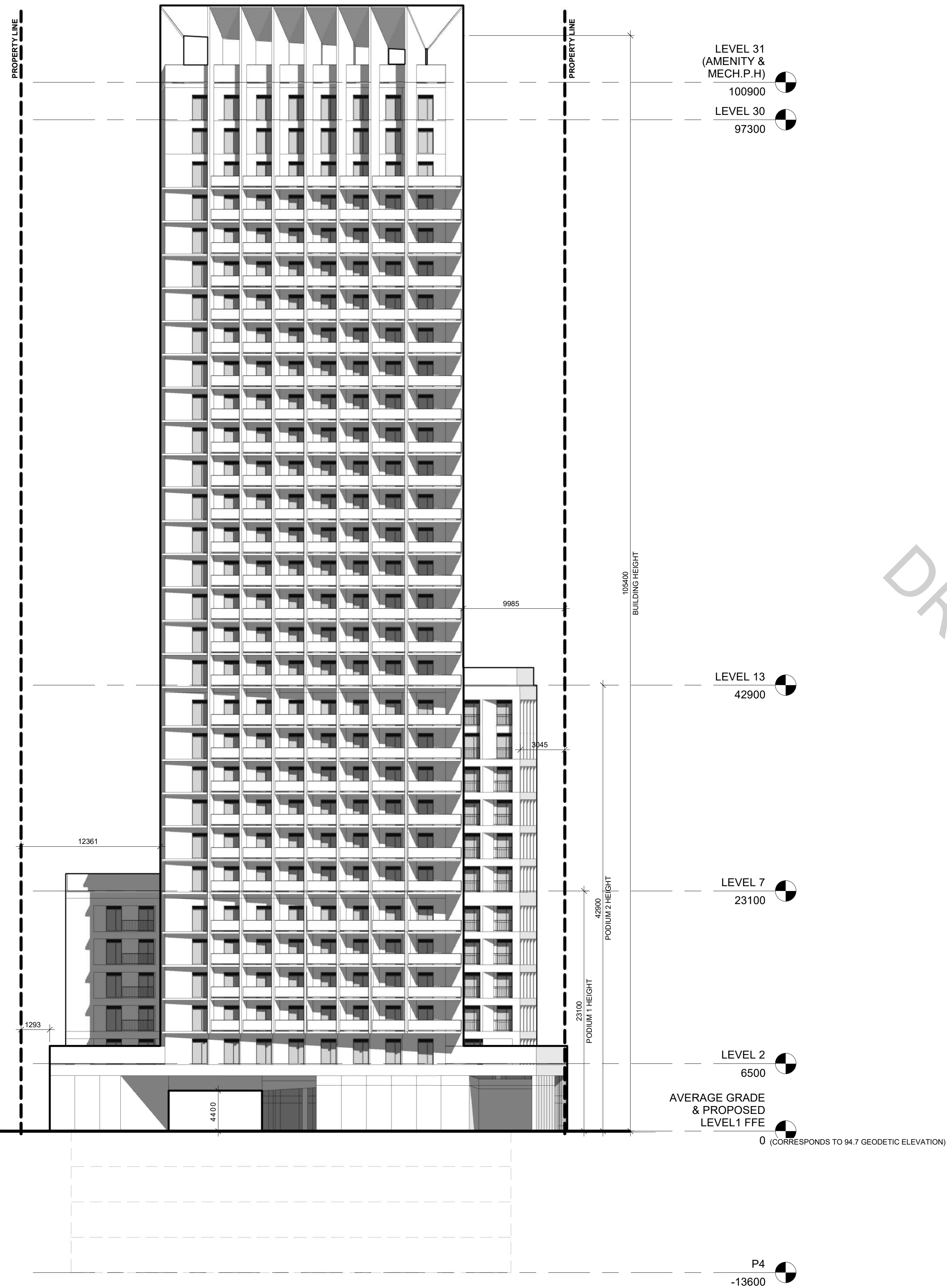
PROJECT:
73 Hughson St N

73 Hughson St, Hamilton, Ontario

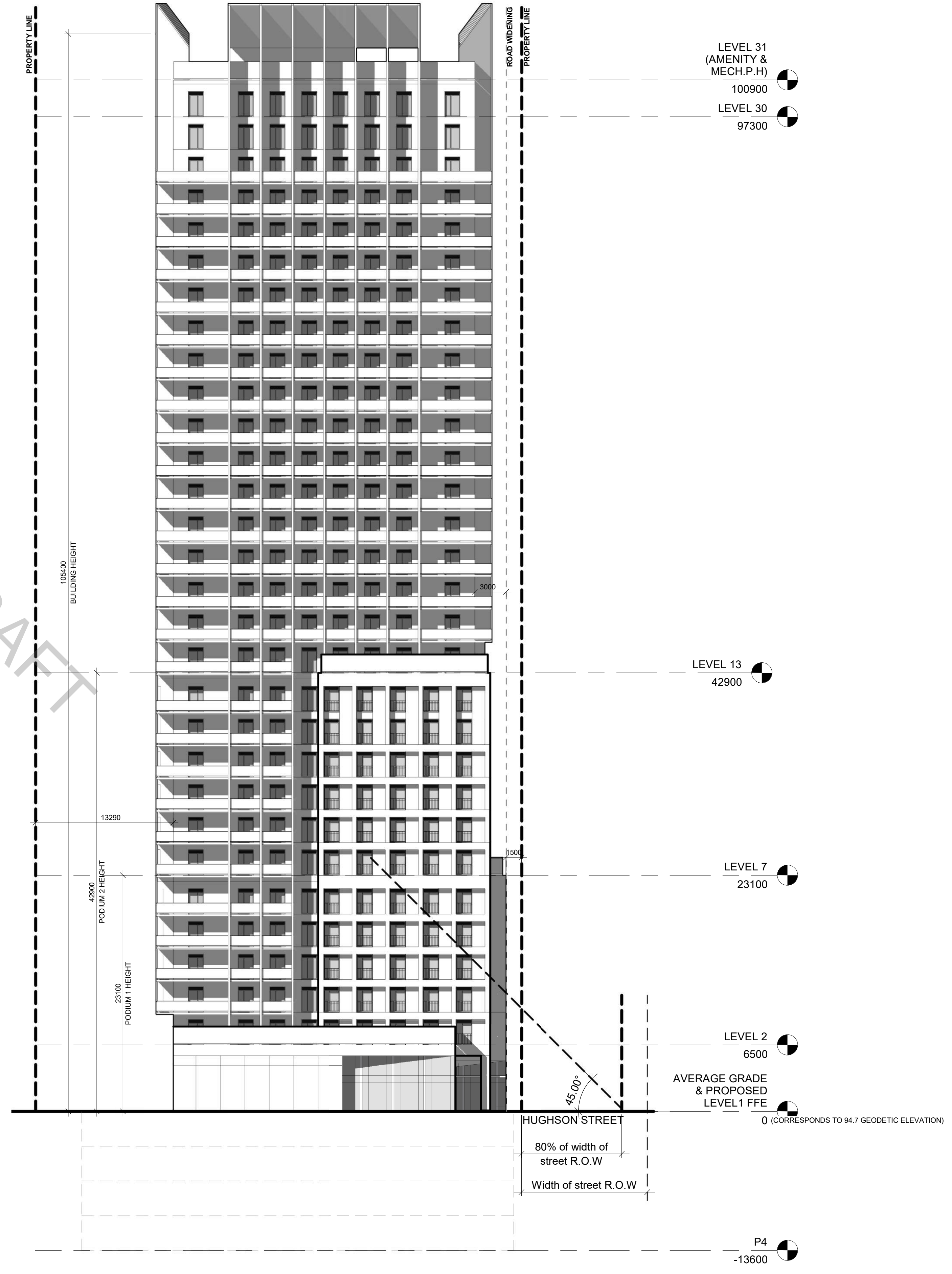
DRAWING TITLE:
ELEVATIONS

DRAWN BY:	AM	DATE:	21/04/23
CHECKED BY:	AA	SCALE:	1:250
PROJECT NO.:	23007		

DRAWING NO. **A4.1**



WEST ELEVATION 2
1:250 A4.2



SOUTH ELEVATION 3
1:250 A4.2

PROJECT LOGO

No.	DESCRIPTION	DATE
1	DRP SUBMISSION	06/06/23

KEY PLAN

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

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PROJECT:
73 Hughson St N

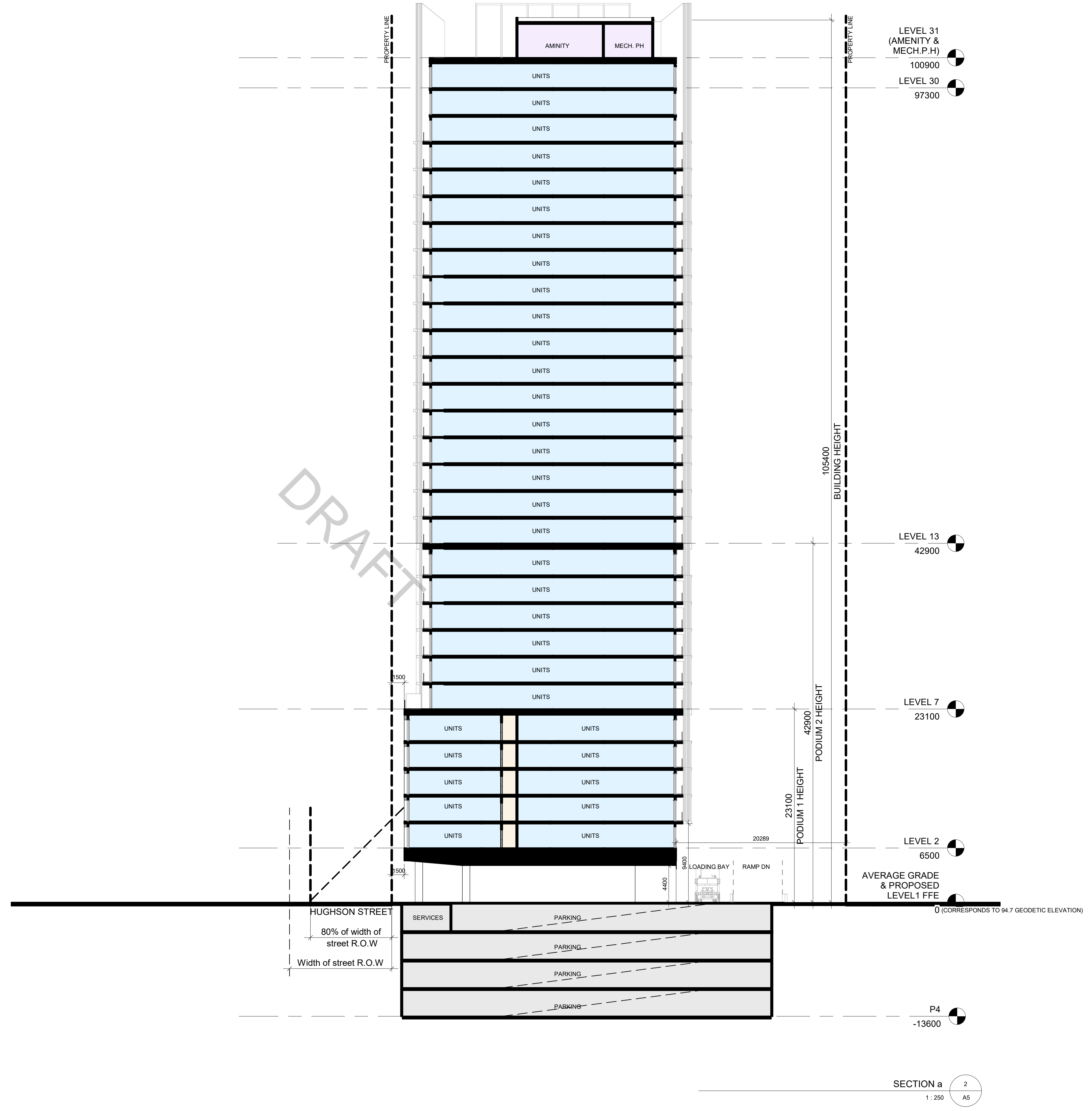
73 Hughson St, Hamilton, Ontario

DRAWING TITLE:
ELEVATIONS

DRAWN BY: AM DATE: 21/04/23
CHECKED BY: AA SCALE: 1:250

PROJECT NO: **23007**

DRAWING NO: **A4.2**



DRAFT

LEVEL 31
(AMENITY &
MECH.P.H)
100900
LEVEL 30
97300

LEVEL 13
42900

LEVEL 7
23100

LEVEL 2
6500

AVERAGE GRADE & PROPOSED LEVEL 1 FFE
0 (CORRESPONDS TO 94.7 GEODETIC ELEVATION)

P4
-13600

SECTION a 2
1 : 250 A5

PROJECT LOGO

--	--

KEY PLAN

No.	DESCRIPTION	DATE
1	DRP SUBMISSION	06/06/23

REVISIONS:
DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.
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SEAL

CONSULTANTS

PROJECT:
73 Hughson St N

73 Hughson St, Hamilton, Ontario

DRAWING TITLE:
MAIN SECTION

DRAWN BY:	TA	DATE:	24/05/2023
CHECKED BY:	AA	SCALE:	1:250

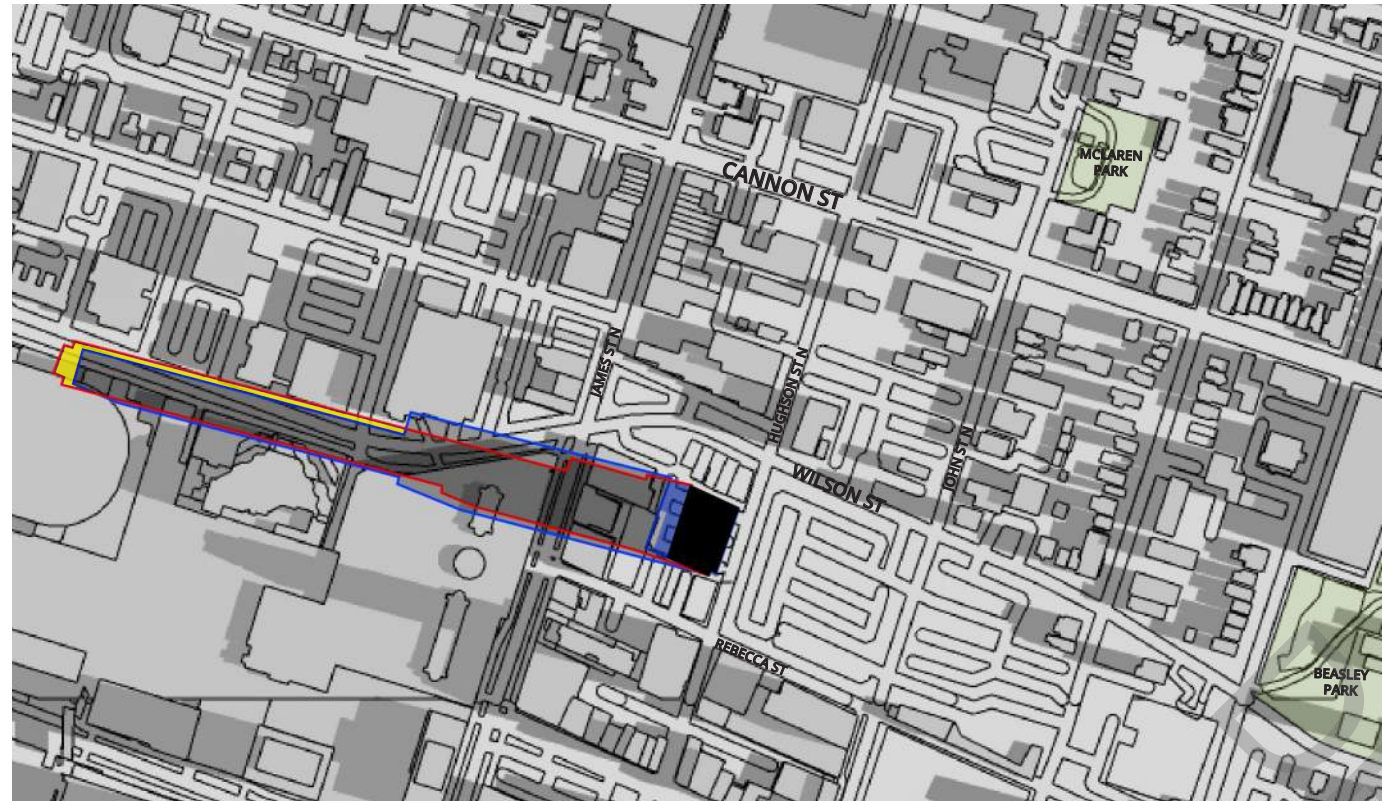
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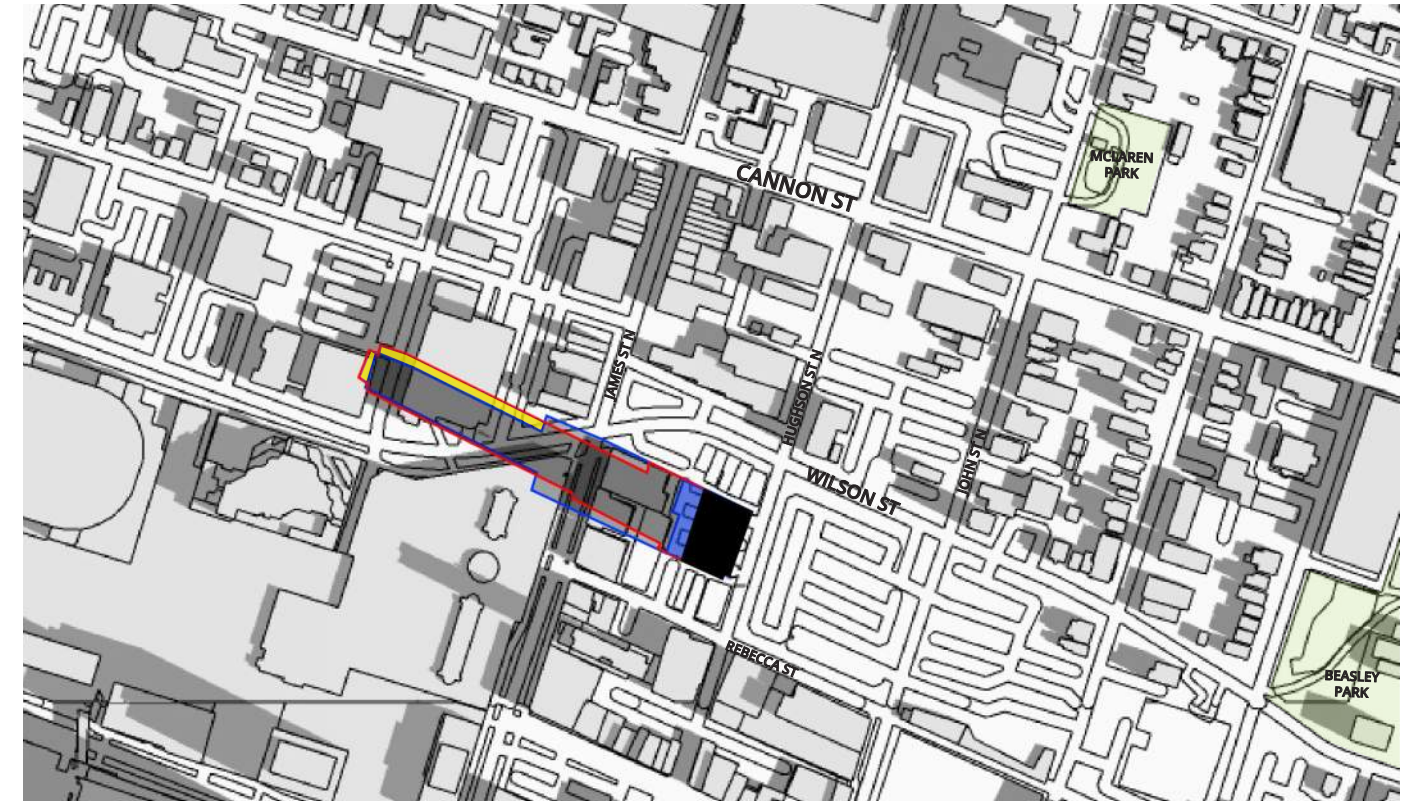
A5

DRAFT

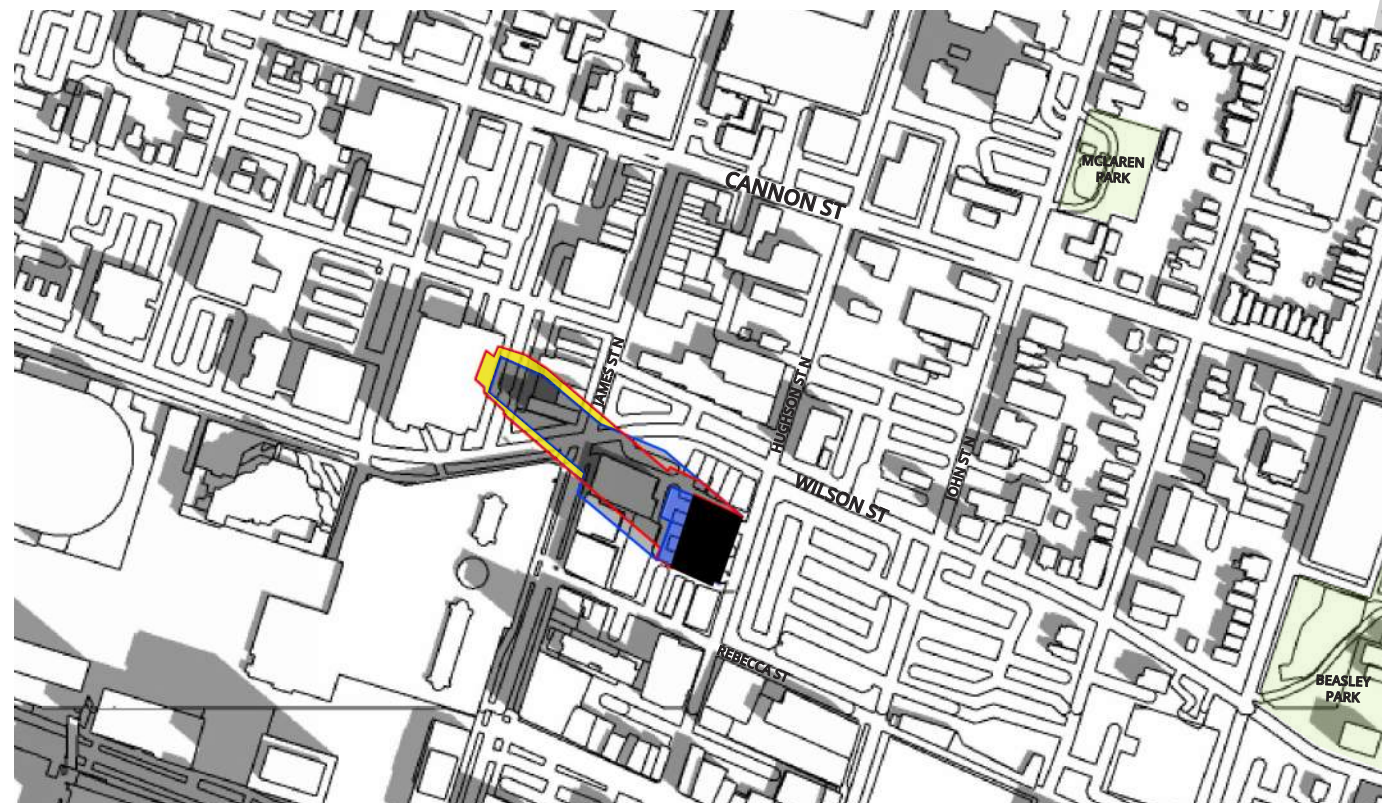
MARCH 21



8:48 AM (1.5hrs after sunrise)



9:48 AM



10:48 AM



11:48 AM

MARCH 21



12:48 AM



1:23 PM (solar noon)

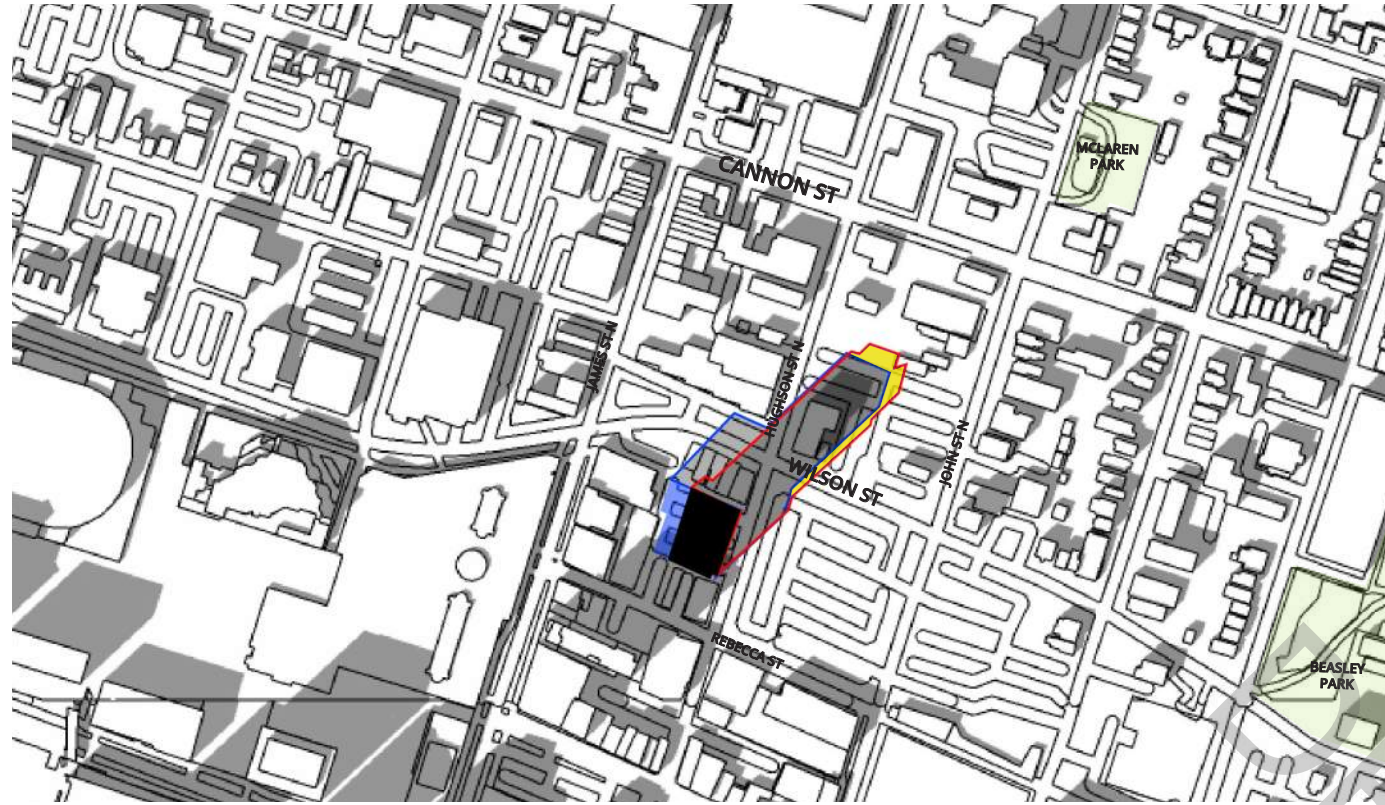


1:48 PM



2:48 PM

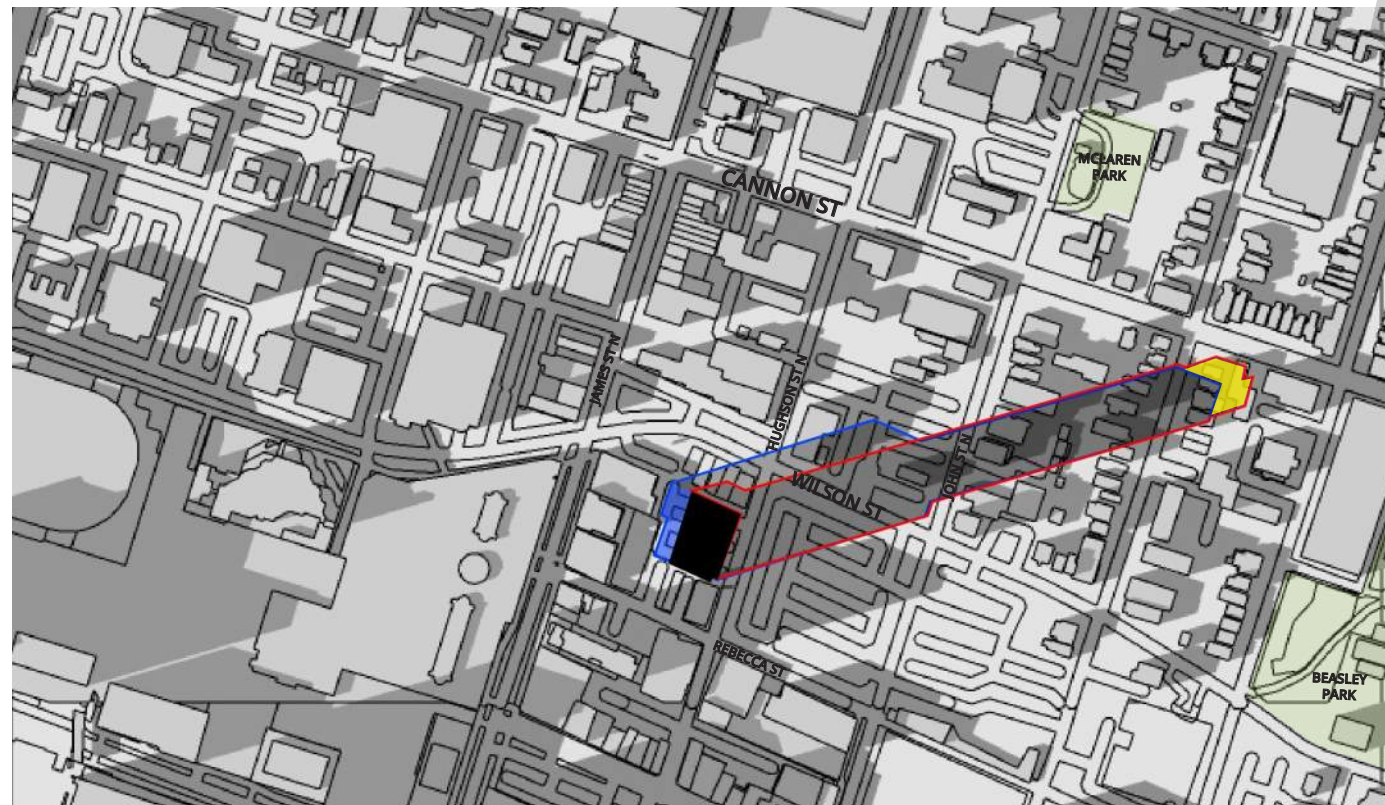
MARCH 21



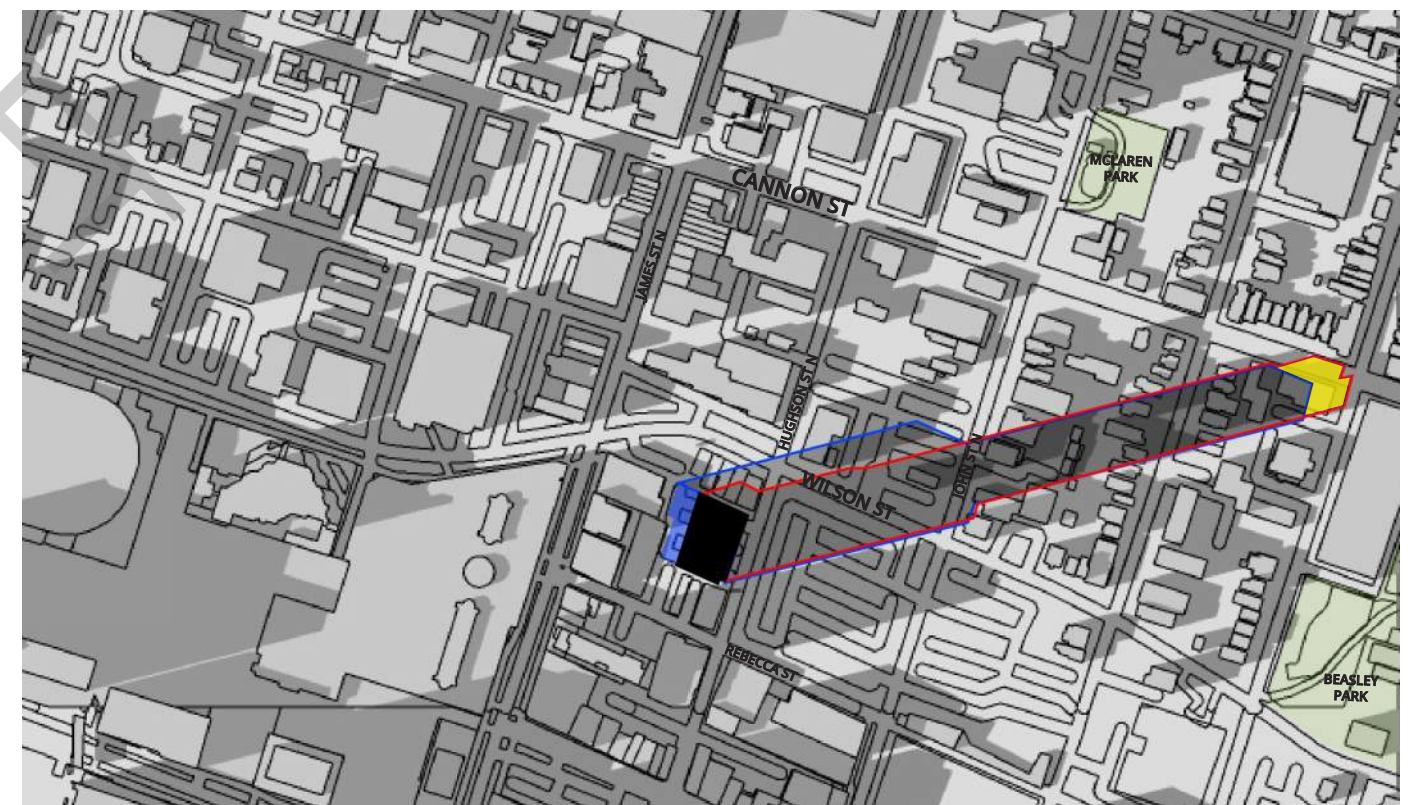
3:48 PM



4:48 PM



5:48 PM



5:59 PM (1.5hrs before sunset)

Sun Shadow Study - 73 Hughson Street North

1. This sun shadow study is based on the site location for 73 Hughson Street North in Hamilton Ontario.

2. The site latitude and longitude used for this study is Latitude: 43° 15' 31" N; Longitude: 79° 52' 01" W. The base plan used was created by mcCallumSather based on CAD files from the City of Hamilton open data mapping. The 3D model used for the context and proposal shadow study was developed by mcCallumSather. Shadow directions in this study are referenced to Astronomic North. The shadow study has been conducted as per "City of Hamilton Terms of Reference: Sun Shadow Study "- <https://www.hamilton.ca/sites/default/files/2023-01/pedguidelines-sun-shadow-study-nov2022.pdf>

- Dates – conducted on March 21st.
- Times – conducted at the following times: Solar Noon (SN), Hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset
- Time Zone – Eastern; Standard Time: Universal Time minus 5 hours; Daylight Saving Time: Universal Time minus 4 hours.

3. Zoning for the site permit a maximum height of 94m, with minimum 12.5m setback from all side and rear lot lines above 44m and a minimum 25m setback between exterior walls of tower on the same property above 44m. Building base height is a maximum of 16m. As of right massing for this study was developed using the above zoning permissions.

4. Analysis of the shadow impacts created by the proposed development at 73 Hughson Street North shows a slightly longer and narrower shadow impact compared to the as of right shadows per current site zoning by-laws. There are no new shadows

produced on public parks, school playgrounds or buildings, or childcare centres.

At 8:48AM the proposal shadow impacts produce a net increase in length of shadow and thicker tower shadow cast than as-of-right. The increase in shadow length falls along the northern edge of York Blvd and across the York Blvd right of way at Park Street North. The proposal podium casts a narrower than as of right shadow on the York Blvd right-of-way to the west of James Street North and a narrower than as of right shadow across James Street North and on site adjacent buildings along James Street to the west of the site. At 11:48 the proposal shadow casts a thicker and longer than as of right shadow on the James Street North right of way and buildings north of York Blvd, however the proposal produces less shadow on the corner of James Street North and Wilson Street and the adjacent heritage buildings. At 2:48 the proposal shadow casts a slightly longer than as of right shadow across the Hughson Street North right of way, and significantly less shadow impact across the Wilson Street public right of way and heritage buildings at the southwest corner of Wilson Street and Hughson Street North. At 5:48 the proposal shadow casts a longer than as of right shadow which falls on the properties at 104 Cannon Street East and 150 Catherine Street North. Proposal shadow impacts are significantly less than as of right along the Wilson Street right of way and do not impact Trinity Lutheran Church at 37 Wilson Street, as the as of right impact does.

While creating a longer shadow, particularly in the morning and evening, the proposal generally produces less overall shadow impact than as of right due to the slender massing and resulting narrow shadow impact on surrounding heritage buildings.



TALL RECTANGULAR PLANTER BOXES



METAL WIND SCREEN WITH PLANTER BOXES



METAL PLANTER BOX WITH DECIDUOUS TREE



LOUNGE FURNITURE AND PRIVACY SCREEN



PRIVATE LOUNGE SPACE



ROOFTOP LOUNGE SPACE WITH PLANTER BOXES ALONG EDGE



LEGEND

- proposed ornamental deciduous tree
- proposed shrub
- precast concrete unit pavers

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

#	DATE	DESCRIPTION
1	2023-05-29	Issued for review

STAMP

CLIENT
Core Development Group Ltd.
MUNICIPALITY
City of Hamilton
PROJECT
73 Hughson Street North

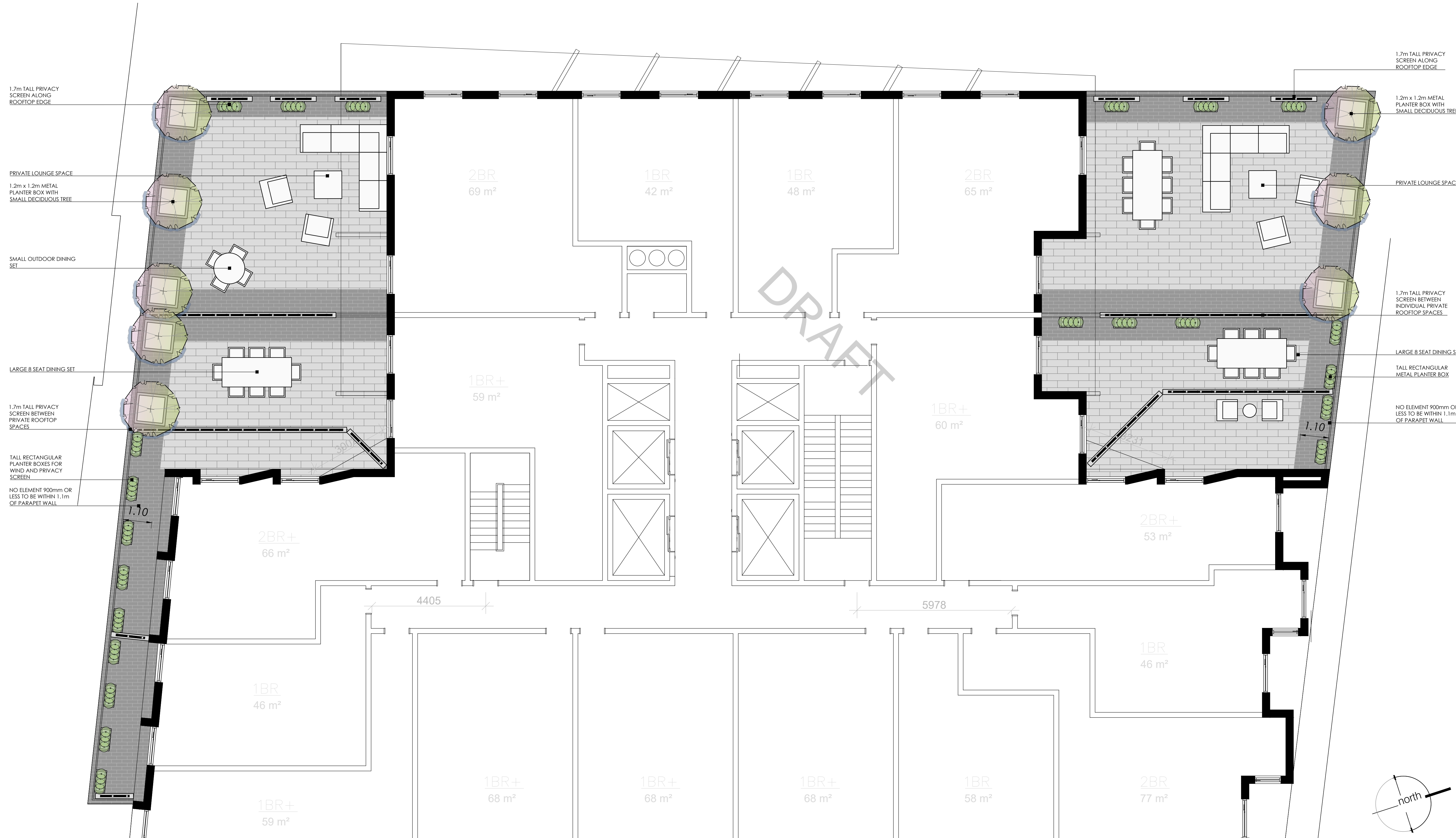
MUNICIPAL FILE NUMBER

SHEET
Landscape Plan

L-3

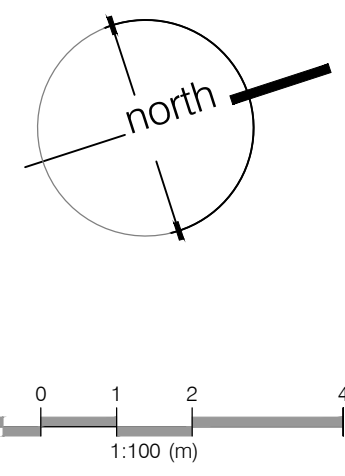
adesso design inc.
landscape architecture

69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adesodesigninc.ca



LEVEL 2 ROOFTOPS

SCALE 1:75



1.2m METAL CUBE PLANTER BOXES



TRELLIS STRUCTURE, CONTRASTING PAVER COLOURS, PLANTING BEDS WITH ORNAMENTAL GRASS/PERENNIALS



CONCRETE STEPPING STONES THROUGH TURF AREA



ROOFTOP AMENITY SPACE WITH PLANTERS AND LIGHT COLOURED PAVER SHADE



ROOFTOP AMENITY SPACE WITH STEPPING STONES, TRELLIS, MULTIPLE SPACES

KEY MAP - N.T.S.



LEGEND

- proposed ornamental deciduous tree
- proposed shrub
- proposed perennial
- C.I.P. concrete pavers
- precast concrete unit pavers
- precast feature concrete unit pavers

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ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

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PROJECT
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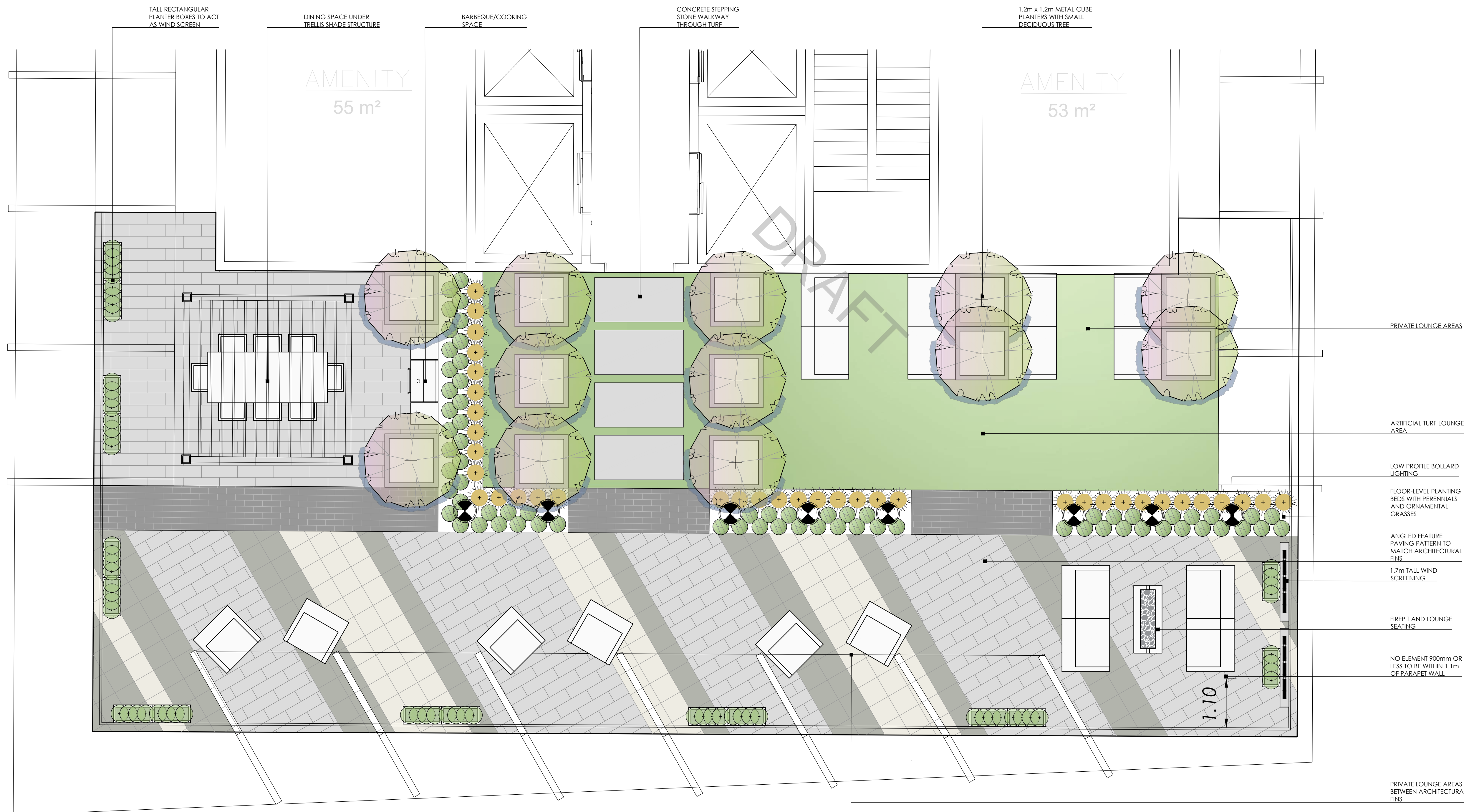
MUNICIPAL FILE NUMBER

SHEET
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Appendix D: Dalley family papers, 1710-1907, John Mappin 1986

DRAFT

DALLEY FAMILY PAPERS

237

A collection of letters and documents relating to the Dalley family. 1710-1907.

Extent: 1 box (234 items). 5 inches.

Received as a gift from John Mappin in 1986.

BIOGRAPHICAL AND SCOPE NOTE

By 1773 (or earlier) the Dalley family owned property at Rudge in Wiltshire, England. In the nineteenth century (and possibly before) they appear to have been operating a pottery works. In 1813/14 one member of the family at Rudge, William Dalley, held the rank of Captain in the local militia, and was called up for service at Salisbury and Gosport. In the 1830's members of the family (Frederick, later Edwin, and possibly others) emigrated to Canada.

By 1846 Edwin Dalley (c.1813-1884) had established a retail druggist's business in Hamilton, leasing premises on James St. North in a block developed by Sir Alan MacNab. In 1851 he gave up the retail drug business to become involved in wholesaling and in the manufacture of blacking, chemical manure, and other substances, setting up a factory on the outskirts of town. He became a leading business man of Hamilton and in 1857 was elected Councillor for St. Mary's Ward. His two sons, Edwin Adolphus and Frederick Fenner, were active in the business.

In 1875 Frederick Fenner took over the business which he continued as F.F. Dalley & Co. In 1881 Edwin Adolphus returned from New York where he had lived in the 1870's and joined the business. In 1893 the business was incorporated as the F.F. Dalley Co. Ltd. and continued under that name until at least 1907. The company manufactured blacking, inks, shoe polish, flavouring extracts, patent medicines, dye stuffs, baking powder, and spices as well as being a wholesaler for oils, drug sundries etc.

The collection has some material relating to the Dalley family in England but the majority of documents relate to the family and business in Hamilton, 1846 to 1907.

The Dictionary of Hamilton Biography (Hamilton: 1981) has an entry for Edwin Dalley (p. 58). In volume 8 of the Dictionary of Canadian Biography (Toronto: 1985) in the entry for R.R. Smiley (p. 822), Dalley is mentioned as having helped finance the setting up of the Hamilton Spectator in 1846.

K. Martyn
October 1986

Manuscript
Collection

DALLEY FAMILY PAPERS

ITEM LISTING

237

EARLY FAMILY PAPERS

- Folder 1 Copy of a lease for a year from Robert Wadman and others to John Hall Esq. and another of Arnold's Tenament. May 10, 1710.
D.S. 1 leaf. Note reads: This is a true Copy Examined this Day of 1754 By me. This note is stroked out and a second note reads: This is a True Copy with the Originall.
Signed with a mark by Robert Wadman, Mary Wadman, Richard Brickle Sen., Richard Brickle Jun., Robert Wadman Sen., John Wadman. Witnessed by John R [Signature illegible] and Thomas Ridout.
- Folder 2 Account of the work done by Farmer Henson Fricker on the five yard-lands in 1746. A.D. 1 leaf in 3 sections.
- Folder 3 Richard Barford. Recd. of Mr. Moor and Mr. Helm thirty and nine pounds ... for rent of the Tythes of Rudge [Wilts.] Oct. 30, 1754. A.D.S. 1 leaf.
William Moore. Received ... from John Moore the sum of fourteen pounds ... for half a years rent ... Oct. 24, 1760. A.D.S. 1 leaf.
- Folder 4 Wm. Jefie [?] Recd. of Mr. Dalley ... on [sic] Pound & three Farthings for half a Year's Land tax for an Estate call'd West End in the Tything of Ridge. Oct. 26, 1773. A.D.S. 1 leaf.

CAPTAIN WILLIAM DALLEY PAPERS

Collection of bills, accounts, reports, etc. relating to his service in the 3d Wilts. Local Militia. 1813-1814; 1817. 12 items.

- Folder 5 Ed. Barford, Salisbury, to Capt. Dalley. March 31, 1814. A.L.S. 1 leaf. The Regiment is ordered to Assemble at Salisbury on the 25th of April for extended Service ...
- Folder 6 Thos. Cheyne, Wadpark, to Capt. Dally [sic] Gosport. May 10, A.L.S. 1 leaf. He will look after Dalley's horse until further notice.

Manuscript
Collection

DALLEY FAMILY PAPERS

237

ITEM LISTING

CAPTAIN WILLIAM DALLEY PAPERS (Cont.)

- Folder 7 Detail of Duties mounted at Gosport. May 11, 1814.
 Printed form, filled in by hand. 1 leaf. Capt.
 Dalley named as Captain of the Day.
- Report of Forton Guard ... May 13, 1814. A.D.S. 1 leaf.
 Written and signed by Jno. May, Capt. N. Devon Regt.
- Report of Forton Prison Guard ... May 15, 1814. A.D.S.
 1 leaf. Written and signed by William Dalley.
- Folder 8 3d Wilts. Local Militia. Weekly Mess Bill of Captain
 Dalley's Company ... 8 May to ... 14 inst. 1814.
 Printed form filled in by hand. 1 leaf.
- Barrack Rooms Letter & Damages to Capt. Dally & Bracher
 Undated. A.D. 1 leaf.
- Soldiers' Mess Room. Soldiers' Sleeping Room. [List of
 supplies] Undated. A.D. 1 leaf.
- [Pay accounts] May 20, 1813. A.D. Folder 4 p. Lists
 moneys paid to privates, sergeants, corporals, drums,
 men.
- [Accounts] May 27 [1813/14?] A.D. 2 p. Lists moneys
 paid for meat, loaves, brushes, etc.
- [Account] Capt. Dalley to T. Stead. 1814. A.D. 1 leaf.
 Charge for hire of beds and bed furnishings.
- Folder 9 To Capt. Dally [sic] 3d Wilts Local Militia, Rudge [Eng.]
 Knoyle, 27th August, 1817. A.L.S. Folder 1 leaf.
 Requests subscriptions for a testimonial piece of plate
 to be presented to the Colonel. Signature is illegible.

FREDERICK DALLEY PAPERS

- Folder 10 H. Dalley to Frederick Dalley, Farmers' Tavern, Market
 Square, York. Rudge [Eng.] Nov. 15, 1830. A.L.S.
 Folder 4 p. Gives English and family news; inquires
 about prospects in Canada since family (who operate
 a pottery works) are considering emigrating.
- Folder 11 Frederick Dalley. Receipt for \$45.16.0 from John Munro,
 St. Thomas [Ont.] Dec. 24, 1855. 1 leaf.

Manuscript
Collection

DALLEY FAMILY PAPERS

237

ITEM LISTING

EDWIN DALLEY PAPERS

- Folder 12 Lease: Sir A.N. Macnab to [Edwin] Dalley & [Francis] Stevens. Hamilton, Feb. 23, 1846. A.D. 6 p. Dalley & Stevens agree to lease premises on the east side of James St. in Hamilton in a block recently built by Macnab.
- Folder 13 J.H. Boswill to Edwin Dalley. Cobourg, July 31, 1848. A.L.S. Folder 1 leaf. Informs Dalley of a legacy from John Ranson.
- Folder 14 Invoice of patent medicines. Bot[sic] of Edwin Dalley. Edwin Heathfield, Agent, to Mr. Treadwell. Nov. 22, 1851. A.D. 1 leaf.
- Folder 15 Edwin Dalley to Mr. J.R. Thompson. Hamilton, Sept. 17, 1868. A.L.S. Folder 1 leaf. Requests entry papers for various goods, e.g. blacking, ink, prepared medicines, tomato catsup, garden fruit.
- Folder 16 Memorandum of an agreement ... Edwin Dalley of Hamilton and Henry Dalley and Keturah Dalley ... City of Brooklyn. April 29, 1869. A.D. 3 p. Conveyances property at Wellington Square, Halton County, in exchange for property at Malahide, Elgin County.
- Folder 16 [Edwin] Dalley. [Invoices for groceries and dry goods] Hamilton, Oct. 19, 1877. A.D. 1 leaf.
- Folders 17- [Collection of family correspondence] 1859-1878.
19 6 A.L.S. Letter from Henry Dalley, dated July 2, 1869, encloses additional 2 A.L.S. and copy of burial certificate from Malta giving information about possible forbearer, Samuel Dalley.

FENNER FREDERICK DALLEY PAPERS

- Folders 20- [Collection of business papers] 1881-1907. 12 items.
25 Includes: Permit to have methylated spirits, issued to F.F. Dalley, Nov. 26, 1888; Directions for making elastic enamel (undated); Memorandum of agreement: F.F. Dalley & C.A. Griffith, dated Jan. 19, 1893, granting Griffith exclusive rights to make and sell in the United States "Hirsts Pain Exterminator"; 2 proxies dated 1907, appointing F.F. Dalley agent at the F.F. Dalley Co. meeting; other miscellaneous papers.

Manuscript
Collection

DALLEY FAMILY PAPERS

237

ITEM LISTING

FENNER FREDERICK DALLEY PAPERS (Cont.)

- Folders 26-30 [Collection of household bills and accounts from Hamilton merchants] Hamilton, 1897-1901. 157 items. Many addressed to Mrs. F.F. Dalley. Chiefly bills for groceries and dry goods.
- Folders 31-36 [Collection of personal and family letters] 1881-1901. 13 A.L.S. Correspondents include: F.F. Dalley's wife and other members of his family; J.C. Forster, architect in Owen Sound, re plans for leasing islands off Tobermory for deer hunting and building a cottage for club members (1899) and re alterations to Dalley's cottage at Winona Park (1911); Charles Magill (election circular, 1881).
- Folders 37-38 [Collection of Masonic material] 1881-1891. 15 items. Includes: 3 certificates, 1881-1885; printed and manuscript material relating to the Pilgrimage to Europe organized by the Knights Templar, 1891 (programme, plan of cabins on the S.S. City of Berlin; circulars, correspondence)
- Folder 39 Will of F.F. Dalley. Hamilton, April 10, 1900. A.D.S. 1 leaf.
- Folder 40 The Amount of Stock. Dec. [18-] Ms. notebook. 19 p. Lists a great variety of items, medicinal and household supplies, presumably stocked by the Dalley Company.
- Folder 41 [Collection of recipes] Undated. 8 leaves.
- Folder 42 [Pharmacopeia] Undated. Ms volume. 50 p. Contains recipes for medicines for man and beast. One page watermarked 1832.

Appendix E: Heritage Research on Adjacent Heritage Resources, City of Hamilton & L.A.C.A.C

DRAFT

11 Rebecca Street (Rebecca Building, T. Eaton Company Annex Warehouse, The Annex)

Design:

11 Rebecca Street was constructed as a four-storey commercial building in 1950. The building was constructed with brick, reinforced concrete, steel beams, stone walls, and concrete floors. The former warehouse was renovated in the 1980s for commercial purposes and remodeled in the early-21st century for residential purposes. 11 Rebecca Street has a rectangular plan with a short façade and a flat roof. The facades are clad with stucco and are composed of multi-pane windows. There are commercial units at grade with fabric awnings and a patio to the east with access off of Rebecca Street.

Historical/Associative:

11 Rebecca Street, originally known as the Rebecca Building, was constructed in 1950 as an annex to the T. Eaton Company Limited garage located at 17 Rebecca Street to the east (now demolished). 11 Rebecca Street was built on the site of the former two-and-a-half storey stone building that housed the original garage for the T. Eaton Company before it moved into 17 Rebecca Street. Prior to being occupied by the T. Eaton Company, the original stone building housed a wool warehouse in the late-19th century and Burrows' action rooms in the early-20th century.

In the early 2000s, 11 Rebecca Street was converted into a forty-unit condominium with commercial units at grade and renamed The Annex.

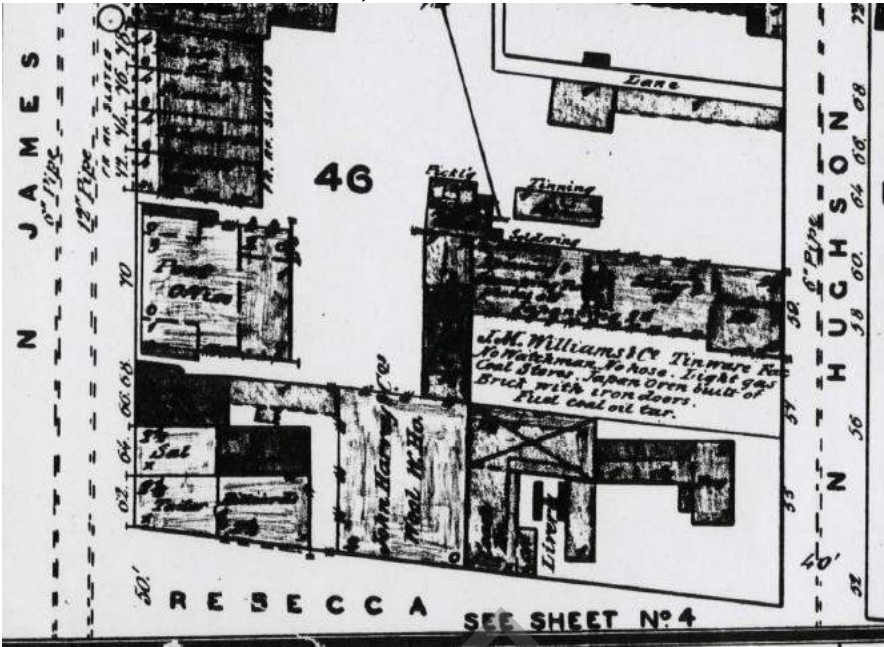
Context:

11 Rebecca Street is located on the north side of Rebecca Street between James and Hughson Streets, fronting directly onto the public right-of-way.

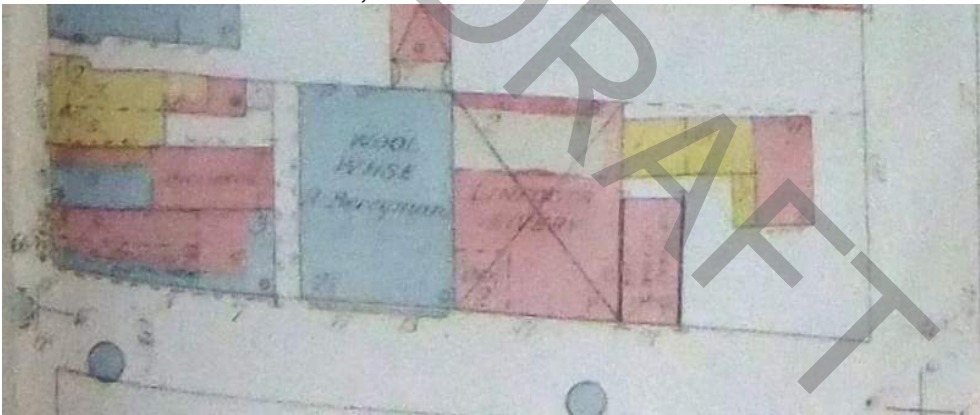
Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)
Hamilton L.A.C.A.C. Flashcard (c. 1973)

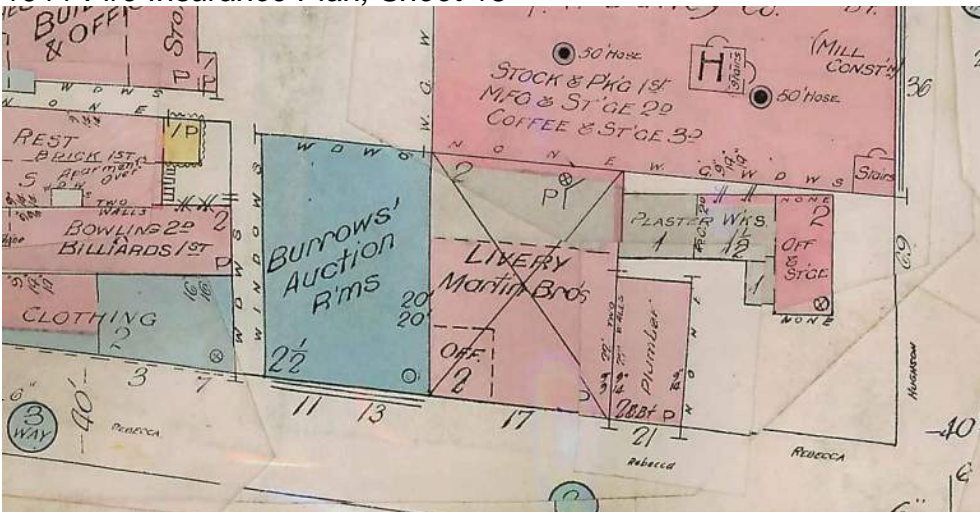
1878 Fire Insurance Plan, unknown sheet



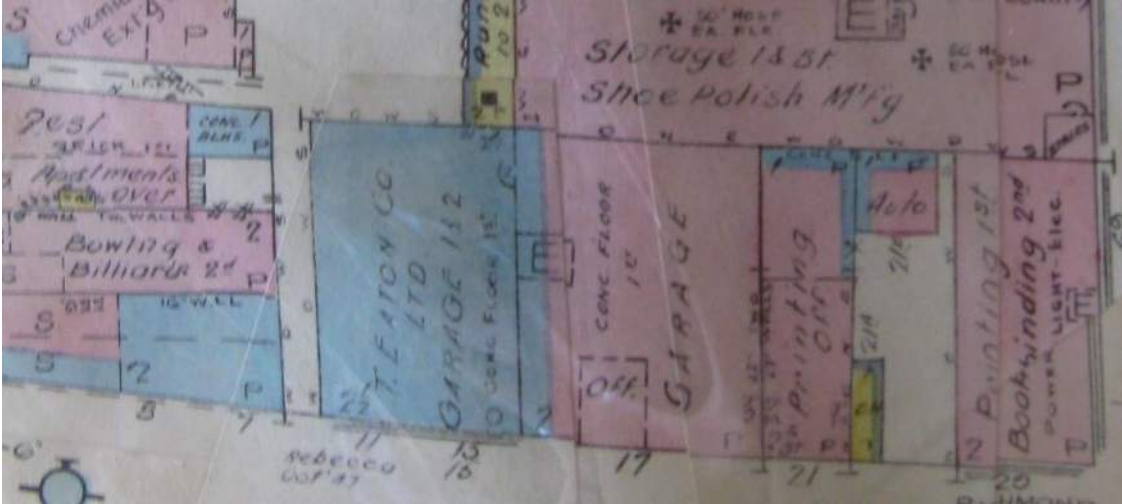
1898 Fire Insurance Plan, Sheet 16



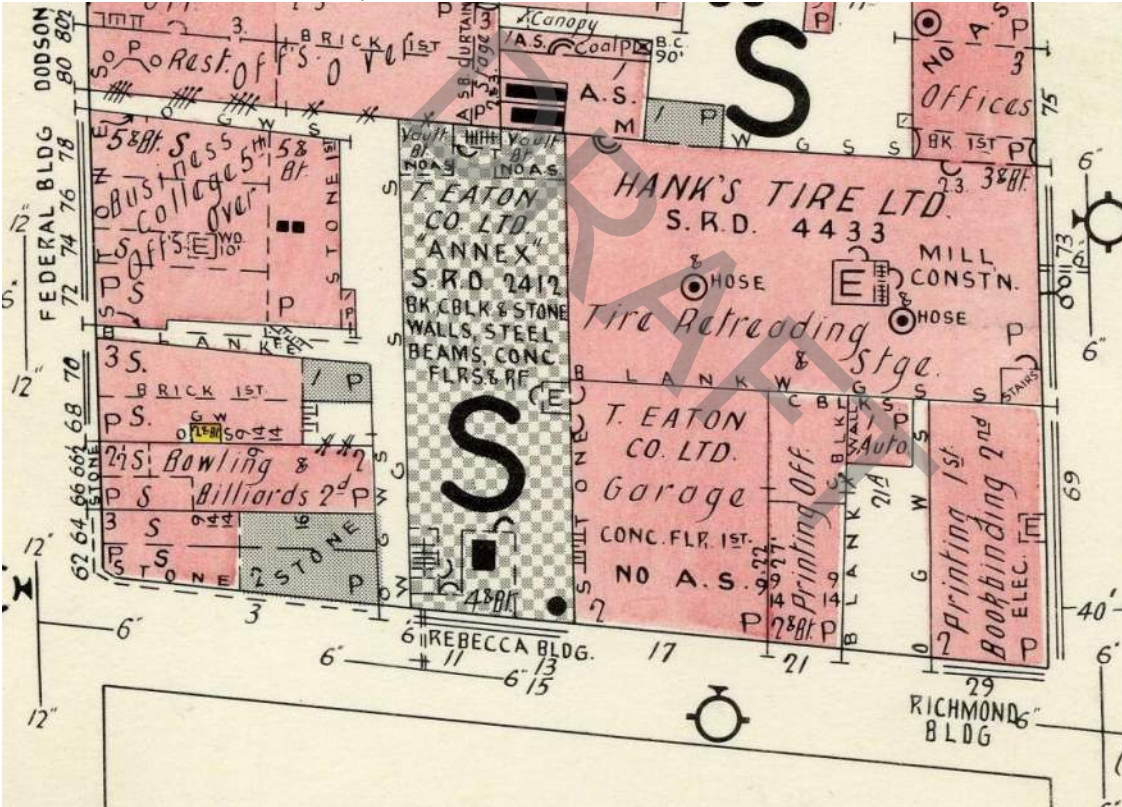
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



20 Wilson Street (Former Stone Residential Row)

Design:

20 Wilson Street is a three-storey commercial building originally constructed in the mid-19th century as the western end unit of a five-unit brick-faced stone residential row from 20 to 28 Wilson Street. The stone row was redeveloped for commercial use in the early-20th century. 20, 22 and 24 Wilson Street had third storeys added in brick, as well as three-storey brick additions in the front abutting the public right-of-way. At the same time, a hoist was added in the rear of 20 Wilson Street. In the mid-20th century the hoist was converted to an elevator (since removed) and a one-storey concrete-block addition was constructed in the rear.

20 Wilson Street has brick parapets covered with flashing, a tall single-stack brick chimney in the rear, and front and west side walls clad with vertical siding. The upper storeys of the contemporary front façade contain a pair of flat windows in the centre bay and flanking windows on either side. The glazed first storey has a recessed entrance in the centre. The rear wall is composed of segmental windows with brick voussoirs and stone lug sills.

Evidence of the original two-storey stone building can be seen in the rear wall. The original brick-faced stone row may have resembled the front unit of 30 Wilson Street.

Historical/Associative:

20 to 28 Wilson Street (formerly 20 to 28 Gore Street) were constructed in the mid-19th century as a five-unit brick-faced stone residential row. The buildings were redeveloped in the early-20th century for commercial purposes. 20 Wilson Street has housed a variety of businesses since its redevelopment including the Griffith & Company wholesale boot and shoe warehouse from the 1910s to the 1920s, and Dr. Disc since 1991. Dr. Disc, a music sales store specializing in DJ equipment, celebrated its 20th anniversary in 2011.

Context:

20 Wilson Street is part of commercial streetscape spanning from 20 to 30 Wilson Street that fronts directly onto the public right-of-way and is accessed via a rear lane. 20 Wilson Street is the former western end unit of the original five-unit brick-faced stone row spanning from 20 to 28 Wilson Street.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

Hamilton L.A.C.A.C. Flashcard (c. 1973)

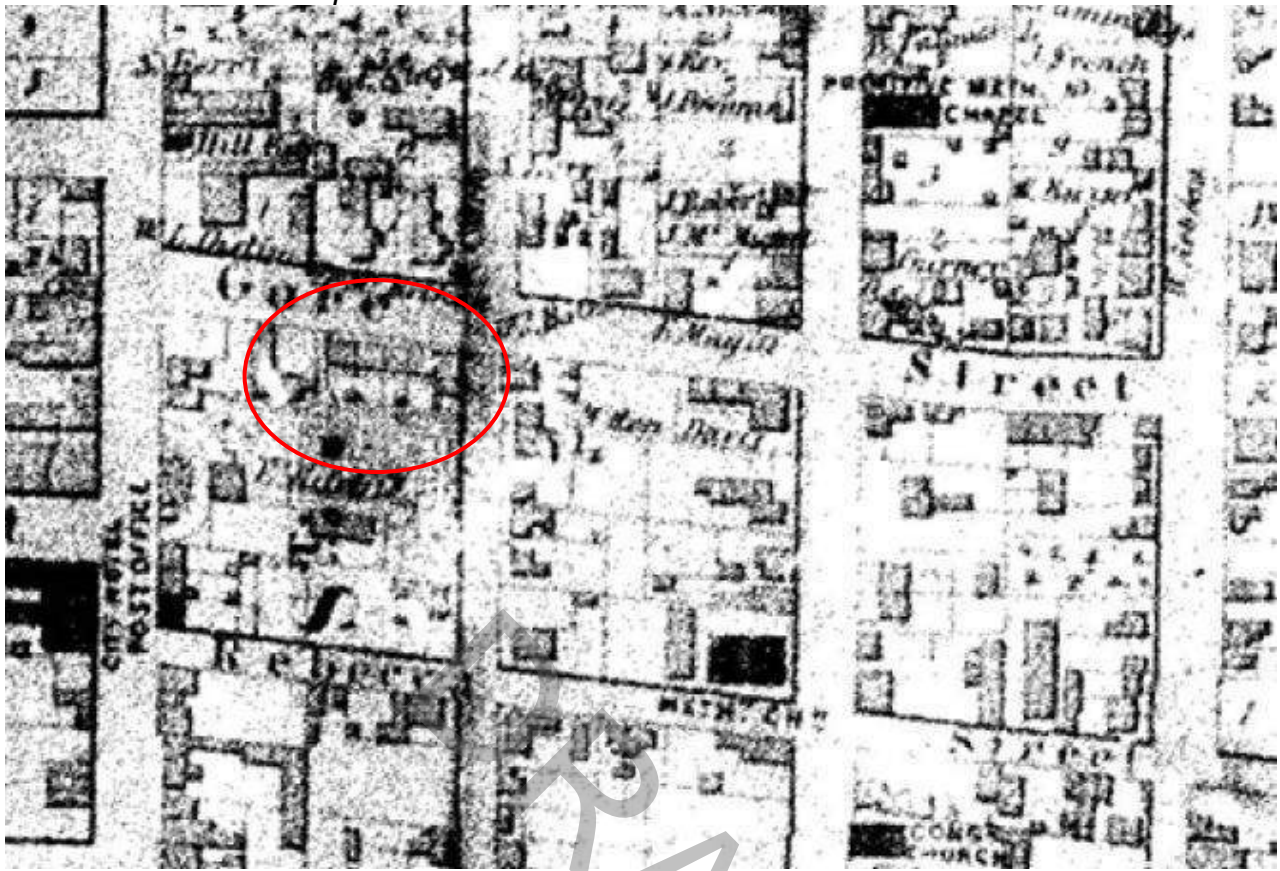
Dr. Disc – <http://www.drdisc.ca/>

Notes:

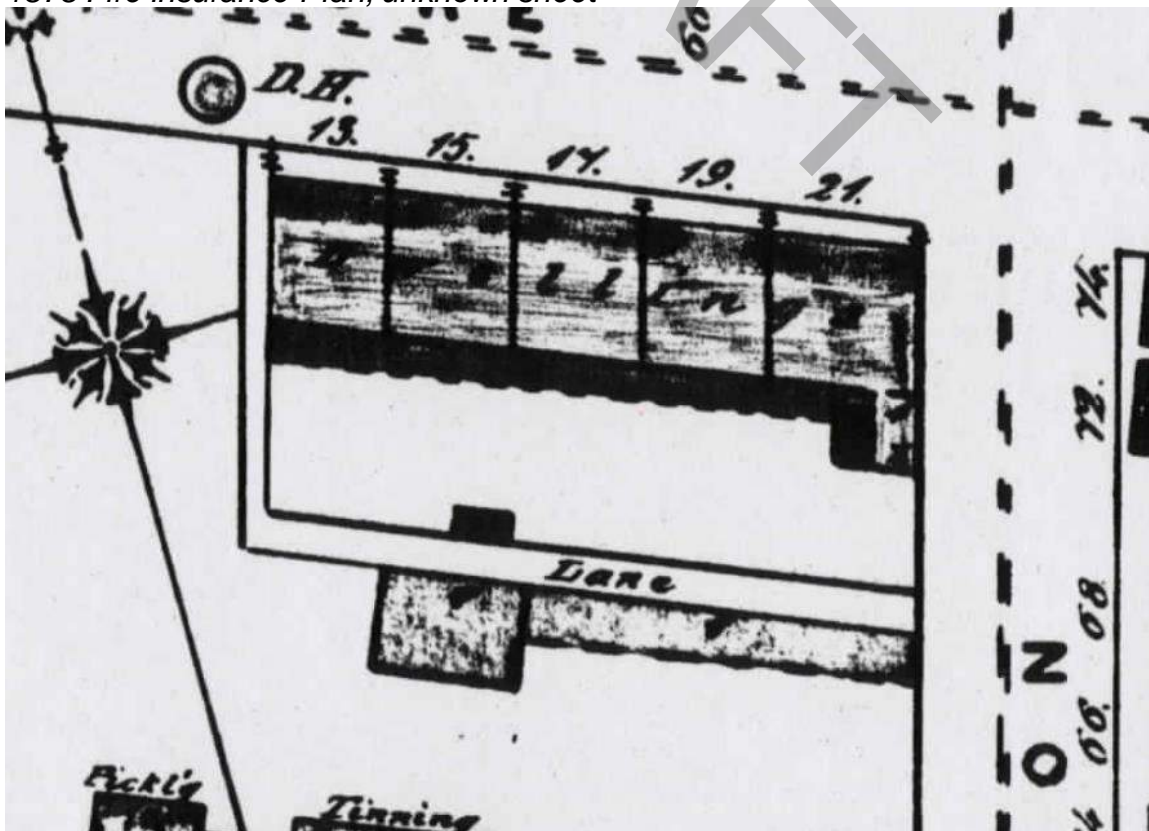
Historical Uses	
1878	13-21 Gore Street, dwellings
1885	Gore-st, 13 Mrs John Shaw, boarding, 15 Vacant, 17 Vacant, 19 Samuel, Magill, woodworker, 21 George Col well, machinist, Hughson intersects
1898	Five-unit brick-faced stone rowhouse
1906	No Gore Street listings in the Provincial Gazetteer

1911	<p><i>Wilson, 20 boot and shoe warehouse</i> <i>22 offices</i> <i>24 metal and rubber stamp factory</i> <i>26 manufacturing agent.</i> <i>28 hardware storage</i></p>
1922	<p>20 R D Griffith & Co,whol shoes; 22 Ontario Engr Co; 22 C R McCulloeh & Co, publshrs; 24 H Barnard Stamp & Stencil Co; 26 City Relief Office; 26 U M Griffin, mfrs agt; 26 Hamilton Electrtype & Stereo type Co; 26 French Bros; 30 Warehouse;</p>
1926	<p>20 R B Griffith & Co. whol shoes; 22 Ontario Engravg Co; 22 C R McCulloch & Co, publishers; 22 Hamilton Engraving; 22 Canadian Purchasor; 24 H Barnard Stamp & Stencil Co Ltd; 26 Griffin Bldg; 26 City Relief Dept; 26 R M Griffin, mfrs agt; 26 French Bros, book bndrs; 26 W R Crockett & Son, book bndrs; 30 John Hyslop; 56 Mrs M McCabe; 36 Alex Wilson; 36 C J McCabe, M D;</p>
1947	<p>20 store 22 Martlin & Lawrie Ltd Blue Prints 24 Letter House Printing 26 Various factories and offices 28 Offices in first storey, dwellings in second, warehouse in rear unit.</p>
1964	<p>20 store 22-24 Blueprints 26 Billiards 28 Office in first, dwellings in second, warehouse in rear</p>
1973	<p>22-24 Sam Mason's sporting goods store</p>
1988	<p>22-24 Sam Mason's sporting goods store</p>
1991	<p>20 – Dr. Disc opens</p>
2011	<p>20 Dr. Disc – celebrates their 20th anniversary 22-24 Sonic Unyon Recording Company 26-30 Living Rock</p>

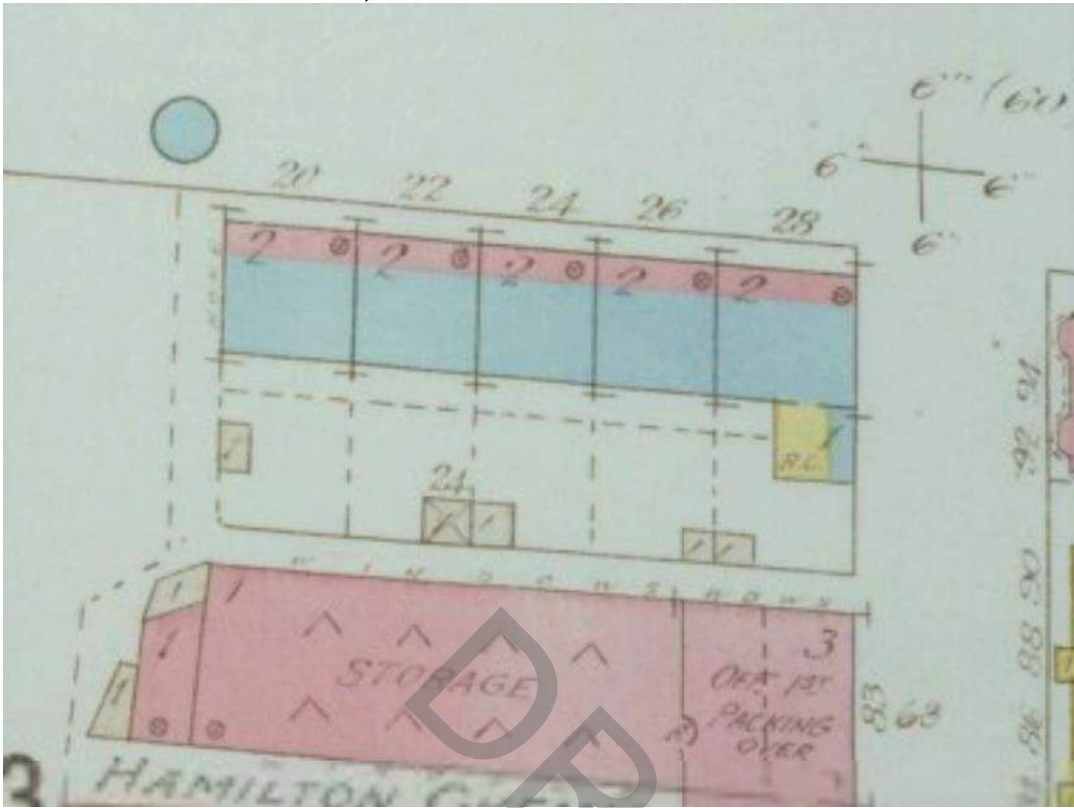
1850 Marcus Smith Map



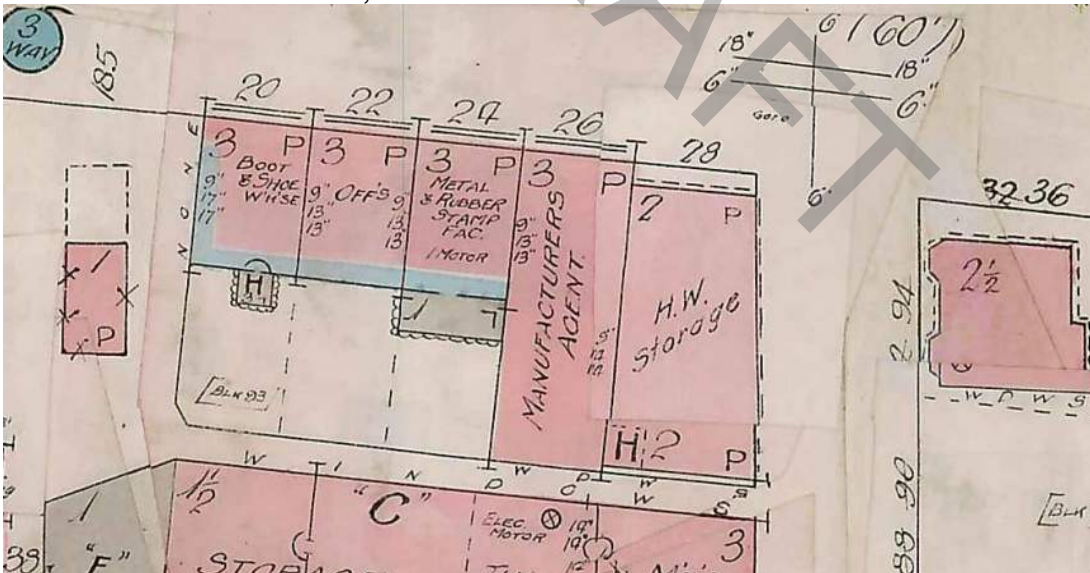
1878 Fire Insurance Plan, unknown sheet



1898 Fire Insurance Plan, Sheet 16



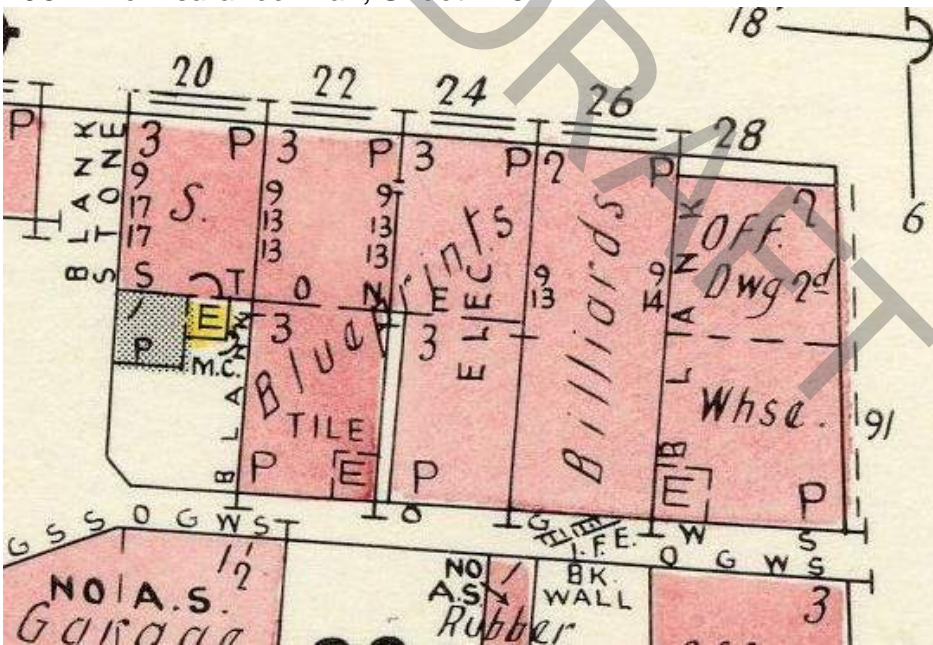
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



21 Rebecca Street

Design:

21 Rebecca Street is a two-storey single-detached brick commercial building constructed in the late-19th century. The building has a rectangular plan with a short façade, a shed roof, plain brick parapets and a moulded cornice with a decorated frieze and stone end brackets. There is a one-storey brick wing in the rear, constructed in the early-20th century, that is faced with concrete blocks on the north and east side walls.

The three-bay front façade is composed of semi-circular windows with brick voussoirs and continuous stone sills. The first storey has a raised central entrance with a semi-circular transom, flanking windows, a moulded stone label tracing the voussoirs and a horizontal stone course running below the voussoirs.

The partially-exposed basement has a rock-faced cut-stone finish with segmental windows and alternating brick voussoirs. The modified western bay has an entrance in the place of the basement window and a bricked-in first-storey window. The basement window in the eastern bay has been bricked-in. The west side wall is blank and clad with stucco.

Historical/Associative:

21 Rebecca Street has housed a variety of businesses since its construction including a plumber in the 1910s and a printing office throughout the 20th century.

Context:

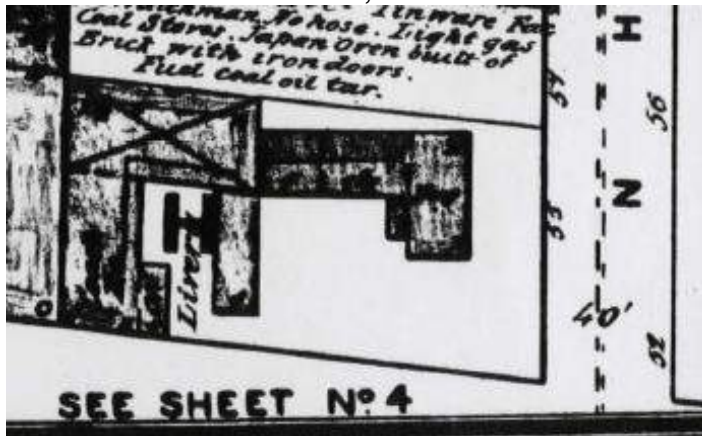
21 Rebecca Street is located on the north side of Rebecca Street between James and Hughson Streets, fronting directly onto the public right-of-way.

Sources:

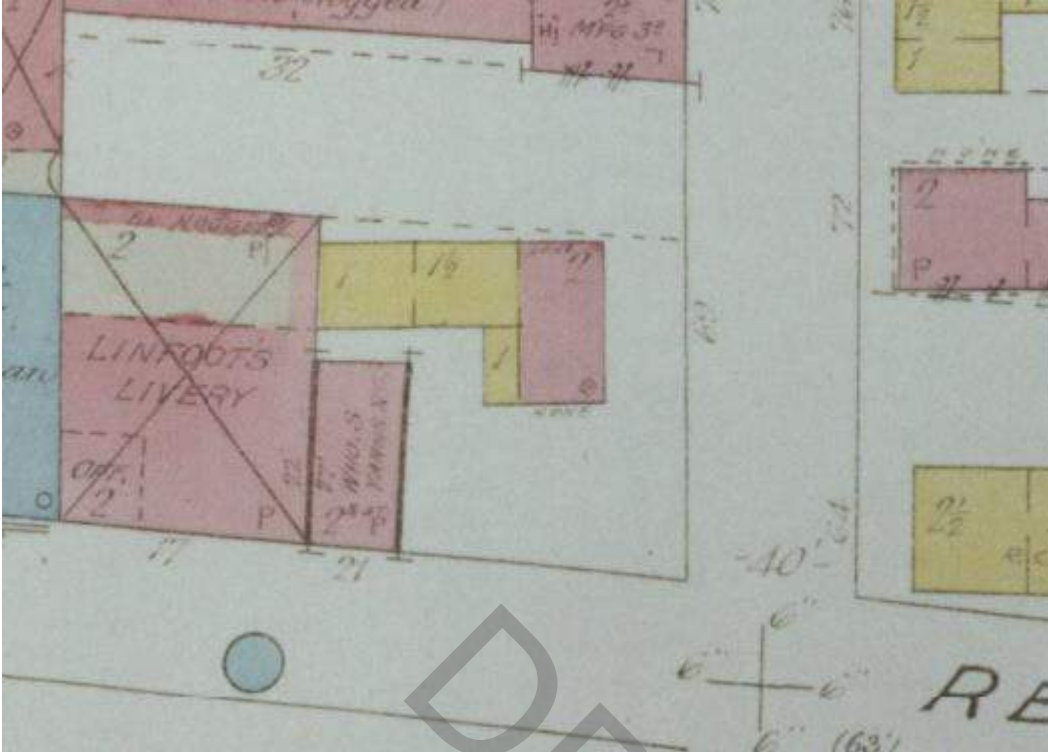
City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)
Hamilton L.A.C.A.C. Flashcard (c. 1973)

Notes:

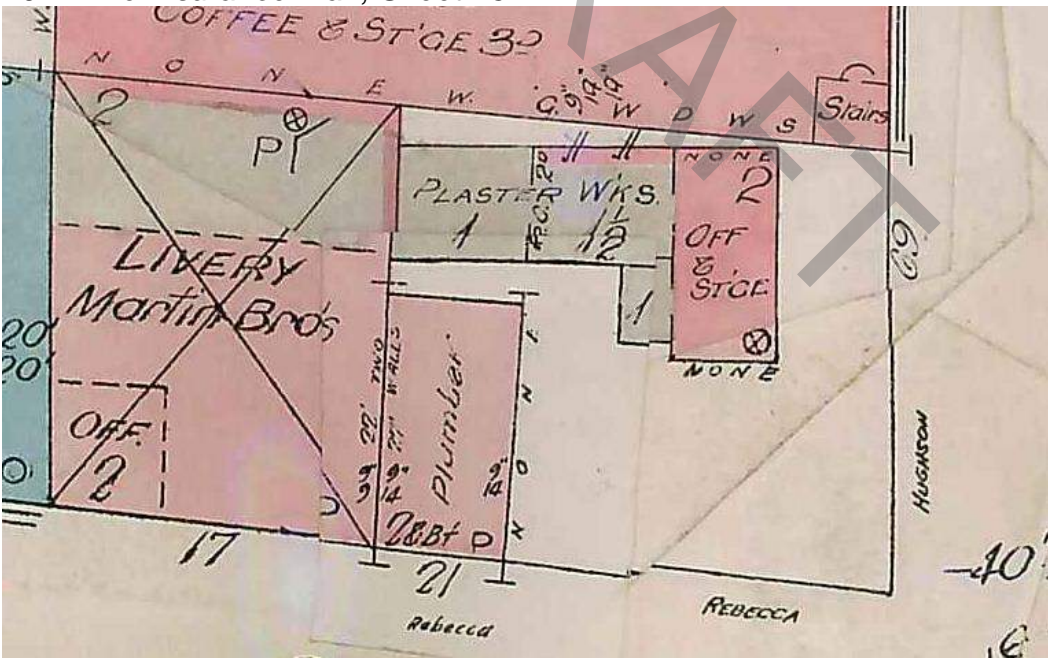
1878 Fire Insurance Plan, unknown sheet



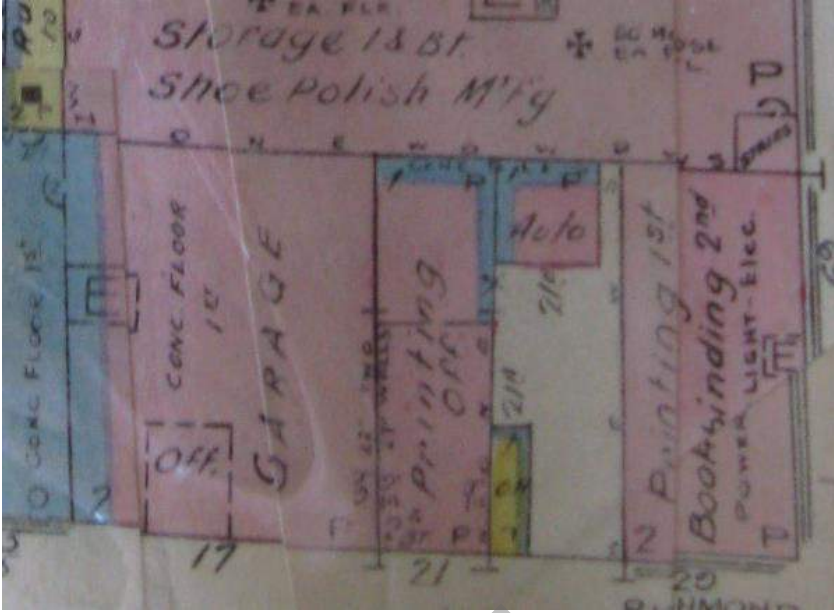
1898 Fire Insurance Plan, Sheet 16



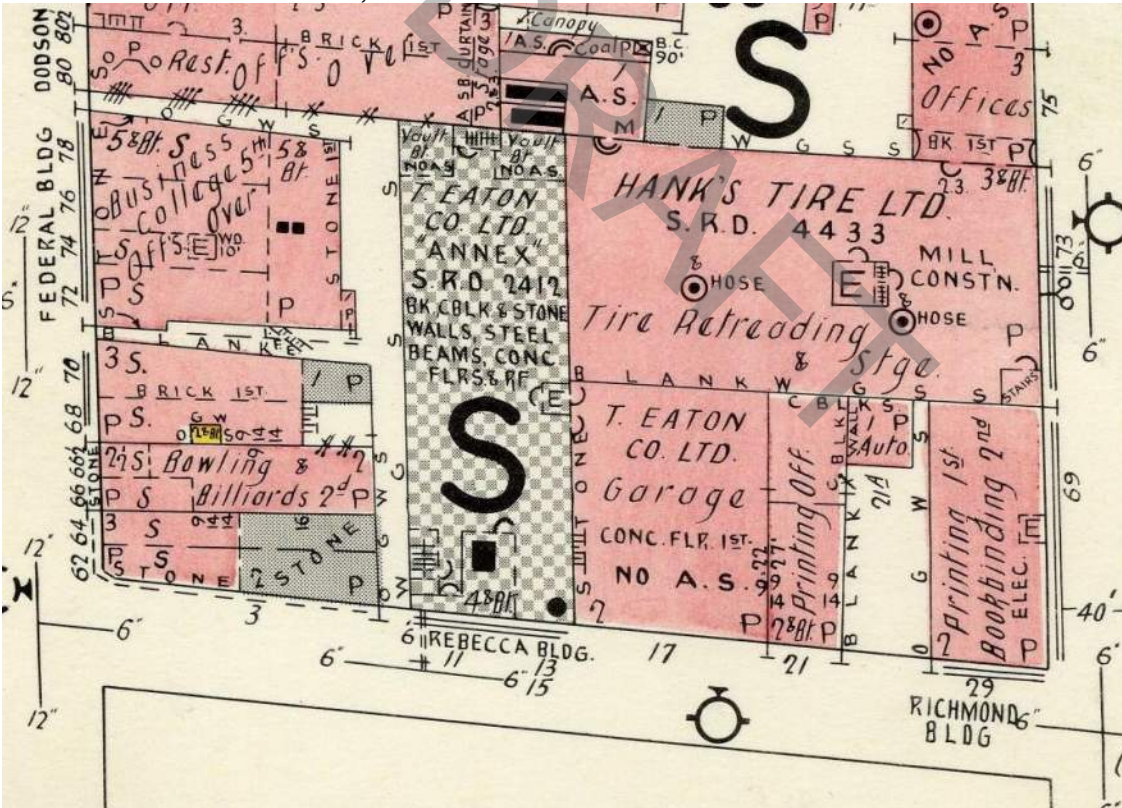
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



22-24 Wilson Street (Former Stone Residential Row)

Design:

22 Wilson Street is a three-storey commercial building originally constructed in the mid-19th century as two intermediate units (22 and 24) of a five-unit brick-faced stone residential row from 20 to 28 Wilson Street. The stone row was redeveloped for commercial use in the early-20th century. 20, 22 and 24 Wilson Street had third storeys added in brick, as well as three-storey brick additions in the front abutting the public right-of-way. Shortly after, three-storey brick wings were constructed in the rear of 22 and 24 Wilson Street, which included an elevator in the southeast corner of 22 Wilson Street. In the mid-20th century, 22 and 24 Wilson Street were modified to connect internally.

22 Wilson Street has a contemporary front façade with a downward-sloping angle away from the building, which is clad with wood shingles. The upper storeys contain two widely-spaced bays of windows. The first storey consists of five glazed bays separated by pilasters with a recessed entrance in the second bay from the east. The rear wing of 22 Wilson Street is faced with concrete block and the rear of 24 Wilson Street is composed of wide segmental window openings with brick voussoirs and lug sills. The original brick-faced stone row may have resembled the front unit of 30 Wilson Street.

Historical/Associative:

20 to 28 Wilson Street (formerly 13 to 21 Gore Street) were constructed in the mid-19th century as a five-unit brick-faced stone residential row. The buildings were redeveloped in the early-20th century for commercial purposes. 22 Wilson Street, consisting of 22 and 24 Wilson Street, has housed a variety of businesses related to printing and publishing since its redevelopment, including a rubber and metal stamp factory (1910s), Ontario Engraving Company (1920s), C R McCulloch & Company publishers (1920s-30s), H Barnard Stamp & Stencil Co (1920s-30s), Letter House Printing (1940s) and Martlin & Lawrie Limited blue prints (1930s-60s).

22 Wilson Street housed Sam Mason's sporting goods store from the 1970s-80s, and has housed the Sonic Unyon Recording Company since the 1990s.

Context:

22 Wilson Street is part of commercial streetscape spanning from 20 to 30 Wilson Street that fronts directly onto the public right-of-way and is accessed via a rear lane. 22 and 24 Wilson Street were former intermediate units of the original five-unit brick-faced stone row spanning from 20 to 28 Wilson Street.

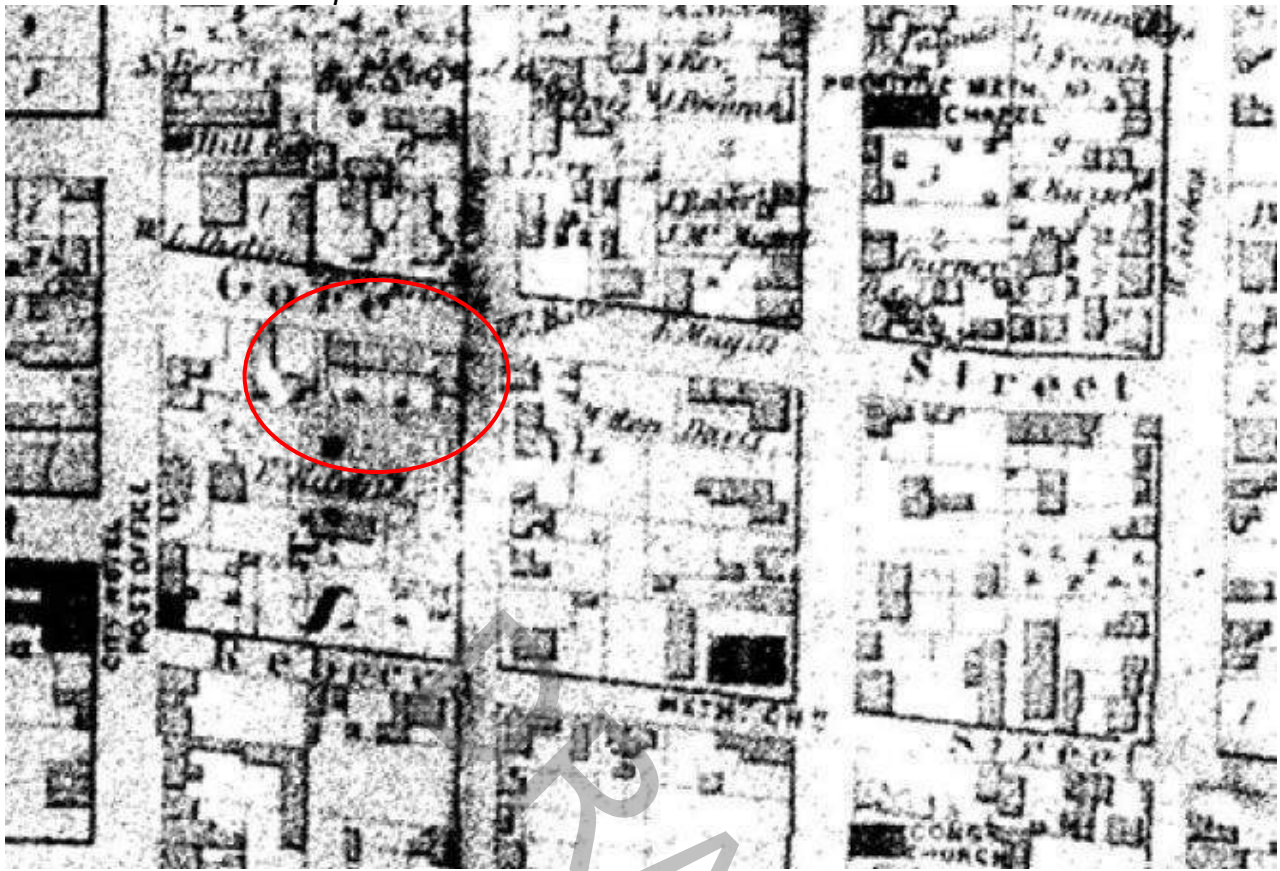
Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)
Hamilton L.A.C.A.C. Flashcard (c. 1973)
Sonic Unyon - <http://www.sonicunyon.com/>

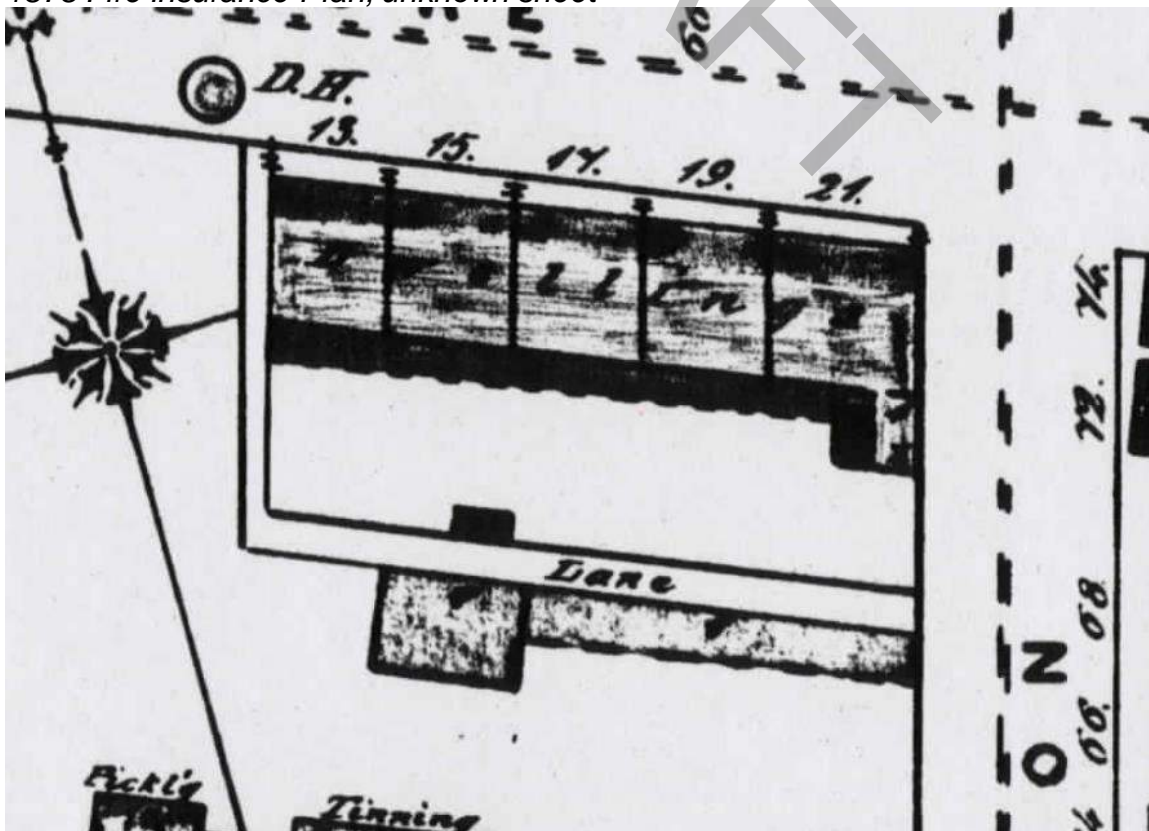
Notes:

Historical Uses	
1878	13-21 Gore Street, dwellings
1885	Gore-st, 13 Mrs John Shaw, boarding, 15 Vacant, 17 Vacant, 19 Samuel, Magill, woodworker, 21 George Col well, machinist, Hughson intersects
1898	Five-unit brick-faced stone rowhouse
1906	No Gore Street listings in the Provincial Gazetteer
1911	<i>Wilson, 20 boot and shoe warehouse 22 offices 24 metal and rubber stamp factory 26 manufacturing agent. 28 hardware storage</i>
1922	20 R D Griffith & Co, whol shoes; 22 Ontario Engr Co; 22 C R McCulloeh & Co, publshrs; 24 H Barnard Stamp & Stencil Co; 26 City Relief Office; 26 U M Griffin, mfrs agt; 26 Hamilton Electrype & Stereo type Co; 26 French Bros; 30 Warehouse;
1926	20 R B Griffith & Co. whol shoes; 22 Ontario Engravg Co; 22 C R McCulloch & Co, publishers; 22 Hamilton Engraving; 22 Canadian Purchasor; 24 H Barnard Stamp & Stencil Co Ltd; 26 Griffin Bldg; 26 City Relief Dept; 26 R M Griffin, mfrs agt; 26 French Bros, book bndrs; 26 W R Crockett & Son, book bndrs; 30 John Hyslop; 56 Mrs M McCabe; 36 Alex Wilson; 36 C J McCabe, M D;
1947	20 store 22 Martlin & Lawrie Ltd Blue Prints 24 Letter House Printing 26 Various factories and offices 28 Offices in first storey, dwellings in second, warehouse in rear unit.
1964	20 store 22-24 Blueprints 26 Billiards 28 Office in first, dwellings in second, warehouse in rear
1973	22-24 Sam Mason's sporting goods store
1988	22-24 Sam Mason's sporting goods store
1991	20 – Dr. Disc opens
2011	20 Dr. Disc – celebrates their 20 th anniversary 22-24 Sonic Unyon Recording Company 26-30 Living Rock

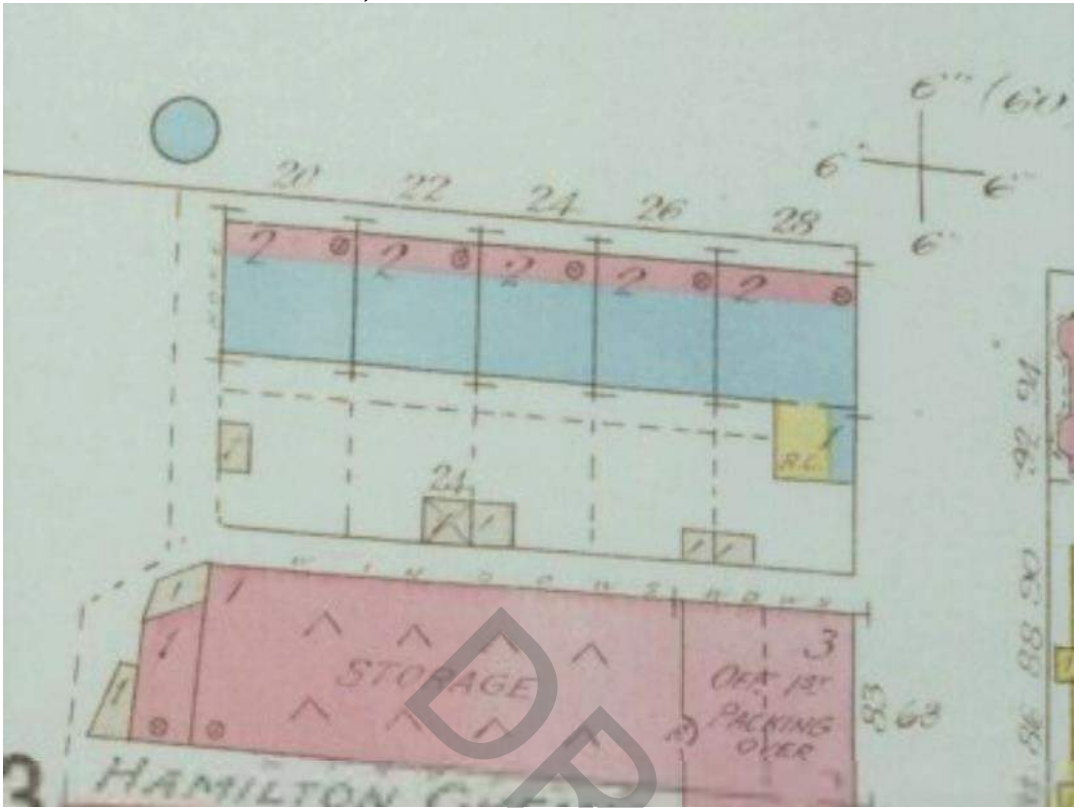
1850 Marcus Smith Map



1878 Fire Insurance Plan, unknown sheet



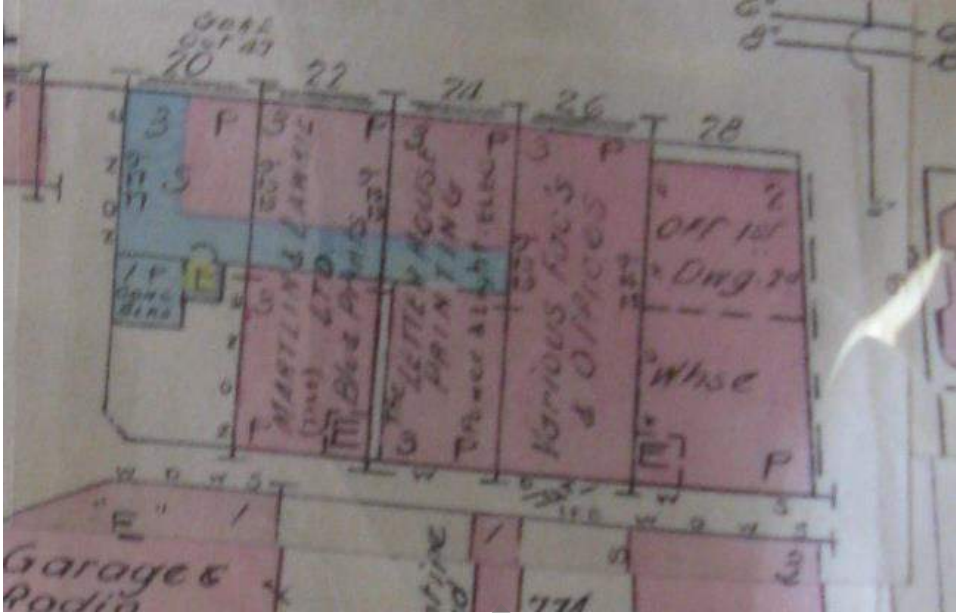
1898 Fire Insurance Plan, Sheet 16



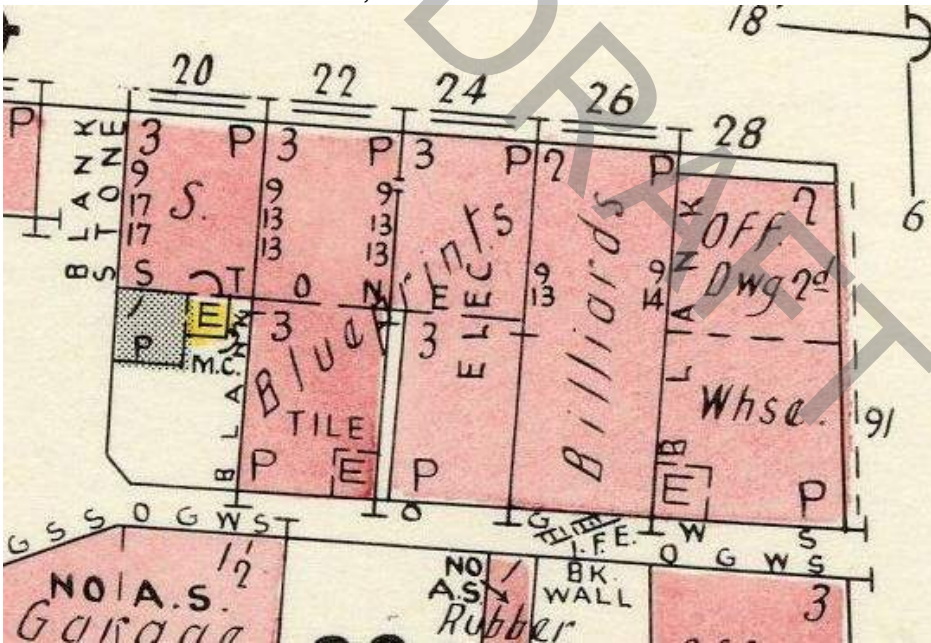
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



26 Wilson Street (Former Stone Residential Row; Griffin Building)

Design:

26 Wilson Street is a two-storey commercial building originally constructed in the mid-19th century an intermediate unit of a five-unit brick-faced stone residential row from 20 to 28 Wilson Street. The stone row was redeveloped for commercial use in the early-20th century. 20 to 26 Wilson Street had third storeys added in brick, as well as three-storey brick additions in the front abutting the public right-of-way. 26 Wilson Street had an additional three-storey brick wing constructed in the rear. At some point in the mid-20th century the third-storey was removed from 26 Wilson Street, once again making it a two-storey building.

26 Wilson Street has a contemporary front façade with a downward-sloping angle away from the building, which is clad with vertical siding. The upper storey contains a pair of windows in the centre with flanking windows on either side. The first storey is clad with wood and has a recessed entrance to the east. The rear wall of the building is composed of segmental windows with brick voussoirs and stone lug sills. The original brick-faced stone row may have resembled the front unit of 30 Wilson Street.

Historical/Associative:

20 to 28 Wilson Street (formerly 13 to 21 Gore Street) were constructed in the mid-19th century as a five-unit brick-faced stone residential row. The buildings were redeveloped in the early-20th century for commercial purposes. 26 Wilson Street has housed a variety of businesses since its redevelopment including U.M. Griffin manufacturing agents (1910s-1940s), French Brothers book binders (1910s-40s), W.R. Crockett & Son book binders (1940s), and a billiards (1960s). During the 1940s, 26 Wilson Street was referred to as the Griffin Building. In 2011, 26 and 30 Wilson Street housed Living Rock, a ministry for street-involved youth.

Context:

26 Wilson Street is part of commercial streetscape spanning from 20 to 30 Wilson Street that fronts directly onto the public right-of-way and is accessed via a rear lane. 26 Wilson Street was a former intermediate unit of the original five-unit brick-faced stone row spanning from 20 to 28 Wilson Street.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

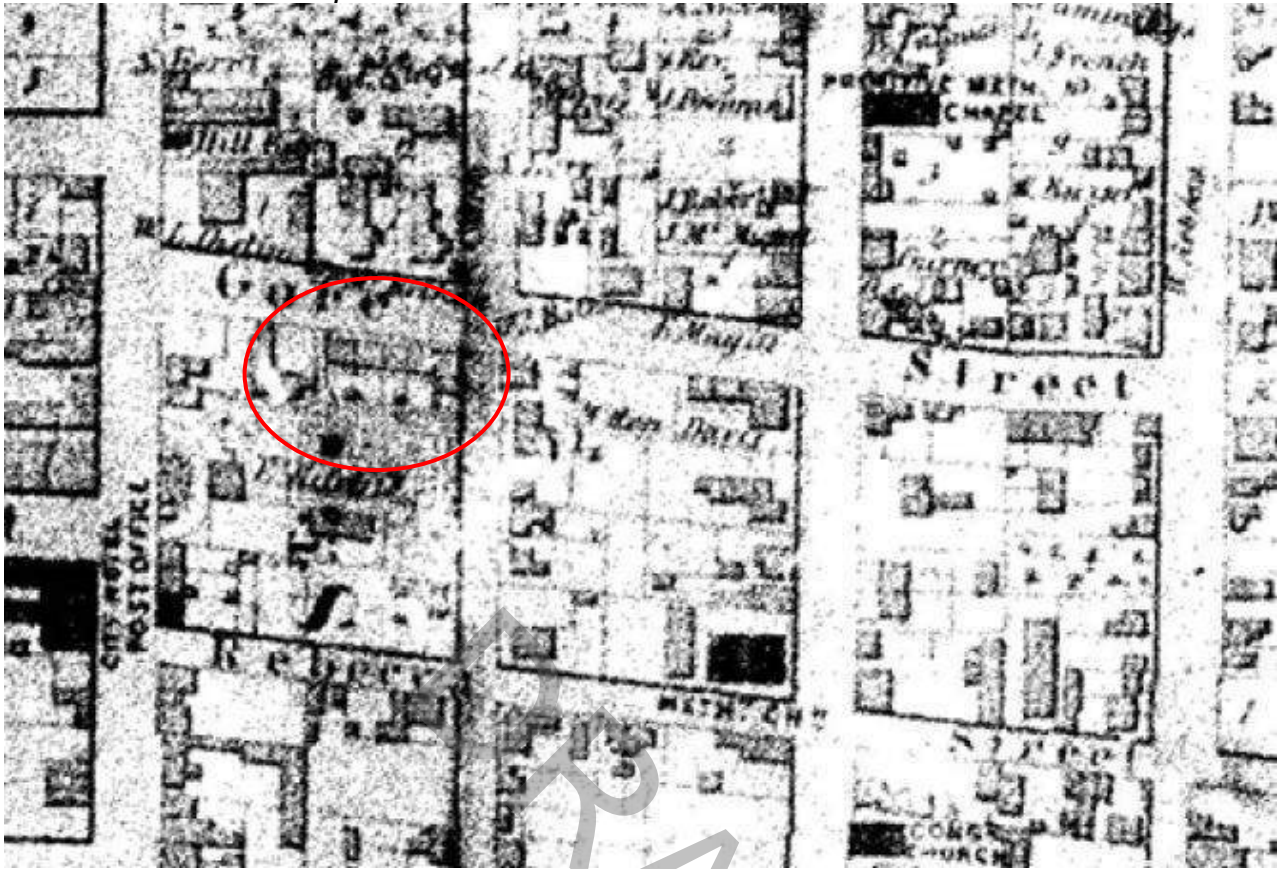
Hamilton L.A.C.A.C. Flashcard (c. 1973)

Living Rock - <http://www.livingrock.ca/>

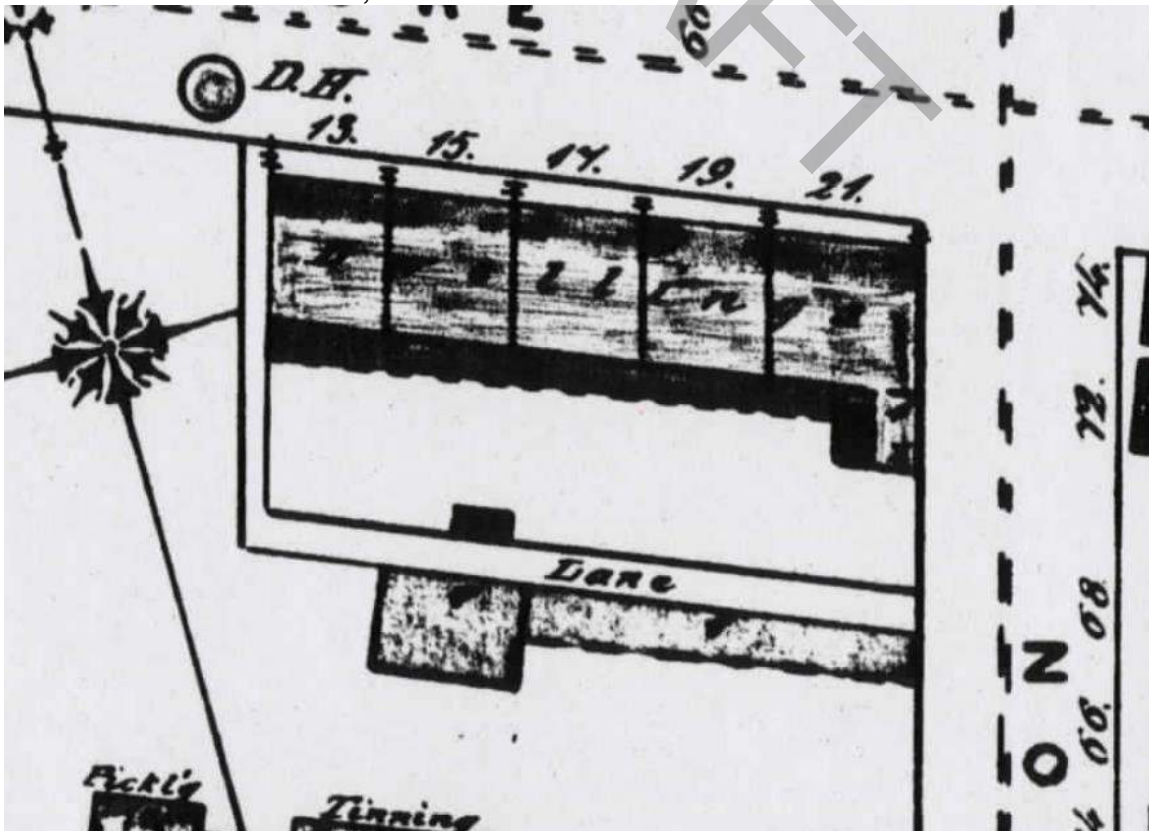
Notes:

Historical Uses	
1878	13-21 Gore Street, dwellings
1885	Gore-st, 13 Mrs John Shaw, boarding, 15 Vacant, 17 Vacant, 19 Samuel, Magill, woodworker, 21 George Col well, machinist, Hughson intersects
1898	Five-unit brick-faced stone rowhouse
1906	No Gore Street listings in the Provincial Gazetteer
1911	<i>Wilson, 20 boot and shoe warehouse 22 offices 24 metal and rubber stamp factory 26 manufacturing agent. 28 hardware storage</i>
1922	20 R D Griffith & Co, whol shoes; 22 Ontario Engr Co; 22 C R McCulloeh & Co, publshrs; 24 H Barnard Stamp & Stencil Co; 26 City Relief Office; 26 U M Griffin, mfrs agt; 26 Hamilton Electrtype & Stereo type Co; 26 French Bros; 30 Warehouse;
1926	20 R B Griffith & Co. whol shoes; 22 Ontario Engravg Co; 22 C R McCulloch & Co, publishers; 22 Hamilton Engraving; 22 Canadian Purchasor; 24 H Barnard Stamp & Stencil Co Ltd; 26 Griffin Bldg; 26 City Relief Dept; 26 R M Griffin, mfrs agt; 26 French Bros, book bndrs; 26 W R Crockett & Son, book bndrs; 30 John Hyslop; 56 Mrs M McCabe; 36 Alex Wilson; 36 C J McCabe, M D;
1947	20 store 22 Martlin & Lawrie Ltd Blue Prints 24 Letter House Printing 26 Various factories and offices 28 Offices in first storey, dwellings in second, warehouse in rear unit.
1964	20 store 22-24 Blueprints 26 Billiards 28 Office in first, dwellings in second, warehouse in rear
1973	22-24 Sam Mason's sporting goods store
1988	22-24 Sam Mason's sporting goods store
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2011	20 Dr. Disc – celebrates their 20 th anniversary 22-24 Sonic Unyon Recording Company 26-30 Living Rock

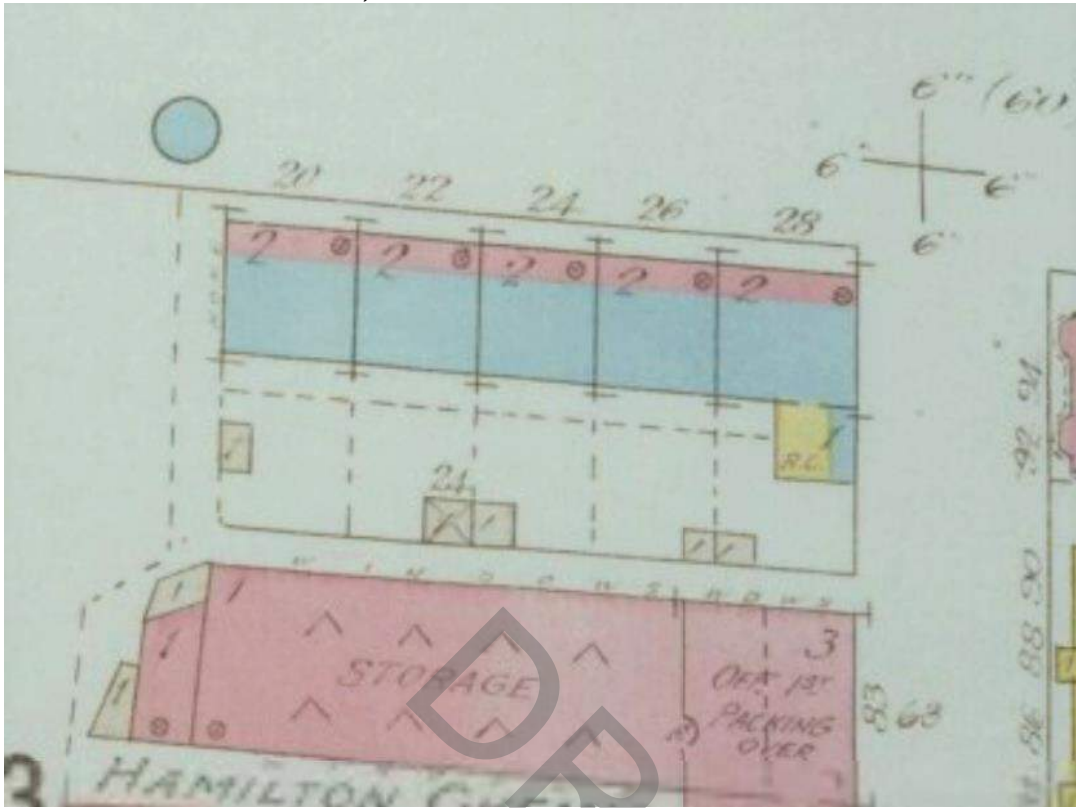
1850 Marcus Smith Map



1878 Fire Insurance Plan, unknown sheet



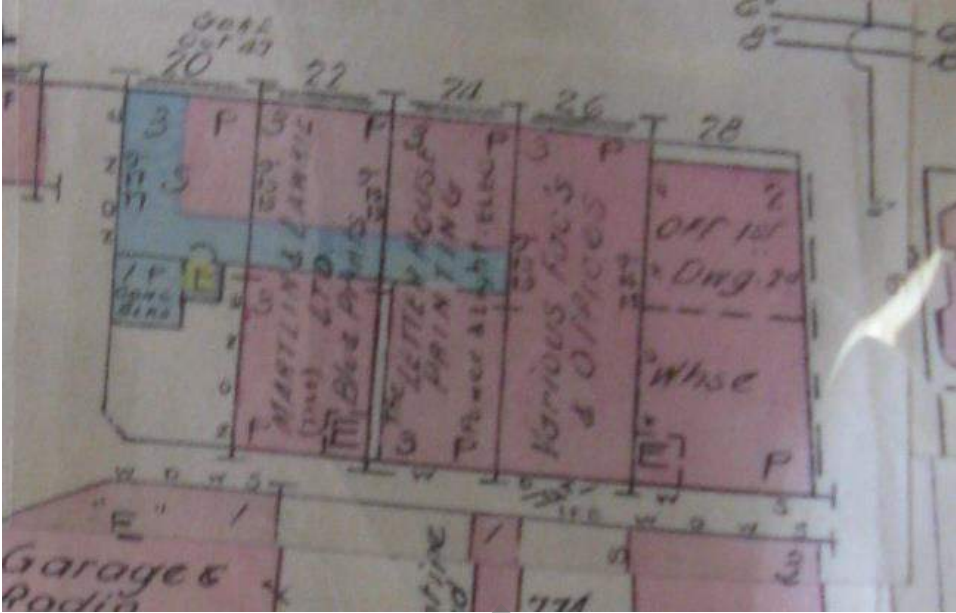
1898 Fire Insurance Plan, Sheet 16



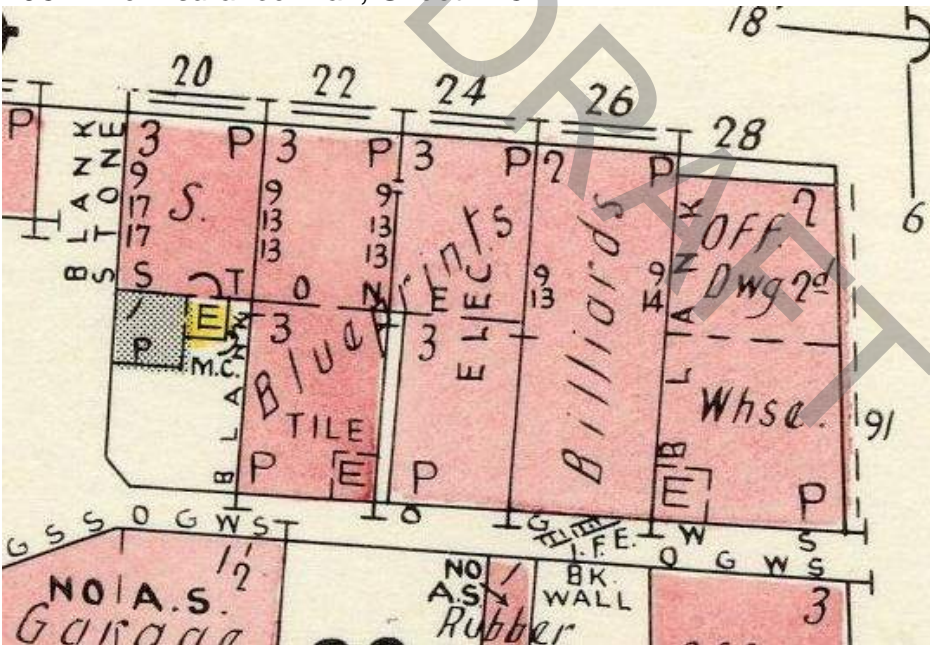
1911 Fire Insurance Plan, Sheet 16



and 26 Wilson Street had a third 1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



30 Wilson Street (Former Stone Residential Row)

Design:

30 Wilson Street is a two-storey commercial building originally constructed in the mid-19th century as the eastern end unit of a five-unit brick-faced stone residential row from 20 to 28 Wilson Street. The stone row was redeveloped for commercial use in the early-20th century, at which time 30 Wilson Street (formerly 28 Wilson Street) had a two-storey brick wing constructed in the rear with a hoist (later an elevator).

30 Wilson Street has a modified flat roof with a cornice (covered with flashing) along the Wilson and Hughson Street facades. The brick-faced three-bay front façade is composed of segmental window openings with alternating brick voussoirs and stone lug sills. The western bay has been modified to contain two small windows in the second storey and a raised entrance covered by a flat roof in the first storey. The stone foundation has windows with stone voussoirs and lug sills. The east wall consists of segmental openings with yellow brick voussoirs and stone lug sills.

The east side wall of the rear wing is composed of segmental windows with yellow-brick voussoirs and stone lug sills, with an entrance in the northern bay. The broken-course cut-stone foundation has a rock-faced finish with segmental windows, yellow brick voussoirs and stone lug sills.

Historical/Associative:

20 to 28 Wilson Street (formerly 13 to 21 Gore Street) were constructed in the mid-19th century as a five-unit brick-faced stone residential row. The buildings were redeveloped in the early-20th century for commercial purposes. 30 Wilson Street (formerly 28 Wilson Street) has served a variety of purposes since its redevelopment including hardware storage in the 1910s, offices with dwellings in the upper storey in the 1940s, and a warehouse in the rear wing throughout the 20th century. In 2011, 26 and 30 Wilson Street housed Living Rock, a ministry for street-involved youth.

Context:

30 Wilson Street, located on the southwest corner of Wilson and Hughson Streets, is part of commercial streetscape spanning from 20 to 30 Wilson Street that is also accessed via a rear lane. 30 (28) Wilson Street is the former eastern end unit of the original five-unit brick-faced stone row spanning from 20 to 28 Wilson Street, and is the only unit to retain its shallow setback from the public right-of-way.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

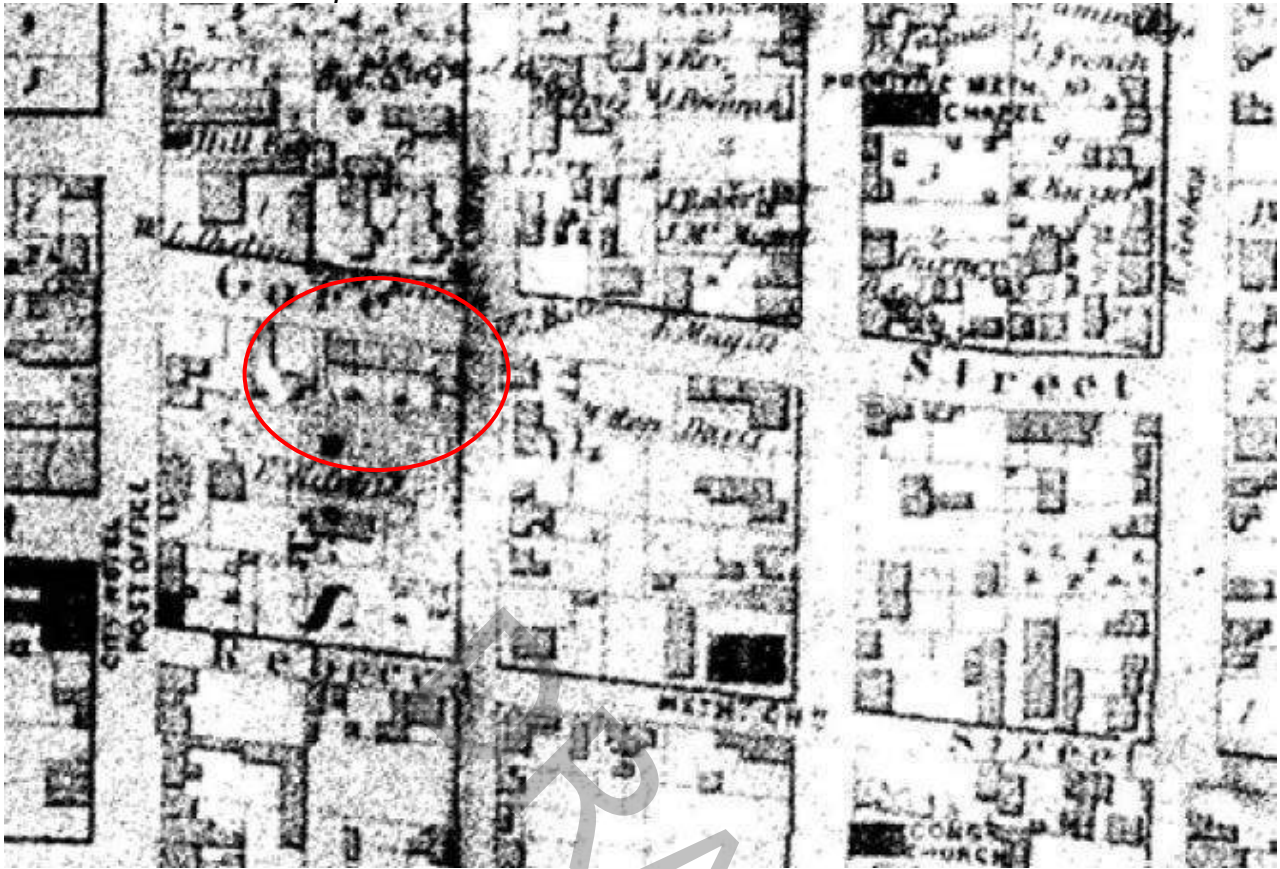
Hamilton L.A.C.A.C. Flashcard (c. 1973)

Living Rock - <http://www.livingrock.ca/>

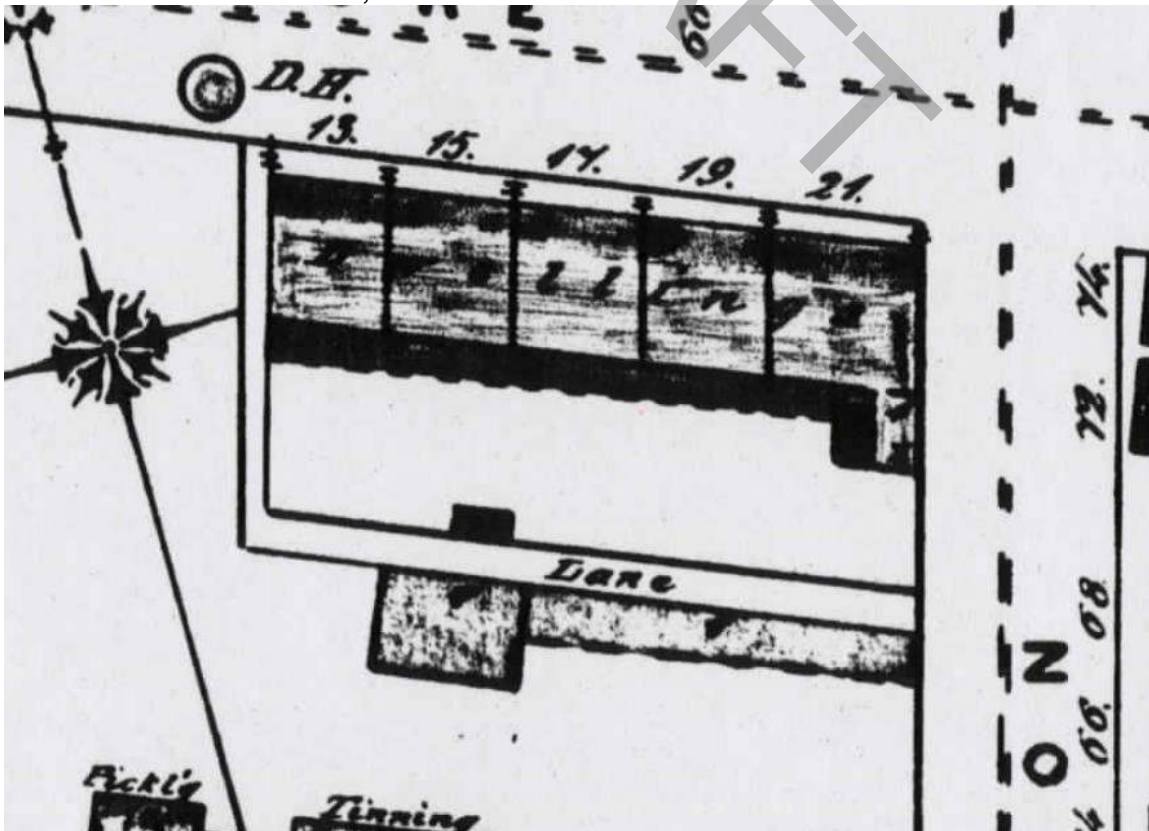
Notes:

Historical Uses	
1878	13-21 Gore Street, dwellings
1885	Gore-st, 13 Mrs John Shaw, boarding, 15 Vacant, 17 Vacant, 19 Samuel, Magill, woodworker, 21 George Col well, machinist, Hughson intersects
1898	Five-unit brick-faced stone rowhouse
1906	No Gore Street listings in the Provincial Gazetteer
1911	<i>Wilson, 20 boot and shoe warehouse 22 offices 24 metal and rubber stamp factory 26 manufacturing agent. 28 hardware storage</i>
1922	20 R D Griffith & Co, whol shoes; 22 Ontario Engr Co; 22 C R McCulloeh & Co, publshrs; 24 H Barnard Stamp & Stencil Co; 26 City Relief Office; 26 U M Griffin, mfrs agt; 26 Hamilton Electrype & Stereo type Co; 26 French Bros; 30 Warehouse;
1926	20 R B Griffith & Co. whol shoes; 22 Ontario Engravg Co; 22 C R McCulloch & Co, publishers; 22 Hamilton Engraving; 22 Canadian Purchasor; 24 H Barnard Stamp & Stencil Co Ltd; 26 Griffin Bldg; 26 City Relief Dept; 26 R M Griffin, mfrs agt; 26 French Bros, book bndrs; 26 W R Crockett & Son, book bndrs; 30 John Hyslop; 56 Mrs M McCabe; 36 Alex Wilson; 36 C J McCabe, M D;
1947	20 store 22 Martlin & Lawrie Ltd Blue Prints 24 Letter House Printing 26 Various factories and offices 28 Offices in first storey, dwellings in second, warehouse in rear unit.
1964	20 store 22-24 Blueprints 26 Billiards 28 Office in first, dwellings in second, warehouse in rear
1973	22-24 Sam Mason's sporting goods store
1988	22-24 Sam Mason's sporting goods store
1991	20 – Dr. Disc opens
2011	20 Dr. Disc – celebrates their 20 th anniversary 22-24 Sonic Unyon Recording Company 26-30 Living Rock

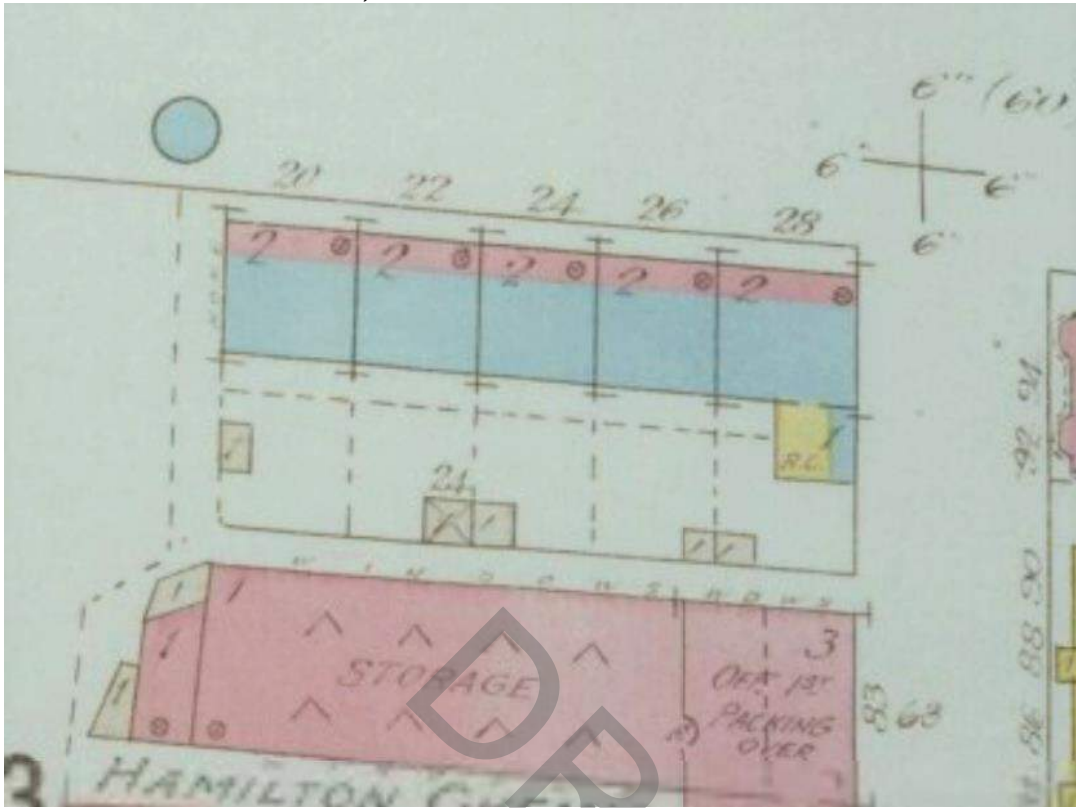
1850 Marcus Smith Map



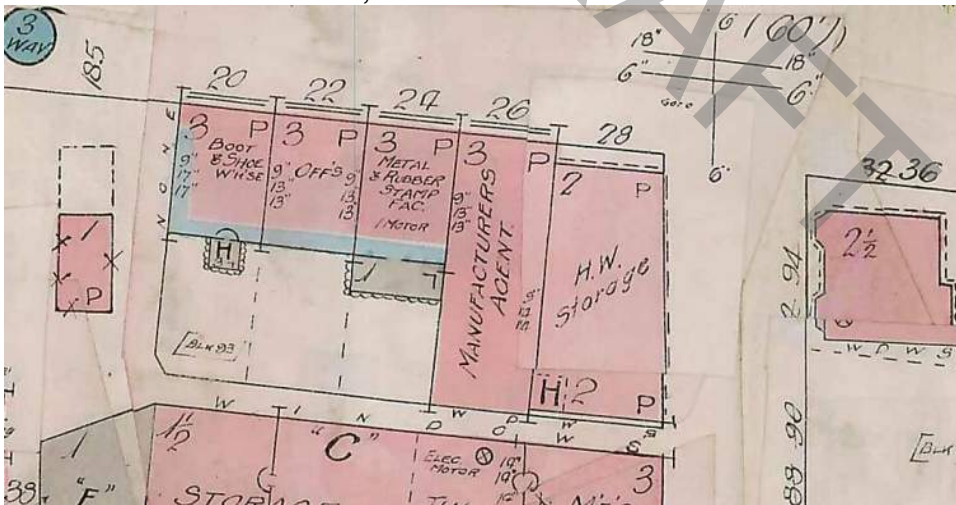
1878 Fire Insurance Plan, unknown sheet



1898 Fire Insurance Plan, Sheet 16



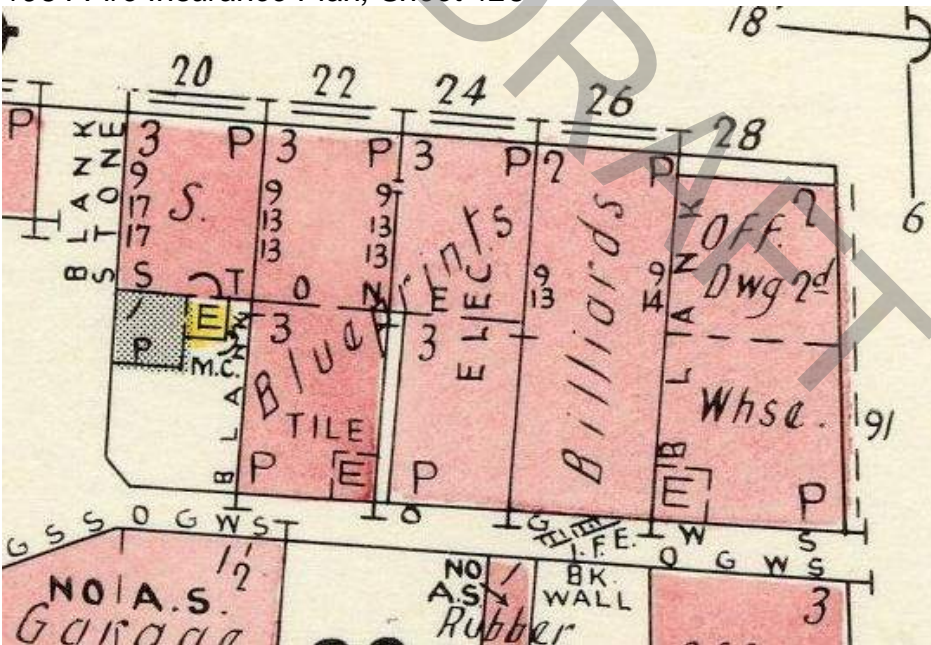
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



62 James Street North

Design:

62 James Street North is a stone commercial building originally constructed as a two-and-a-half storey building circa 1850, which had a brick third storey added circa 1890. The building consists of 62 and 64 James Street North and 3 Rebecca Street. The building has an irregularly-shaped plan with a short façade (parged), a tapered corner, a modified gable roof with a parapet to the south and a rear two-storey stone wing with a shed roof and projecting eaves.

The projecting front eave has a wooden cornice with a moulded fascia and frieze, decorative brackets separated by raised carvings, and large decorative end brackets. The two-bay front façade is composed of flat one-over-one hung windows in the upper storeys with stone lug sills, and two commercial storefronts in the first storey.

The rear wing has three flat windows in the parged second storey and two entrances with blinded transoms in the stucco-clad first storey.

Historical/Associative:

62 James Street North is associated with the early growth of James North as the civic core of the City in the mid-19th century and its further expansion into a commercial district with a mixture of public and private structures in the early 20th century. 62-64 James Street North has housed a variety of tailors and clothing stores since its construction in the mid-19th century, most notably Irving's Famous Clothes Limited which has occupied the site since 1949.

Context:

62 James Street North is a stone and brick commercial building located on the northeast corner of James and Rebecca Streets which fronts directly onto the public right-of-ways. 62 James Street North is part of the remaining James Street North commercial streetscape and is one of the few remaining stone commercial buildings on James Street North.

Sources:

City of Hamilton Fire Insurance Plans: 1878, 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

Hamilton L.A.C.A.C. Flashcard (c. 1973)

Hamilton Heritage File – 54, 56-60 James Street North

Notes:

The building may in part date back to the original post office;

66 James Street North (J.W. MacDonald Cigar Manufacturer)

Design:

66 James Street North is a stone commercial building originally constructed as a two-and-a-half storey building circa 1850, which had a brick third storey added in the early-20th century. The building, laid in Common bond, has a rectangular plan with a short façade, an even-course cut-stone finish, a two-storey rear brick wing, and a moulded wood cornice with dentils and the words, "J. W. MACDONALD" painted in the frieze.

The three-bay front façade is composed of flat windows with stone lug sills in the upper storeys. The blinded third-storey windows have alternating brick voussoirs and the modified second-storey windows have shaped stone lintels. The brick-clad first storey contains a commercial storefront to the north, an entrance for the upper storeys to the south and a fabric awning. The rear walls are composed of segmental windows with brick voussoirs and stone lug sills, most of which have been filled in with brick.

Historical/Associative:

66 James Street North is associated with the early growth of James North as the civic core of the City in the mid-19th century and its further expansion into a commercial district with a mixture of public and private structures in the early-20th century. 66 James Street North housed a variety of tobacco shops from the 1890s to the late-20th century, as well as billiards throughout the 20th century. J.W. MacDonald's tobacco shop occupied the building from 1896 until 1924 and the painted frieze with the words "J.W. MACDONALD" still remains in the upper storey. The first public bowling alley in Hamilton is said to have opened in the rear of building in 1890.

Context:

66 James Street North is a stone and brick commercial building which fronts directly onto James Street North. 66 James Street North is part of the remaining James Street North commercial streetscape and is one of the few remaining stone commercial buildings on James Street North.

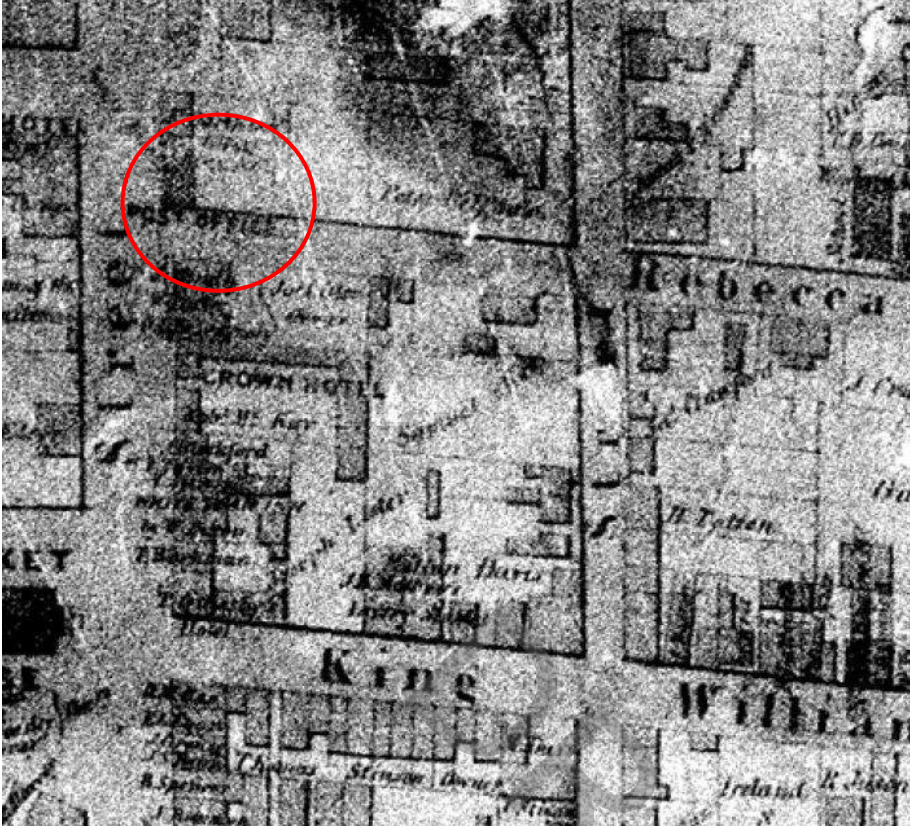
Sources:

City of Hamilton Fire Insurance Plans: 1878, 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)
Hamilton L.A.C.A.C. Flashcard (c. 1973)
Hamilton Heritage File – 62-70 James Street North
Head of the Lake Society Fascinating Facts - <http://www.headofthelake.ca/fascinating.html>

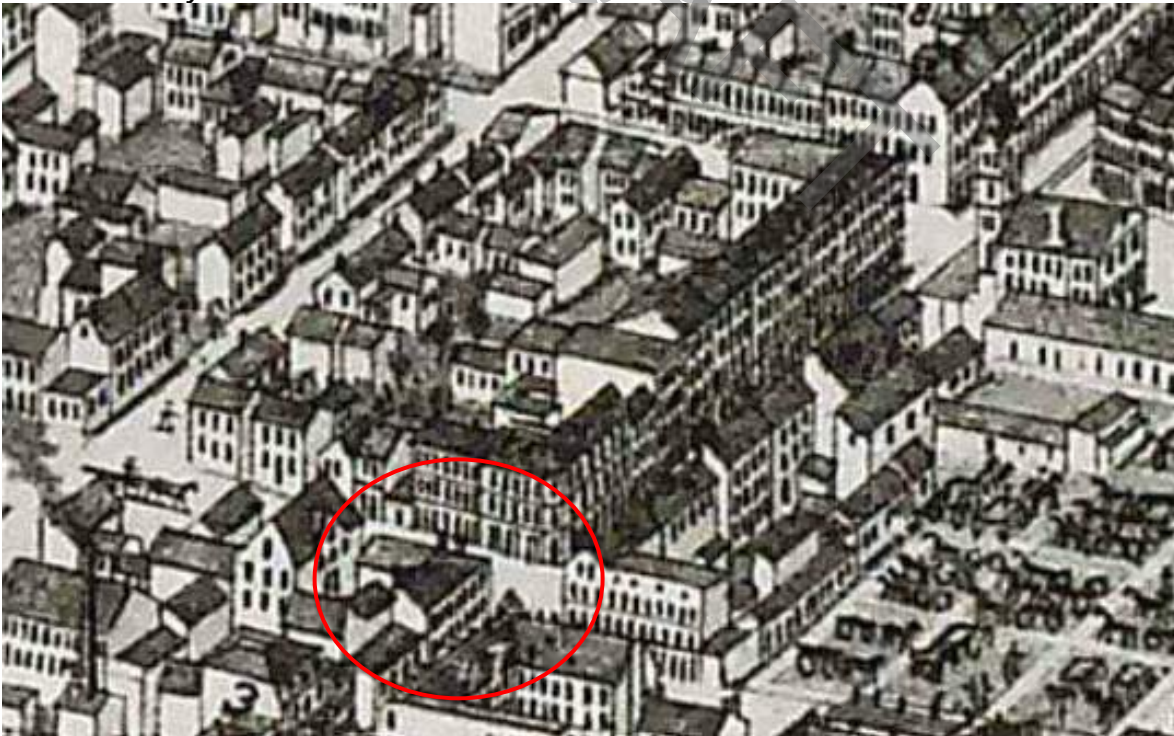
Notes:

66 James Street North previously listed in inventory;
Formerly referred to as 64 James Street North in the 1878 Fire Insurance Plan;

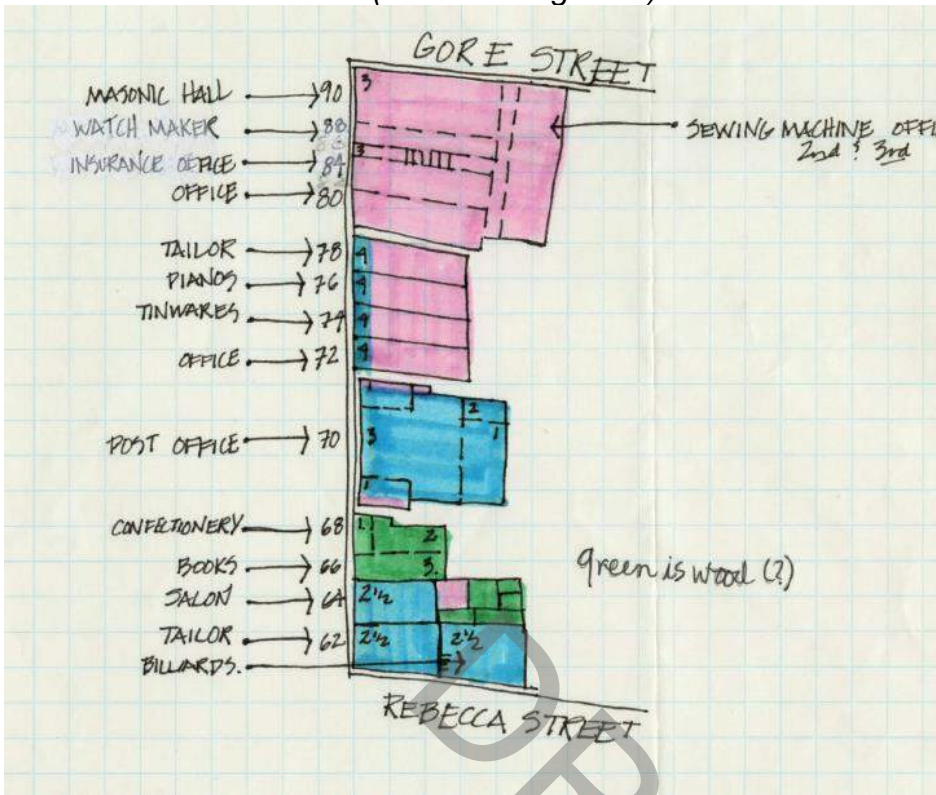
1850 Marcus Smith Map



1876 Birds Eye View



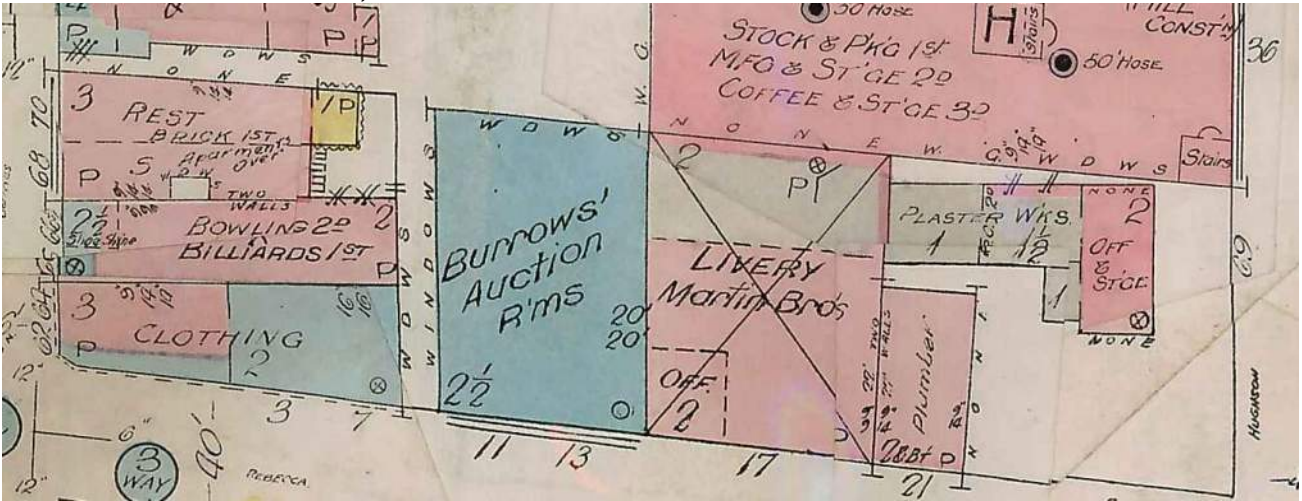
1878 Fire Insurance Plan (From Heritage File)



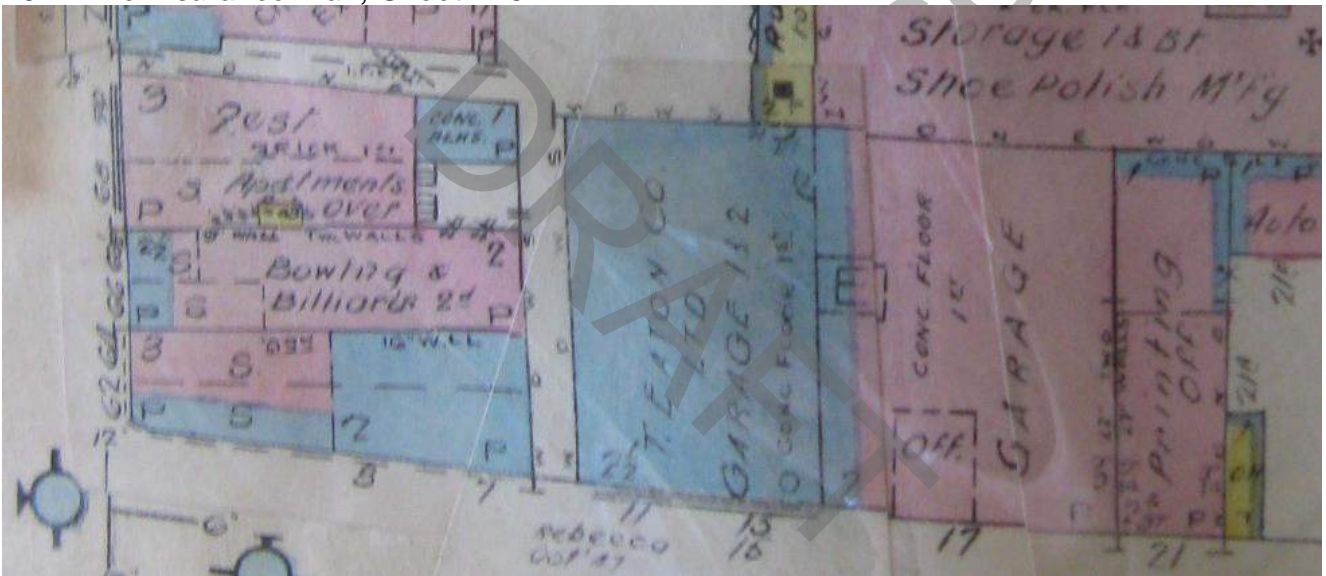
1898 Fire Insurance Plan, Sheet 16



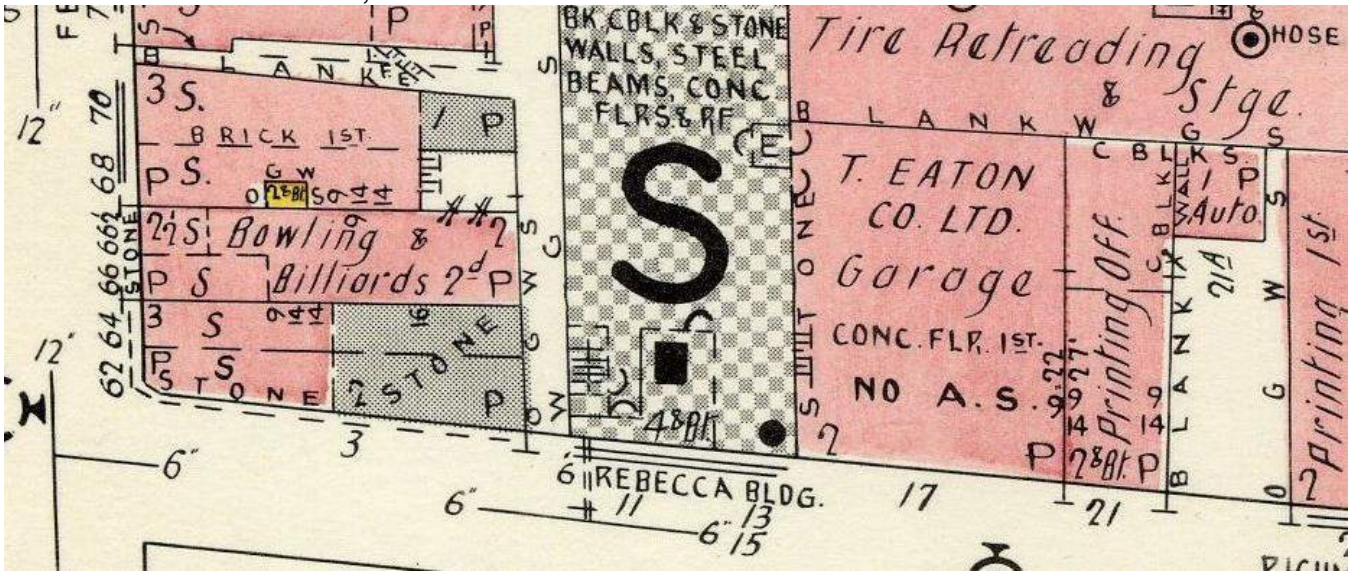
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126

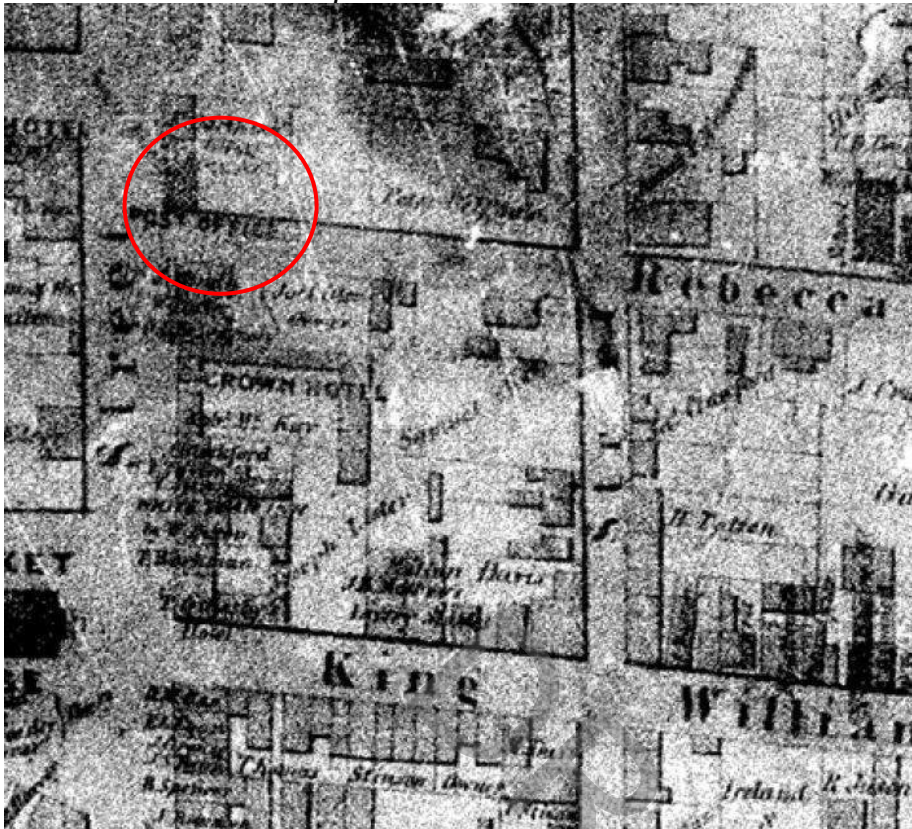


Preliminary

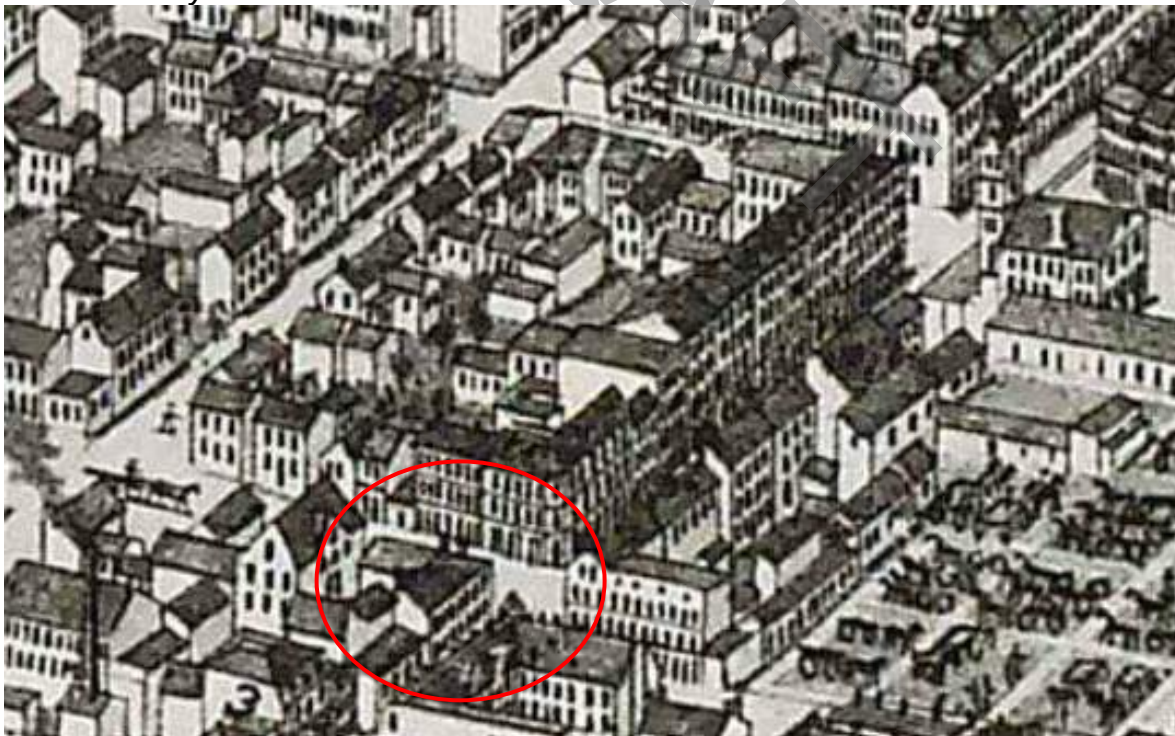


Preliminary Research

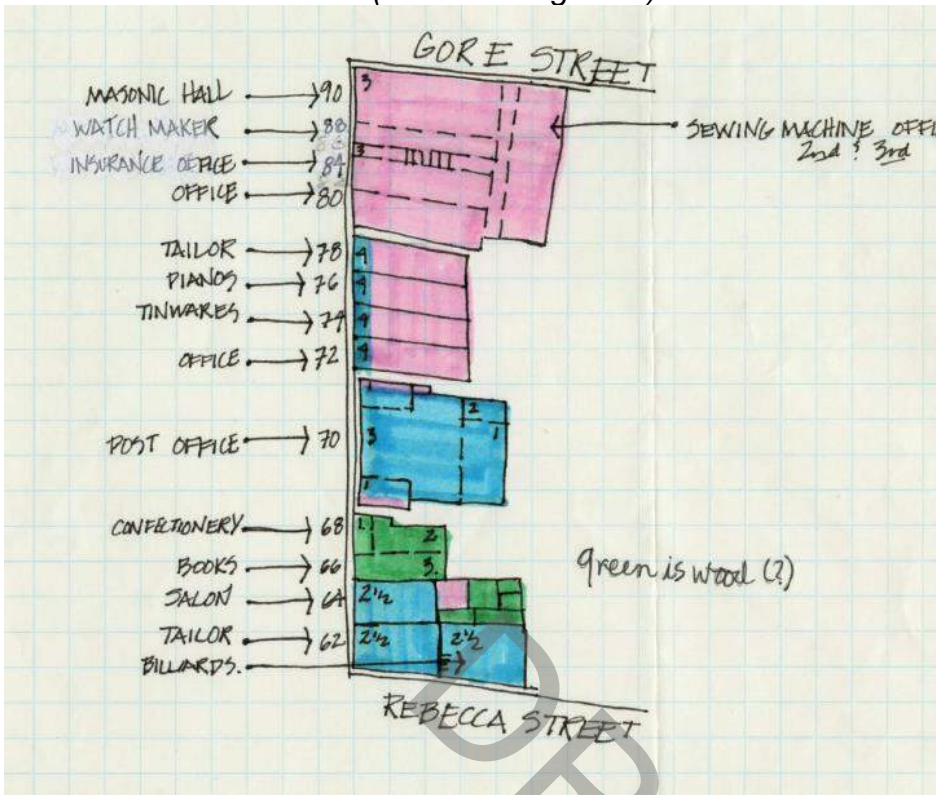
1850 Marcus Smith Map



1876 Birds Eye View



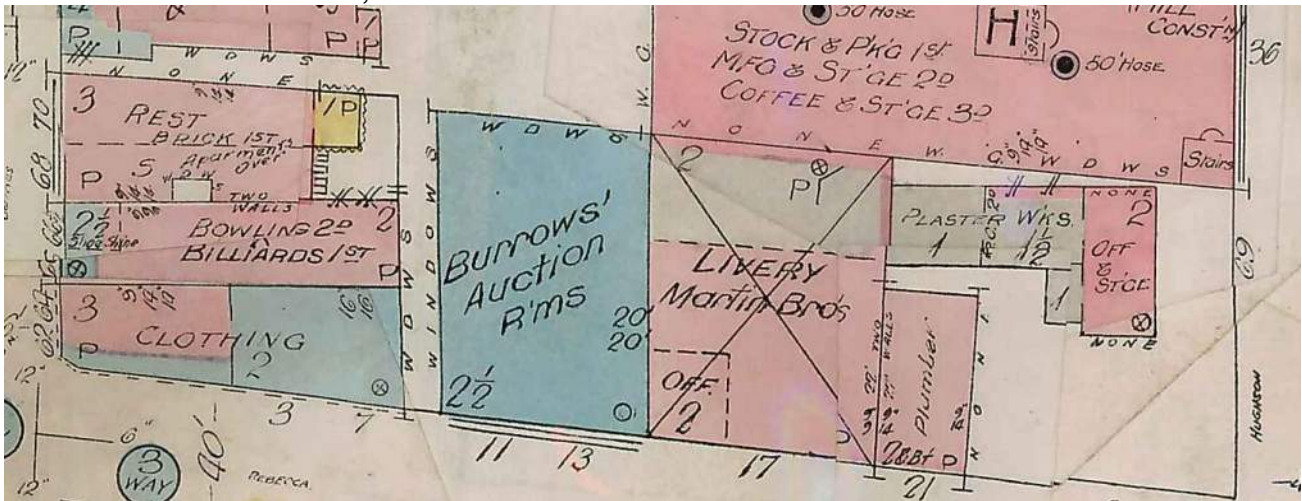
1878 Fire Insurance Plan (From Heritage File)



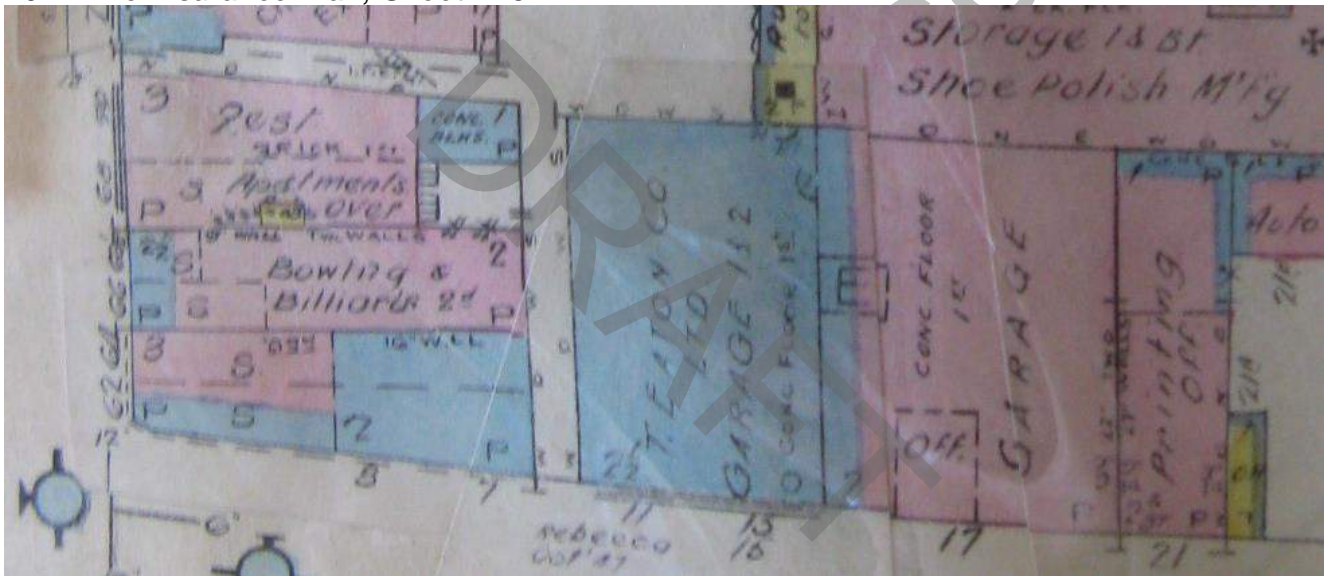
1898 Fire Insurance Plan, Sheet 16



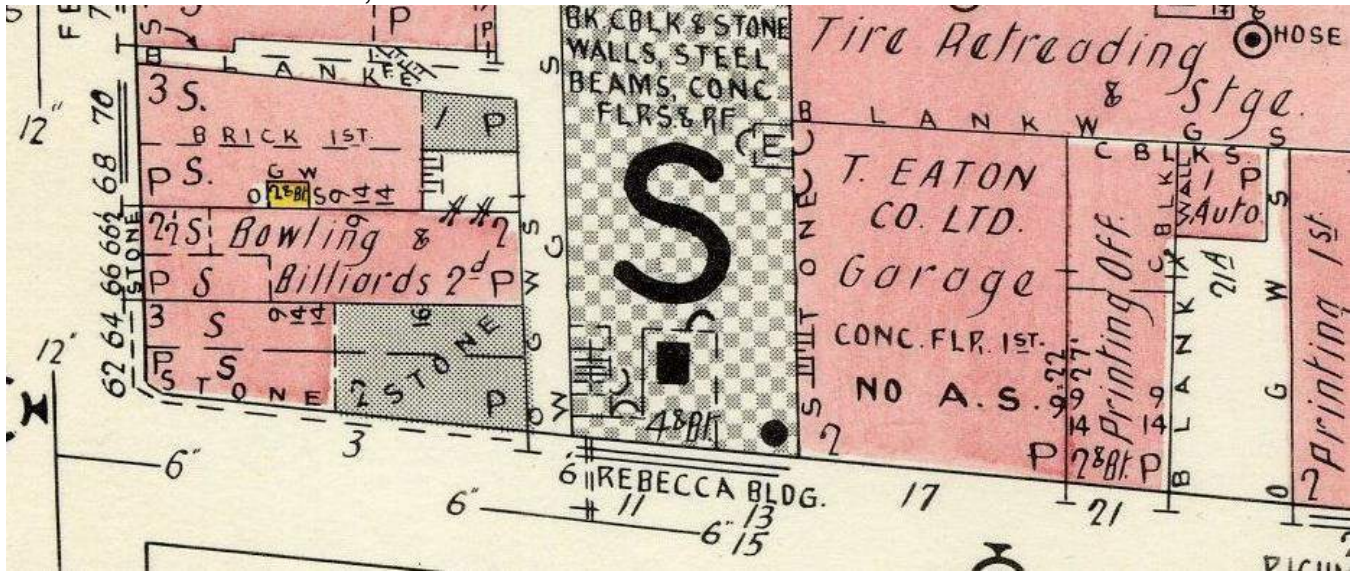
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



Preliminary



Preliminary Research

HAMILTON L.A.C.A.C. — HERITAGE RESEARCH

ADDRESS AND NAME 66 James Street North

LOT AND PLAN NUMBERS, PRESENT OWNER, TENANTS, AND LAND USE

Survey Nathaniel Hughson Part of Lot 44

Owner: Christopher Alex, Downtown Pipe & Smoke

Tenants: 66 - Canadian Tradition, Alex Dean

66½ - Downtown Pipe & Smoke Shop, Christopher Alex

Land Use: Lower Commercial & Upper Residential



Roll 2
#4

DATE OF CONSTRUCTION

1850's 3rd Storey added during first quarter of the twentieth century.

ARCHITECT OR BUILDER

ORIGINAL OWNER Mrs. Metcalfe

ORIGINAL TENANT(S) Richard Sennitt, dentist

USES

Stores - Millinery (1850's)
News dealer, books (1870's-1880's)
Cigar Manufacturer (1890's to present, 1984)
or Tobacconist
Barbers and Billiard often co-tenants.

BUILDING MATERIALS

ARCHITECTURAL FEATURES AND SIGNIFICANCE

Built as a two-and-a-half-storey stone building. It was typical of mid-nineteenth century commercial buildings. Later in the first quarter of the twentieth century the gable roof was removed and a brick third storey added.

HISTORICAL SIGNIFICANCE

store has sold tobacco for nearly 100 years.

SOURCES FOR CONSTRUCTION DATE

1. CURRENT CITY ASSESSMENT ROLL
2. INSURANCE PLANS 1878
3. INSURANCE PLANS 1898, UPDATED TO 1916
4. INSURANCE PLANS 1927, UPDATED TO 1947
5. HAMILTON CITY DIRECTORIES (VERNON)
6. CITY ASSESSMENT ROLLS
7. ABSTRACT INDEX - REGISTRY OFFICE
8. LEGAL INSTRUMENTS - REGISTRY OFFICE
9. OTHER

Maps 1876, 1883, 1893
Katherine O'Connors Research Report

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<input checked="" type="checkbox"/>	1853
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68 James Street North

Design:

68 James Street North is a three-storey brick commercial building constructed circa 1907, consisting of 68 and 70 James Street North. The building has a rectangular plan with a short façade, a rear one-storey concrete-block addition, and a low brick parapet above a small cornice with dentils and a moulded frieze. The symmetrical three-bay front façade contains a central bay with a semi-circular recessed arch, brick voussoirs and a keystone. Inside the second-storey of the arch is a pair of semi-circular windows framed by decorative brick with a round window. Decorative brick panels separate the pair of flat first-storey windows from the second storey.

The central bay is flanked on either side by two-storey oriel windows with moulded wood cornices, pediments and dentilated friezes. The bays are framed by brick pilasters with corbelling, grooves, ovolo moulding, and stone accents. The first storey consists of a central entrance to the upper storeys with a commercial storefront flanking either side. The rear wall is composed of segmental openings with alternating brick voussoirs in the two centre bays and modified flat windows in the outer bays.

Historical/Associative:

68 James Street North was built on the site of a former two-storey wood-frame building dating back to the mid-19th century. 68 James Street North is associated with the further expansion of James North as the civic core of the City in the mid-19th century to a commercial district with a mixture of public and private structures in the early-20th century. 68 and 70 James Street North have housed a variety of businesses since its construction in the early-20th century, including the long-standing Hamilton Lunch restaurant from 1907 until 1948, while the upper storeys contained apartments.

Context:

68 James Street North is a brick commercial building which fronts directly onto James Street North. 68 James Street North is part of the remaining James Street North commercial streetscape.

Sources:

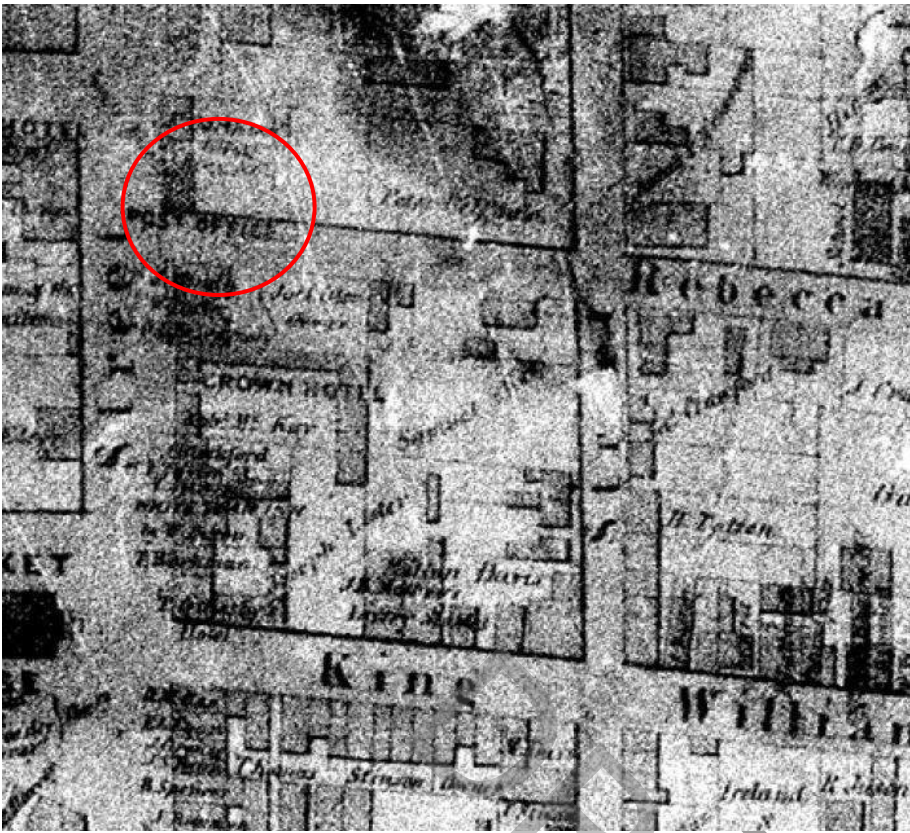
City of Hamilton Fire Insurance Plans: 1878, 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

Hamilton L.A.C.A.C. Flashcard (c. 1973)

Hamilton Heritage File – 62-70 James Street North

Notes:

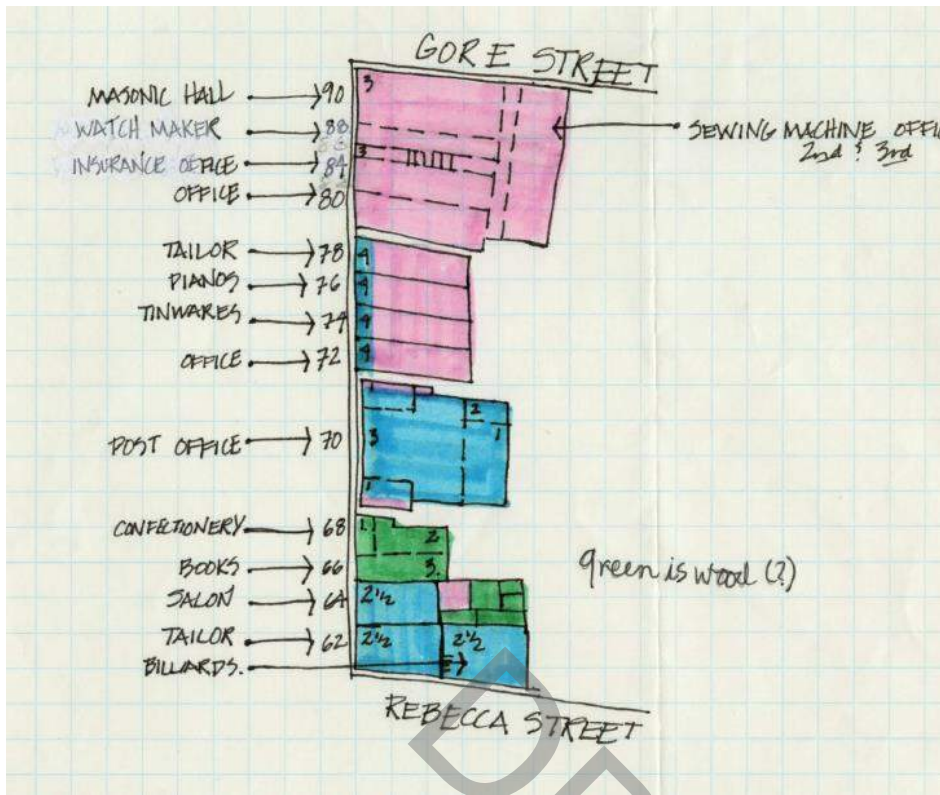
1850 Marcus Smith Map



1876 Birds Eye View



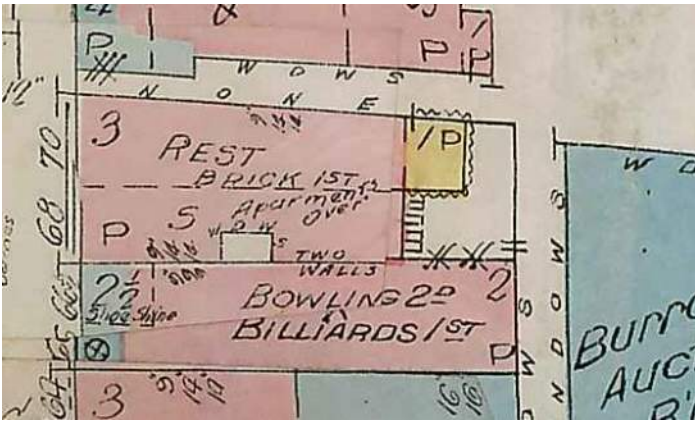
1878 Fire Insurance Plan (From Heritage File)



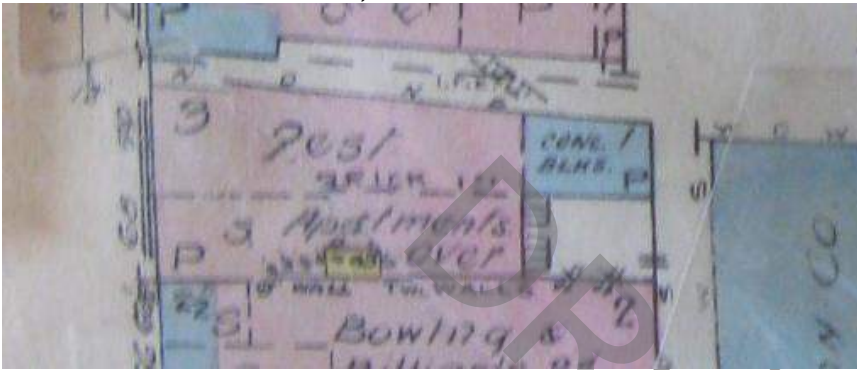
1898 Fire Insurance Plan, Sheet 16



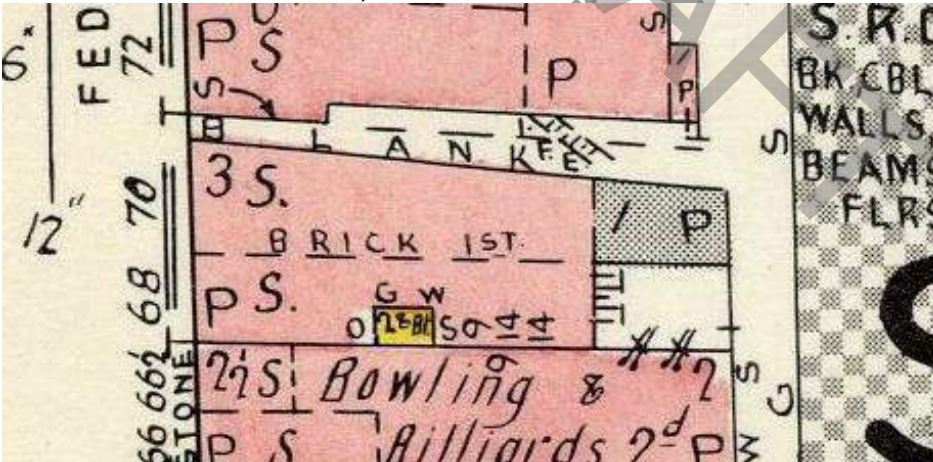
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



69 Hughson Street North (Richmond Building)

Design:

69 Hughson Street North is a two-storey brick commercial building constructed in 1931. The blended-brick building has a rectangular plan with a long façade, a flat roof, a parged foundation and a shaped brick parapet on the south and east sides with a stone finish and decorative stone brackets. The front facades are laid in Flemish bond and have brick pilasters with stone finishes separating the bays, and flat windows with flat-arch vertical-joint brick head trim and shaped stone lug sills.

The five-bay façade fronting onto Hughson Street has a recessed entrance with a plain stone surround and flanking windows in the centre bay. There is a pair of windows in the upper storey with single windows flanking either side. The intermediate bays contain tripartite windows in the second storey and modified windows in the first storey. The outer bays have a pair of windows each storey, and a secondary entrance in the north bay with a square transom, a flanking window side left and a moulded stone surround.

The three-bay façade fronting onto Rebecca Street has a central bay with two pairs of windows in the second storey with a shared sill, and two windows in the first storey. The outer bays contain a pair of windows in each storey, with a recessed entrance in the western bay. The entrance has a flat transom and is framed by a moulded stone surround, which is topped by stone carving with decorative trim and the inscription "RICHMOND BUILDING".

The west side wall is laid in Common bond and has bricked-in windows, the north side wall is clad with stucco, and the six-over-six hung windows in the front facades have been replaced.

Historical/Associative:

The Richmond Building, which consists of 69 Hughson Street North and 29 Rebecca Street, housed a printing business in the first storey and a bookbinding business in the second storey throughout the 20th century. In 2011, 69 Hughson Street North was referred to as the C.A.M.U.L. Building and housed a variety of businesses including a tailor, a Buddhist Centre, and a variety of arts and community organizations.

Context:

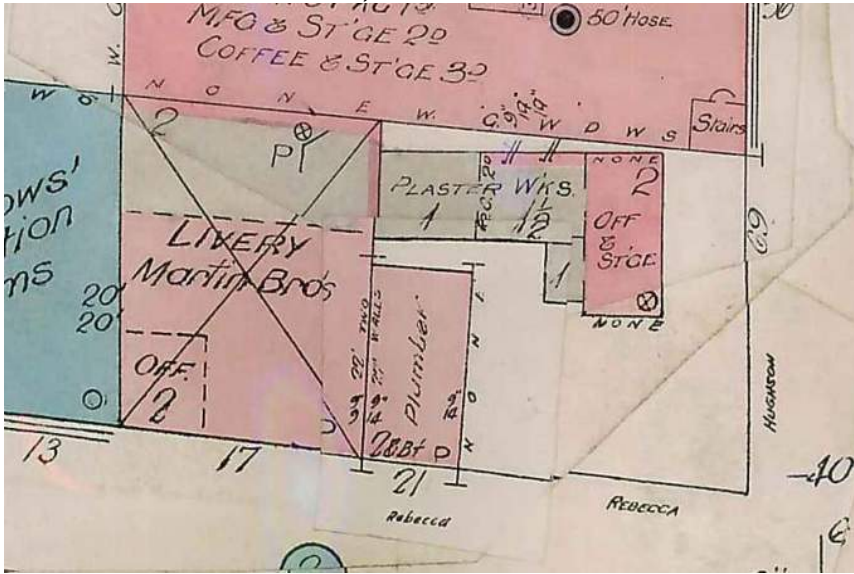
69 Hughson Street North is located on the northwest corner of the intersection of Hughson and Rebecca Streets, fronting directly onto the public right-of-ways.

Sources:

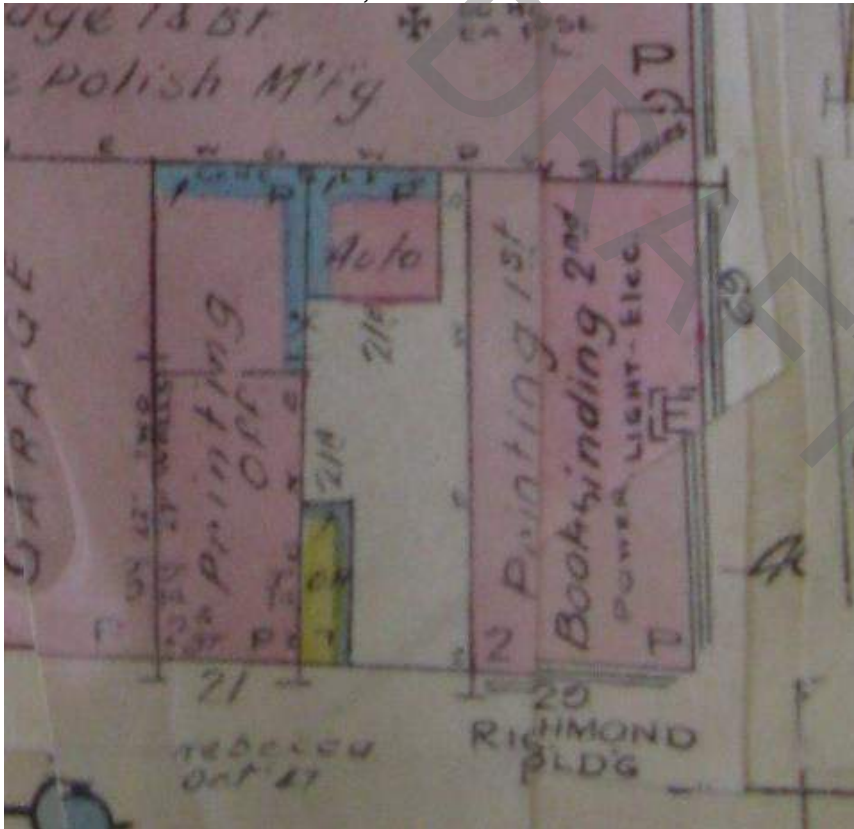
City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)
Hamilton L.A.C.A.C. Flashcard (c. 1973)

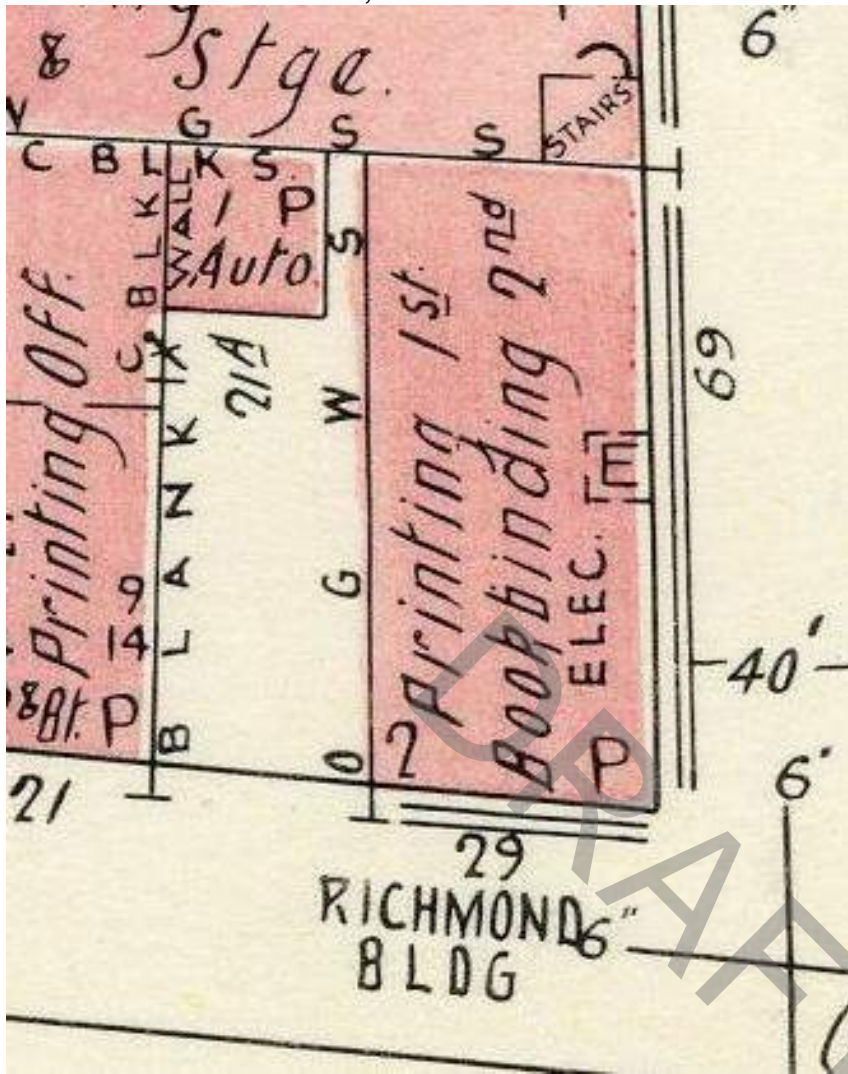
Notes:

1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126





72 James Street North (Federal Building; Post Office; Sun Life Building)

Design:

72 James Street North was constructed as a three-storey stone government building circa 1858 in the Renaissance Revival style. The building, which served as a Post Office, had a three-bay front façade and subsequent one-storey wings added to either side. In 1898, the building was altered into an office building with a Classical Revival style, which included the expansion of the front façade into five bays and the addition of elaborate side towers and an extravagant central crest. Although many of the original materials were recycled, only the three central second-storey windows remain, which have stone pediments and decorative stone trim.

In 1920, the building was once again redeveloped, this time into a five-storey office building. The side towers were removed and two additional storeys were constructed with dark brick, stone detailing and an elaborate cornice. The remaining elements of the 1898 commercial office building include: the arched entrance framed by paired columns with Ionic capitals and a decorative entablature; tripartite windows in the outer bays of the second storey with similar decorative detailing; three semi-circular windows in the third storey with decorative stone trim; and a moulded stone cornice with a carved stone frieze and dentils above the third storey.

The final result is an eclectic building style that includes an even-course smoothed-stone façade in the lower three storeys and a dark brick façade in the upper storeys. The upper storey windows are framed by plain stone lintels, quoins on the sides, carved stone panels between the storeys and a continuous stone sill below. There are three bays of windows in the central portion separated by two-storey carved stone panels. There is a pair of window bays flanking either side, which are echoed in the immediate side walls. The rear walls are composed of segmental windows with brick voussoirs and stone lug sills.

Historical/Associative:

72 James Street North is associated with the early growth of James North as the civic core of the City in the mid-19th century and its further expansion into a commercial district with a mixture of public and private structures in the early-20th century. 72 James Street North was originally constructed between 1856 and 1858 as a three-storey stone government building designed in the Renaissance Revival style by architect Frederick Cumberland of Cumberland & Storm. In 1898, architects William & Walter Stewart designed alterations to the building in the Classical Revival style, and in 1920 two upper storeys were added.

72 James Street North served as the Hamilton's main post office from 1856 to 1897, at which time the Sun Life Assurance Company moved in and occupied the building until 1920. From 1920 to 1977, the Park Business College occupied the building, along with a variety of small businesses. In 2011, 72 James Street North was occupied by a number of small businesses and residences.

Context:

72 James Street North is a stone and brick building which fronts directly onto James Street North. 72 James Street North is part of the remaining James Street North commercial streetscape.

Sources:

City of Hamilton Fire Insurance Plans: 1878, 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

Hamilton L.A.C.A.C. Flashcard (c. 1973)

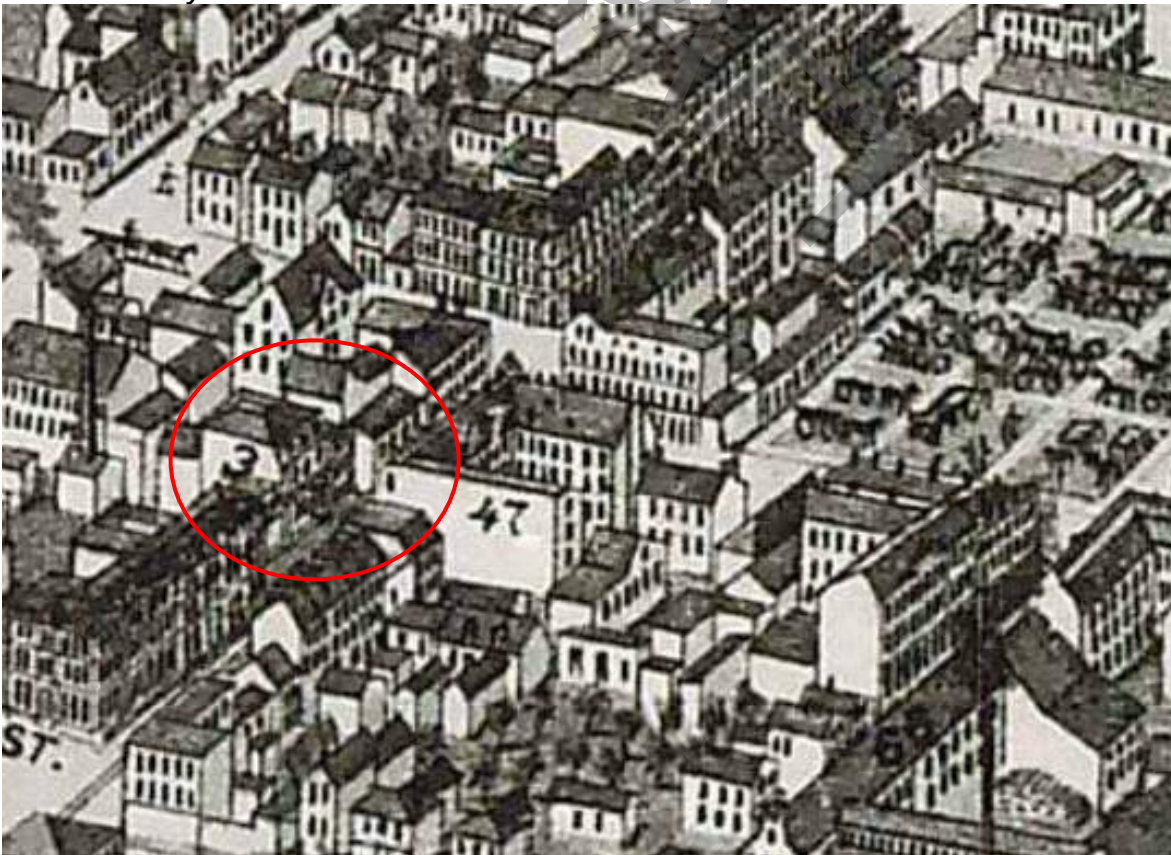
Hamilton Heritage File – 72-76 James Street North

Notes:

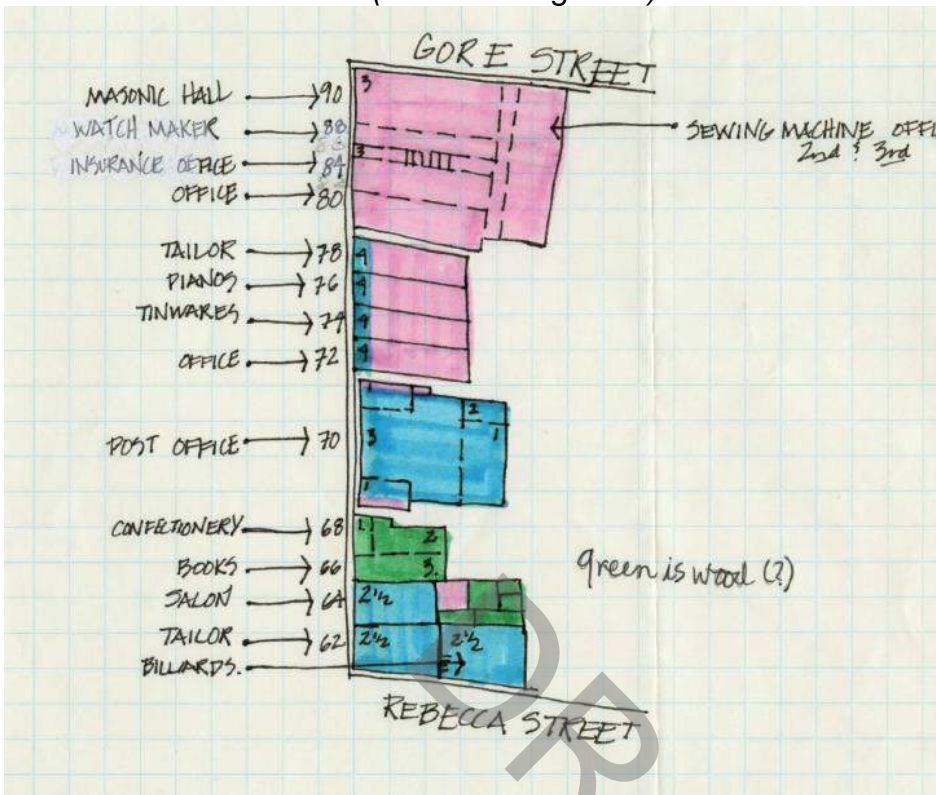
1850 Marcus Smith Map



1876 Birds Eye View



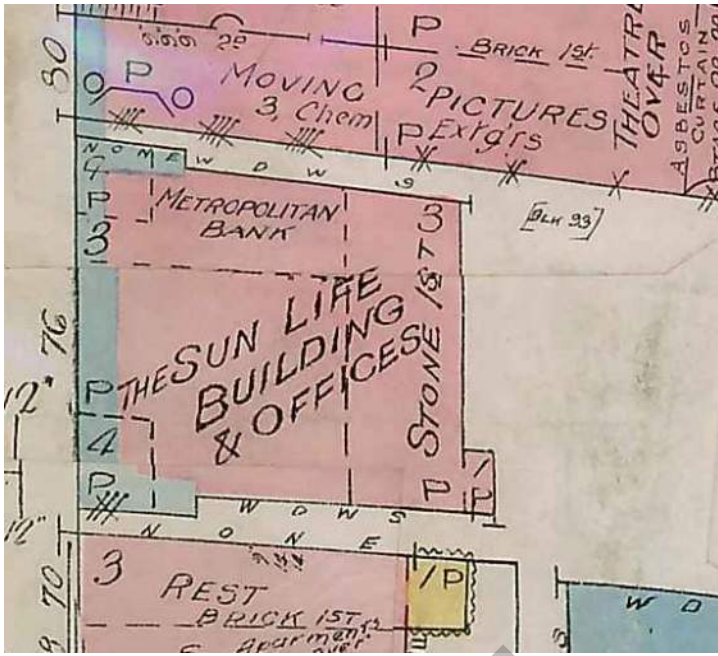
1878 Fire Insurance Plan (From Heritage File)



1898 Fire Insurance Plan, Sheet 16



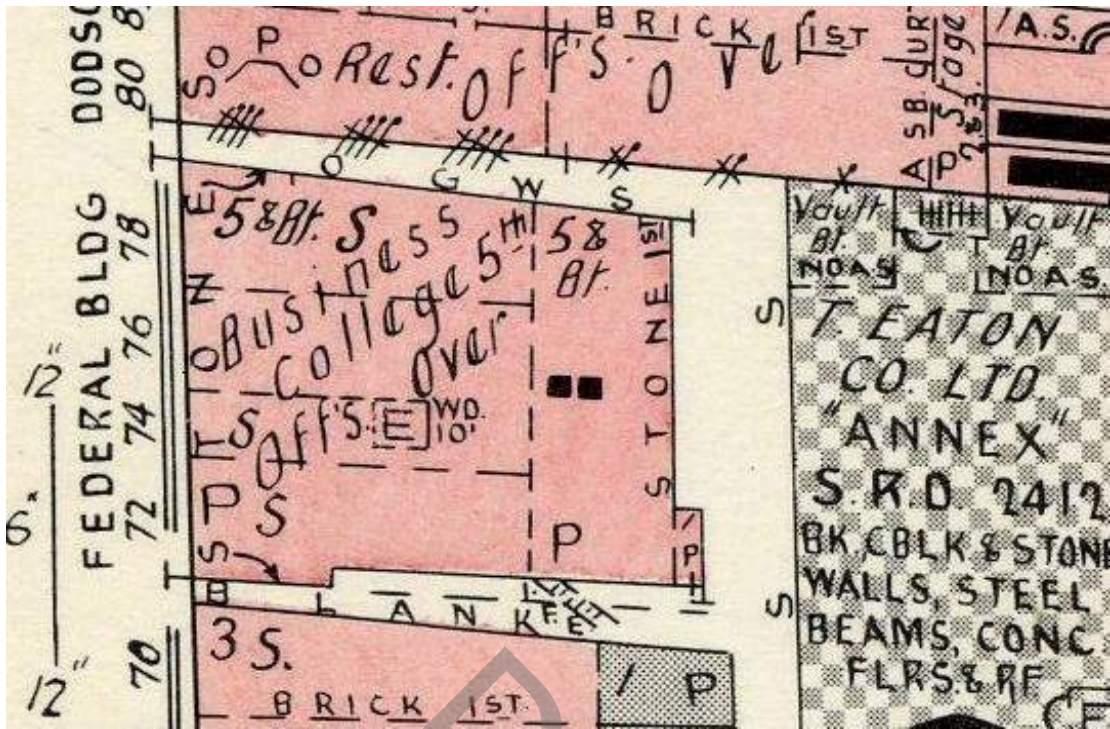
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



73 Hughson Street North

Historical/Associative:

73 Hughson Street North is presently vacant but was occupied previously by "F.F Dalley Co. Ltd".

Context:

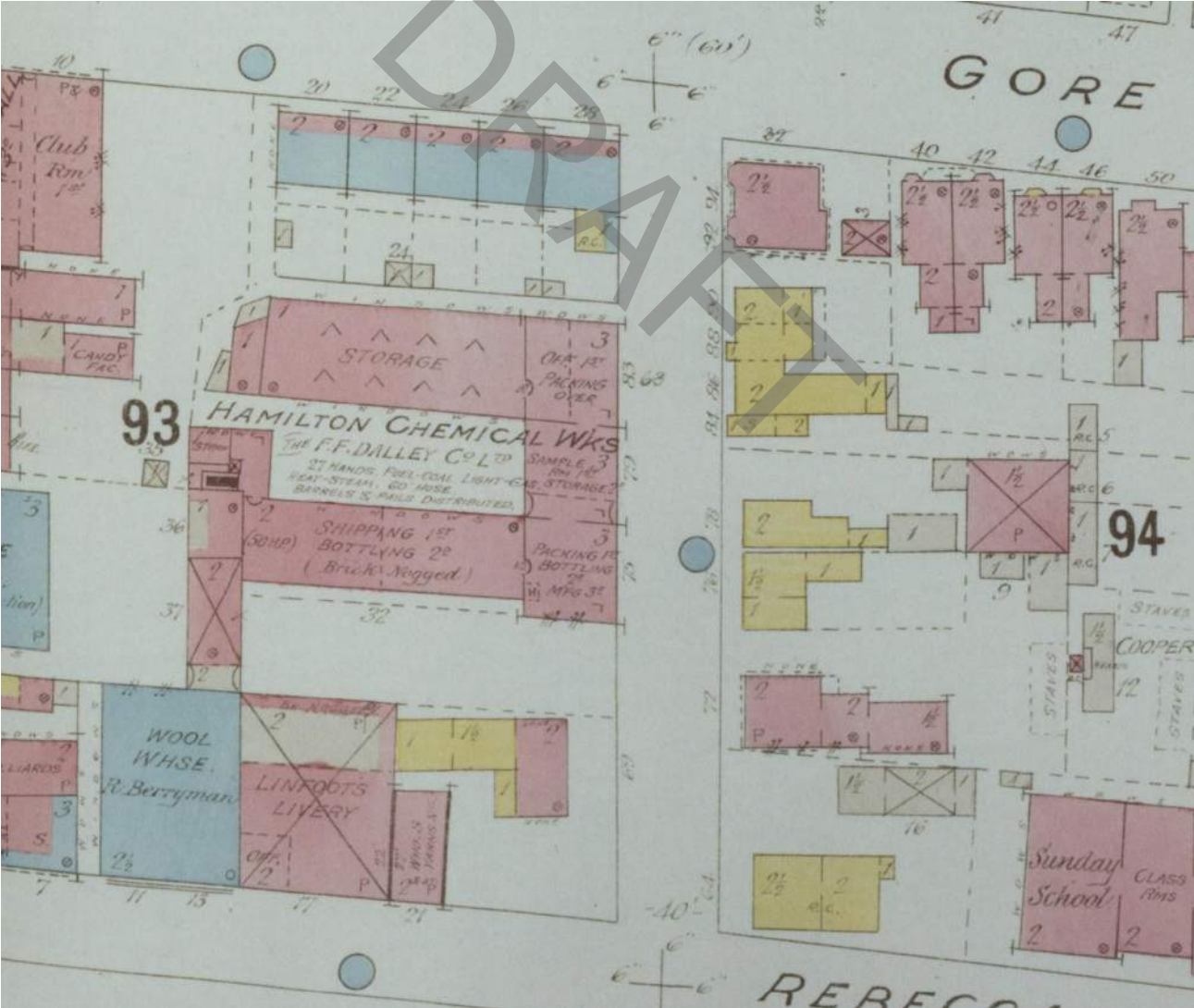
73 Hughson Street North is located on the northwest side of Hughson Street between Wilson and Rebecca Street, fronting directly onto the public right-of-way.

Sources:

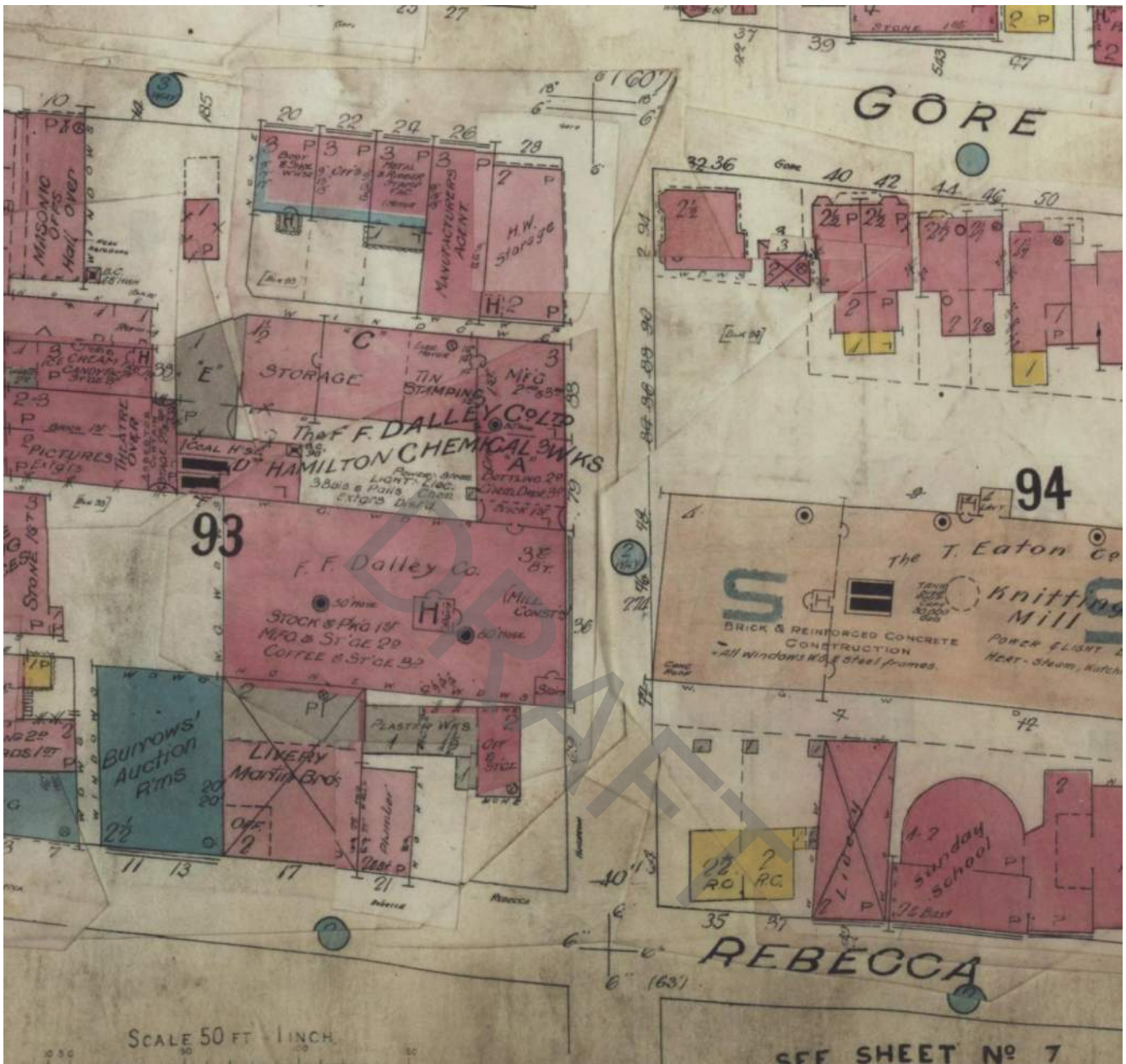
City of Hamilton Fire Insurance Plans: 1898, 1911 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

Notes:

1898 Fire Insurance Plan, Sheet 16



1911 Fire Insurance Plan, Sheet 16



80 James Street North (Commercial Row)

Design:

80 James Street North is a three-and-a-half storey brick commercial building constructed in 1873 as part of a four-unit related row from 80 to 86 James Street North. 80 James Street North is a rectangular Common-bond brick building faced with smoothed even-course cut stone that consists of two units, 80 and 82 James Street North, that are separated by a raised firewall.

There are two-storey rear brick wings behind 80 and 82 James Street North that total three-storeys in height, which were constructed in the 1900s along with a subsequent addition to the second and third storeys that was constructed as a stage with an open passageway below. The building has a mansard roof covered with hexagonal slate tiles, a pair of dormers for each unit with semi-circular windows and curved pediments, and brick gabled parapets with stone end brackets. The projecting eaves are accented by a moulded wood cornice with decorative brackets, carved panels, a moulded frieze, and ornate end brackets.

Each unit has a two-bay front facade composed of stone pilasters, shaped window heads and decorative brackets made of galvanized iron, and continuous stone sills in the upper storeys. There are segmental window openings in the second storey with curved pediment window heads and flat window openings in the third storey with plain pediments. A two-storey contemporary sign projects out from between the two bays of 80 James Street North.

There is a storefront in the first storey of each unit and an additional entrance to the upper storeys in the south end of 82 James Street North. The first-storey cornice has been replaced by contemporary signage. The two-over-two and one-over-one hung windows in the upper storeys have been replaced. The rear walls are composed of segmental windows with alternating brick voussoirs and stone lug sills.

Historical/Associative:

80 James Street North is associated with the early growth of James North from the civic core of the City in the mid-19th century to a commercial district with a mixture of public and private structures in the early-20th century. 80 to 86 James Street North was designed by architect Albert H. Hills (1816-1878) and constructed circa 1873.

80 and 82 James Street North housed primarily professional offices in the 1870s prior to the relocation of the Post Office from 72 James Street North to the Gore. After that time, the tenancy became primarily commercial and also included a hotel throughout the 1880s and 1890s. 80 James Street North housed the Red Mill Theatre in the upper storey from 1908 to the 1920s, which had the seating capacity of 500 and a stage 15 feet deep and 40 feet wide. The theatre reopened as the Red Mill Dinner Theatre in 1998 and was occupied by the Harvest Moon restaurant and banquet hall in 2011 with the stage still intact.

Context:

80 James Street North is a three-storey commercial building consisting of 80 and 82 James Street North. 80 James Street North is part of a related commercial row spanning from 80 to 86 James Street North that fronts directly onto the public right-of-way. 80 James Street North is part of the remaining James Street North commercial streetscape.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

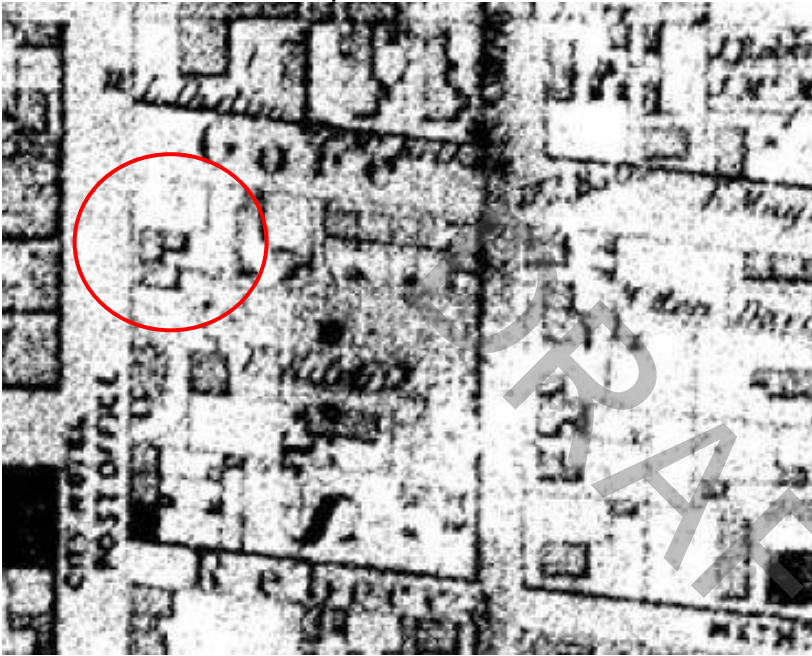
Hamilton L.A.C.A.C. Flashcard (c. 1973)

1910 Magazine of Industry

Notes:

84-86 James Street North received 22,952.000 in funding from the CORE Heritage Program in 2000.

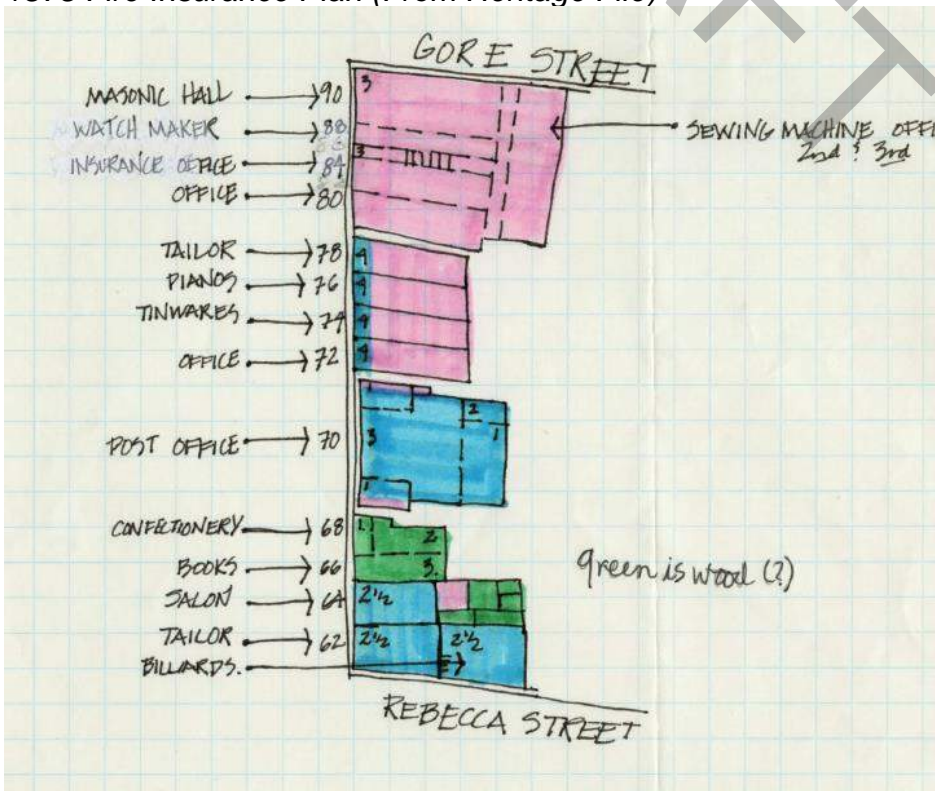
1850 Marcus Smith Map



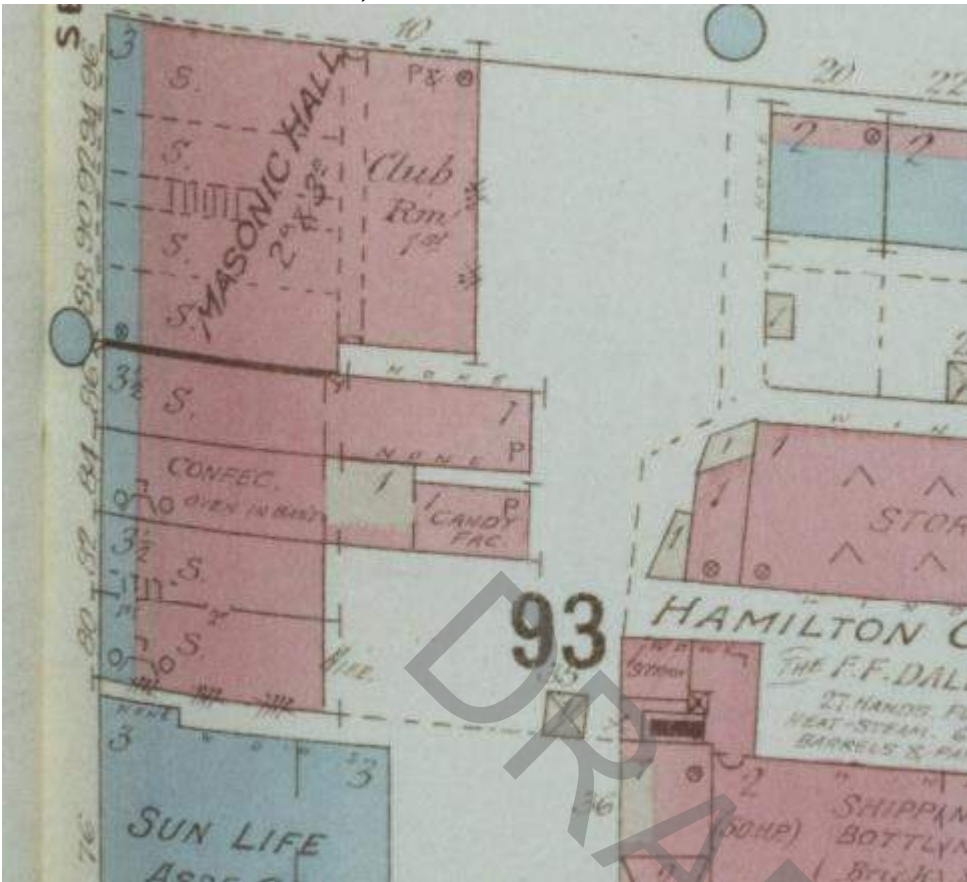
1876 Birds Eye View



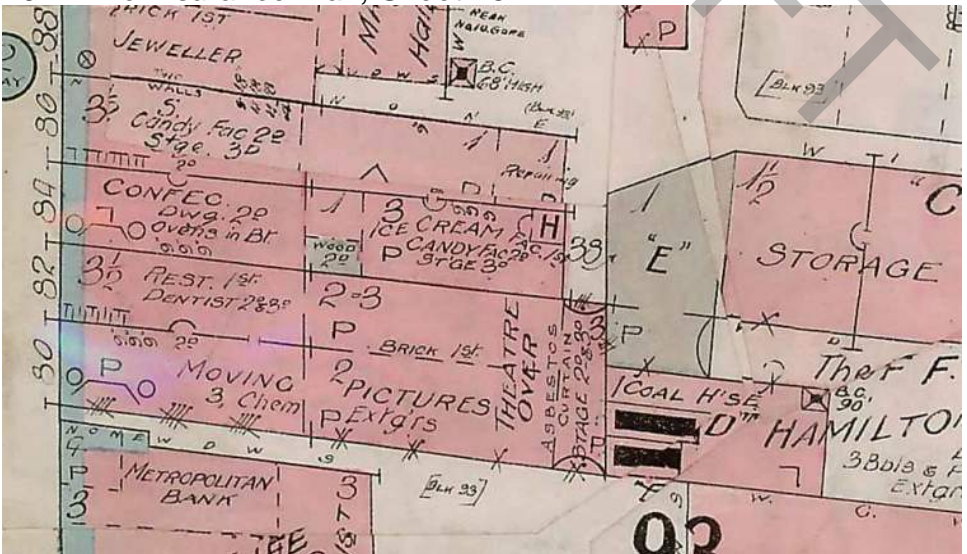
1878 Fire Insurance Plan (From Heritage File)



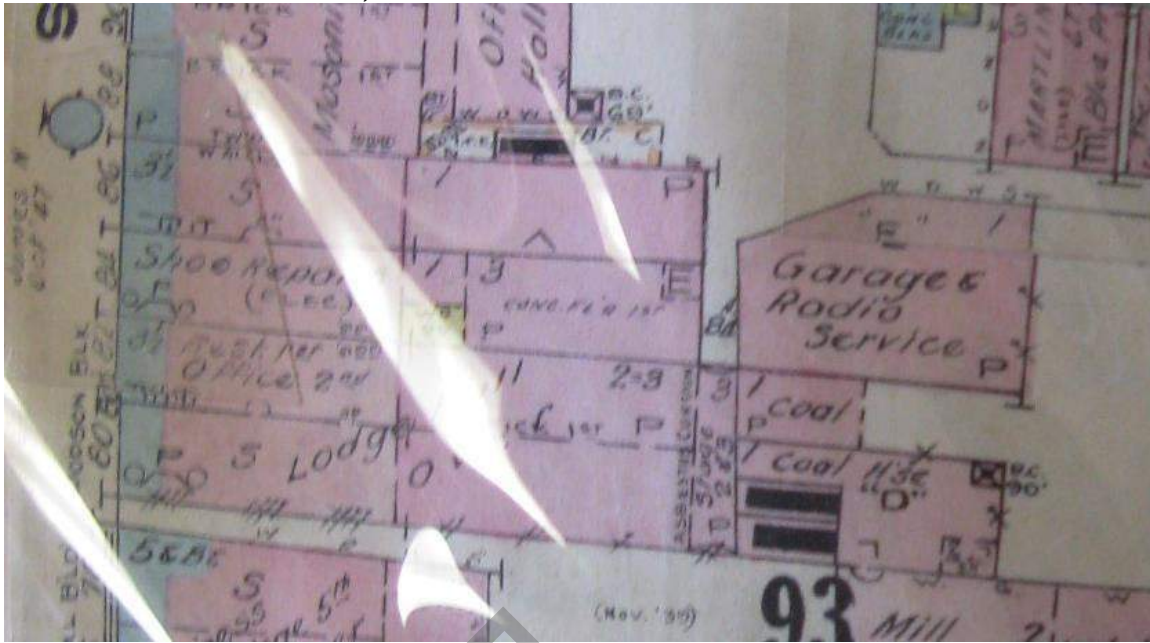
1898 Fire Insurance Plan, Sheet 16



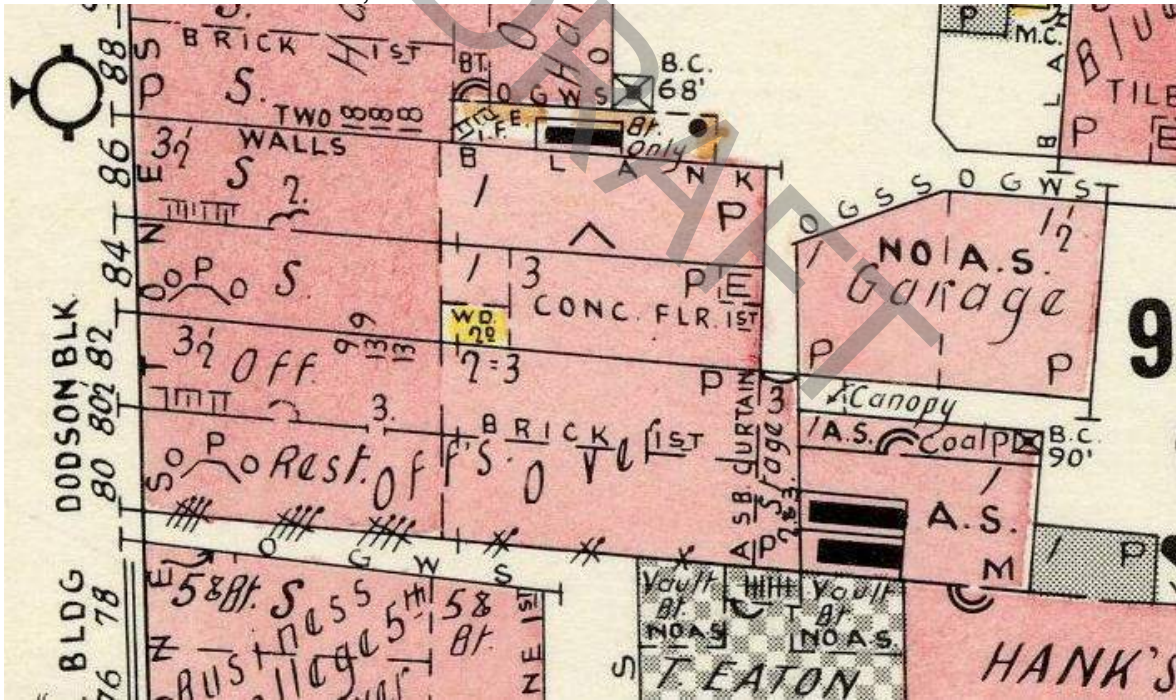
1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126



84 James Street North (Commercial Row)

Design:

84 James Street North is a three-and-a-half storey brick commercial building constructed in 1873 as part of a four-unit related row from 80 to 86 James Street North in a Second Empire style. 84 James Street North is a rectangular Common-bond brick building faced with smoothed even-course cut stone that consists of two units, 84 and 86 James Street North, that are separated by a raised firewall.

84 James Street North has a one-storey rear brick wing that connects to a subsequent three-storey wing constructed in the early-20th century, which has a tall single-stack hexagonal chimney and elevator in the northeast corner. 84 James Street North has a mansard roof covered with hexagonal slate tiles, a pair of dormers for each unit with semi-circular windows and curved pediments, and brick gabled parapets with stone end brackets. The projecting eaves are accented by a moulded wood cornice with decorative brackets, carved panels, a moulded frieze, and ornate end brackets.

Each unit has a two-bay front facade composed of stone pilasters, shaped window heads and decorative brackets made of galvanized iron, and continuous stone sills in the upper storeys. There are segmental window openings in the second storey with curved pediment window heads and flat window openings in the third storey with plain pediments. There is a storefront in the first storey of each unit and the cornice has been replaced by contemporary signage. There are five flat windows in the first storey of the north side wall which was constructed as a blank wall abutting a pre-existing building (now demolished). The two-over-two and one-over-one hung windows in the upper storeys have been replaced. The rear walls are composed of segmental windows with alternating brick voussoirs and stone lug sills.

Historical/Associative:

84 James Street North is associated with the early growth of James North from the civic core of the City in the mid-19th century to a commercial district with a mixture of public and private structures in the early-20th century. 80 to 86 James Street North was designed by architect Albert H. Hills (1816-1878) and constructed circa 1873.

84 and 86 James Street North housed primarily professional offices in the 1870s prior to the relocation of the Post Office from 72 James Street North to the Gore, after which time the tenancy became primarily commercial. 84 James Street North housed a candy confectionary with a rear factory from 1893 to 1933, and later housed a shoe repair shop followed by a clothing store. In 2011, 84 and 86 James Street North housed residential units in the upper storeys.

Context:

84 James Street North is a three-storey commercial building consisting of 84 and 86 James Street North. 84 James Street North is part of a related commercial row spanning from 80 to 86 James Street North that fronts directly onto the public right-of-way. 84 James Street North is part of the remaining James Street North commercial streetscape.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

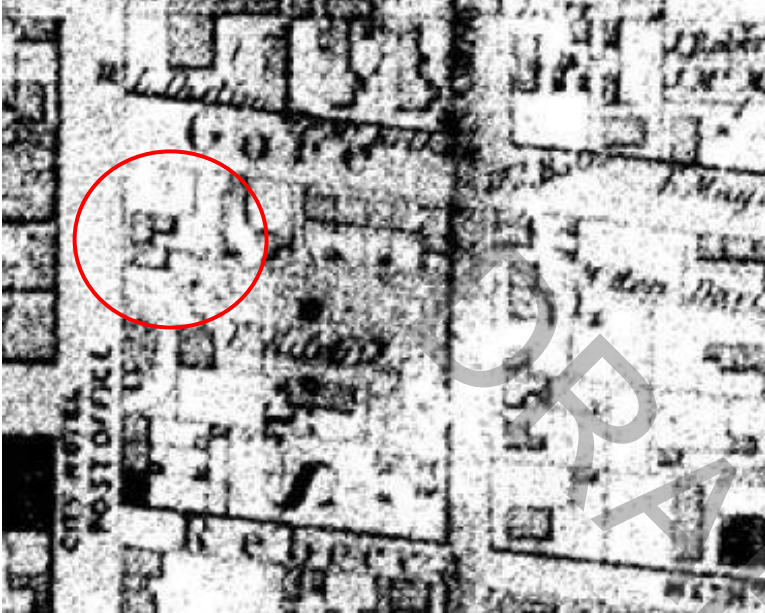
Hamilton L.A.C.A.C. Flashcard (c. 1973)

1910 Magazine of Industry

Notes:

84-86 James Street North received 22,952.000 in funding from the CORE Heritage Program in 2000.

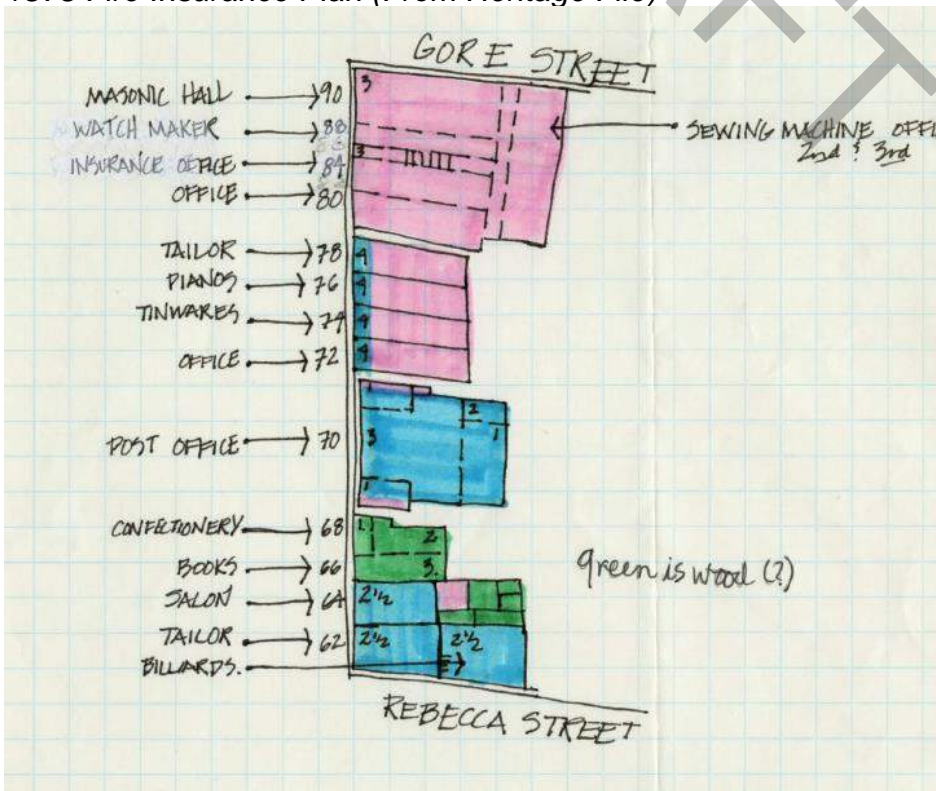
1850 Marcus Smith Map



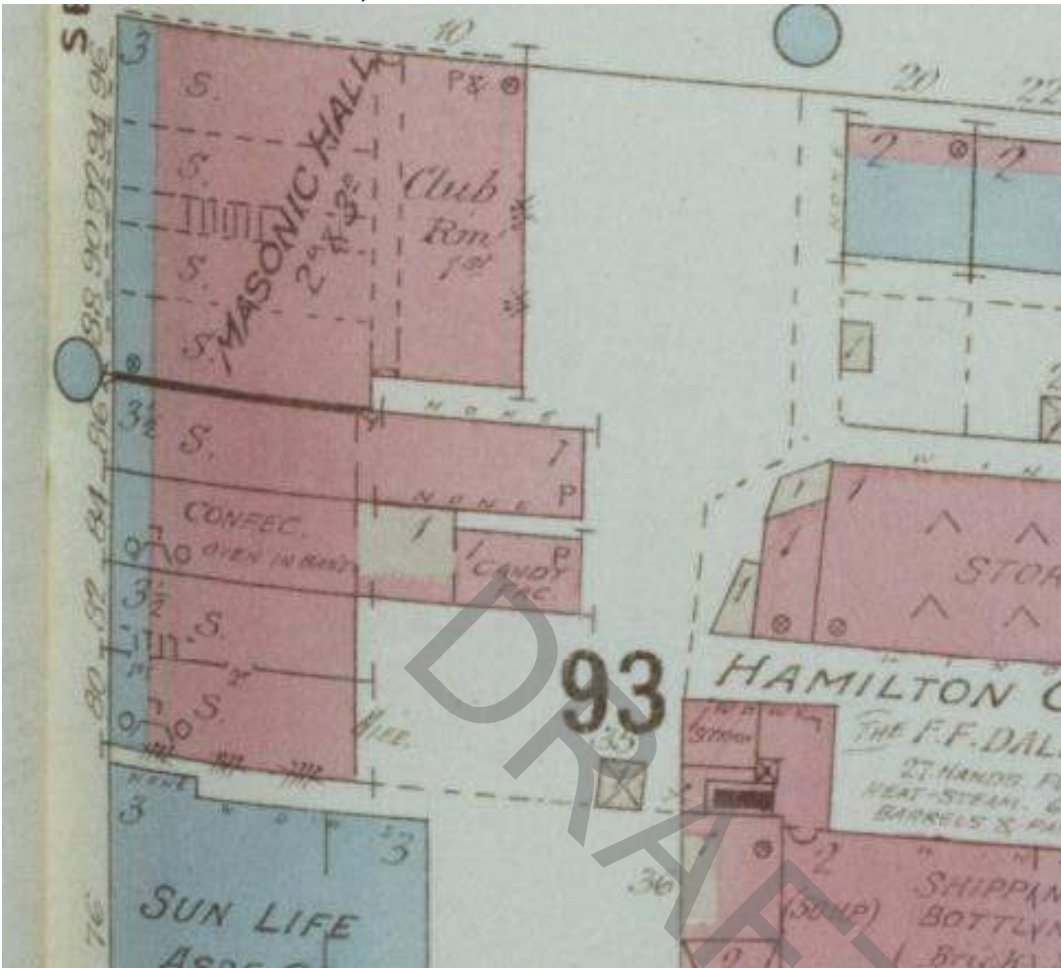
1876 Birds Eye View



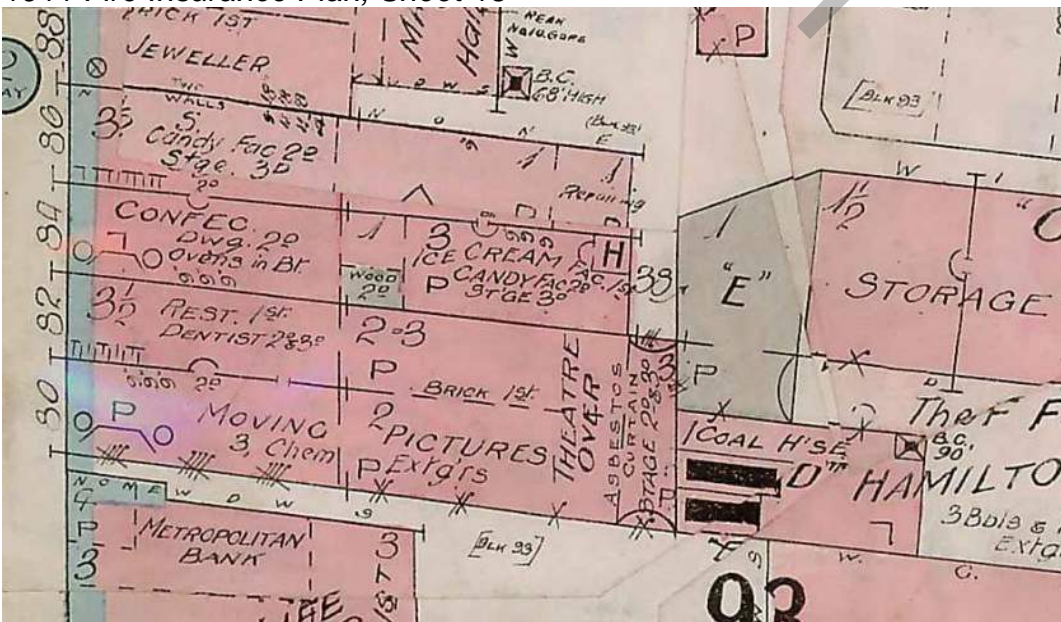
1878 Fire Insurance Plan (From Heritage File)



1898 Fire Insurance Plan, Sheet 16



1911 Fire Insurance Plan, Sheet 16



1947 Fire Insurance Plan, Sheet 126



1964 Fire Insurance Plan, Sheet 126

