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LISA BARROSO, ACTING CITY CLERK
Dated this 28th day of SEPTEMBER 20 18
City of Hamilton

Authority: Item 15(d), Planning Committee
Report 18-012
CM: August 17, 2017
Ward: 3

Bill No. 282

CITY OF HAMILTON

BY-LAW NO. 18-282

To Designate Land Located at 270 Sherman Avenue North, City of Hamilton (Cotton Factory) as Property of Cultural Heritage Value or Interest

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18;

WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act; and,

WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6) (a) of the said Act. .

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The property located at 270 Sherman Avenue North, Hamilton, Ontario (Cotton Factory) and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

3.1. to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;

3.2. to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 26th day of September, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Schedule "A"

To

By-law No. 18-282

270 Sherman Avenue North
Hamilton, Ontario
Cotton Factory

PIN: 17218-0071 (LT)

Legal Description:

PT LT 8 CON 1 BARTON AS IN CD117670; HAMILTON

Schedule "B"

To

By-law No. 18-282

270 Sherman Avenue North
Hamilton, Ontario

Cotton Factory

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

Statement of Cultural Heritage Value or Interest

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

DESIGN / PHYSICAL VALUE

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

HISTORICAL / ASSOCIATIVE VALUE

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

Specializing in heavy duct cotton used for boat sails and building awnings, the Imperial Cotton Company was instrumental to the formation of the early textile industry in Hamilton. Orders were taken from all over the world using telegraphic code. The Imperial Cotton Company had its own codebook to simplify orders. Classes of cotton duck manufactured were "once & sail", "harvester" & "hydraulic", "hose, bootleg and

tennis", and "filter and press". Archival records show that the Imperial Cotton Company manufactured the sailcloth of the iconic Canadian Bluenose. In 1924 the Imperial Cotton Company was amalgamated with a Nova Scotia firm owned by the Young Family, to form the Cosmos-Imperial Cotton Company.

CONTEXTUAL VALUE

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

Description of Heritage Attributes

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

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

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

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