



46-48 Ferguson Ave. S., Hamilton, ON

## Radigan Building

# CULTURAL HERITAGE IMPACT ASSESSMENT

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# 1 EXECUTIVE SUMMARY

## 1.1 INTRODUCTION TO DEVELOPMENT PROJECT

This Cultural Heritage Impact Assessment (CHIA) is a requirement for the development proposed at 46-48 Ferguson Avenue South, Hamilton (subject property). The proposed project comprises a mixed-use development which consists of two residential tower portions, 30-storeys and 13-storeys connected by a three-storey podium. The towers will have setbacks at 7 and 13 storeys and contain a total of 402 units, 271 vehicle parking spaces and 198 bicycle parking spaces. Additionally, 4,295 sm of outdoor and indoor amenity space is proposed.

The subject property contains the Radigan Building, a two-storey brick building constructed c. 1905. The property is included on the City's Municipal Heritage Register as a non-designated property (listed). The building is proposed to be demolished with the north and east façades rebuilt, but shifted to accommodate widening of the existing laneway to the north and Ferguson Avenue South to the east.

### 1.1.1 CHIA OVERVIEW

The requirement for a Cultural Heritage Impact Assessment (CHIA) was identified during consultation between the proponent and municipality in March 2023. It is a requirement of the proponent's site plan application and is based on the City of Hamilton's [Cultural Heritage Impact Assessment Guidelines](#) (January 19, 2023).

This CHIA includes a screening against the criteria in O. Reg. 9/06 to determine potential cultural heritage value or interest. The screening indicated that the subject property meets criterion 4. The property has historical or associative value because of direct associations with a theme and person that are significant to a community. Although this heritage-listed property does not meet the minimum requirements for designation under the current OHA (which requires two criteria), this building nevertheless possesses some limited (but non-statutory) heritage value. For the purposes of this report, this property will be considered and referenced as a "below-threshold" heritage resource. Its description and its impacts and mitigation strategies will follow the same CHIA guidelines as if the property had sufficient heritage value to be designated (even though it doesn't). As a result, a Statement of Cultural Heritage Value or Interest (SCVI) was drafted to inform measures to mitigate the impacts of the proposed undertaking.

The CHIA is required to identify and assess the impacts of the demolition of the existing building, construction of two towers connected by a three storey podium and reconstruction of the building façade. The CHIA identifies the degree of impact (low, moderate, high) to the heritage values and attributes of the subject property and identifies measures that will mitigate these impacts.

### 1.1.2 PROJECT TEAM

David Eckler, B.E.S., B.Arch., OAA, MRAIC, APT, and Bruce Corley, HBA, MBA, Cert. Arch., CAHP of AREA, for which their curricula vitae and firm profile are attached (Appendix C), are the primary authors responsible for the overall preparation and recommendations of this CHIA. Historical research and assessment support were provided by Common Bond Collective (CB

Collective, Appendix C). Photographs in the report are by either AREA or CB Collective from a site review May 2023 unless indicated.

### 1.1.3 METHODOLOGY

Primary and secondary research was conducted online and in person at the Hamilton Public Library. Abstract books were consulted, and a chain of title search is included as Appendix A. David Eckler and David Deo participated in a site review on May 12, 2023 and documented the interior and exterior of the building as well as the surrounding area.

### 1.1.4 HERITAGE RECOGNITION

The subject property contains the Radigan Building, a two-storey brick building constructed c. 1905. The property is included on Hamilton's Municipal Heritage Register as a non-designated (listed) property.

The properties at 46 and 48 Ferguson Avenue South were included in *Hamilton's Heritage, Volume 2* (September 2002). This document is now known as the 'Built Heritage Inventory' (BHI). In May 2014, the preliminary evaluations for the Downtown Built Heritage Inventory Project, recommended that both 46 and 48 Ferguson Avenue South be included on Hamilton's Municipal Heritage Register - each as a 'character-defining property'.

In September 2014, 46 Ferguson Avenue South was included on Hamilton's Heritage Register with the following preliminary evaluation<sup>1</sup>:

**Preliminary Design Value:** 46 Ferguson Avenue South is a two-storey brick building constructed in 1905 for industrial and commercial purposes. The building, laid in Common bond, has a rectangular plan with a long façade and a flat roof. It contains two units (46 and 48) that each have their own elevator (originally hoists). The building has a single-stack brick chimney in the rear and a stone foundation with windows filled-in with concrete blocks, which were originally segmental in shape with brick voussoirs. There is an additional one-storey brick wing on the east end of the south side wall.

The symmetrical front façade consists of five bays, separated by brick pilasters, composed of segmental windows with brick voussoirs and stone sills. The central bay contains two entrances, one for each unit, with segmental transoms with brick voussoirs. Above the entrances is a panel inscribed "RADIGAN BUILDING, 1905" with flower reliefs, which is flanked by a window on either side. There are four windows in the second storey of the centre bay. The outer four bays consist of double windows in segmental openings with stone lug sills.

The north and south walls consist of six bays of double windows in segmental openings. The nine-over-nine hung windows and storm windows have been removed.

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<sup>1</sup>City of Hamilton, [Cultural Heritage Resources Mapping](#). The GIS entry for 46 Ferguson indicates that 48 Ferguson and 173 Jackson Street East are other addresses associated with the property.

**Preliminary Associative Value:** 46 Ferguson Avenue South, also known as the Radigan Building, was built in 1905 by tinsmith John Radigan when he started making furnaces and lanterns under the name John Radigan & Company. By 1910, John's son, Frank Radigan, joined in the family business and established a wholesale hardware business in the northern half of the building, while John Radigan & Co. Metal Works & Furnaces continued to operate in the southern half. Four of Frank's sons eventually joined the family business, renaming it the Radigan Brothers, and assumed control of the company in 1948.

By that time, John Radian & Company had been replaced by the B.F. Goodrich Company Warehouse in the southern half of the building, which was later replaced by F. & M. Reproduction Limited in the 1960s, who dealt with blueprints. Radigan Brothers Limited branched out and became known for wholesale janitor supplies. The company now distributes industrial grade cleaning equipment and supplies throughout southern Ontario. The Radigan business has remained in the family for four generations and continues to operate out of 46 Ferguson Street South.

**Preliminary Contextual Value:** 46 Ferguson Avenue South is located on the southwest corner of Ferguson Avenue and the east-west alley that bisects the block bounded by Main, Ferguson, Jackson and Walnut Streets, fronting directly onto the public right-of-way. 46 Ferguson Avenue South was adjacent to the former railway track that ran along Ferguson Avenue.

The property is located in the Corktown Established Historical Neighbourhood (CEHN), one of Hamilton's early 'Mountainside' communities, Hamilton's earliest Irish community and an early inner suburb for the working and middle classes of Hamilton. The CEHN contains a number of cultural heritage resources and properties on the City's Municipal Heritage Register, both designated and non-designated. These are concentrated between Main Street East, Hunter Street East, James Street South and Wellington Street South.

## 1.2 PRESENT OWNER AND CONTACT INFORMATION

Ferguson Jackson Inc. c/o The Hi-Rise Group Inc., 25 Imperial St., Suite 200, Toronto, ON, M5P 1B9

## 1.3 DESCRIPTION OF PROPERTY

This section comprises a description of the subject property based on field review. A discussion of the building's evolution over time, and the building style / type is in Section 2.2.

### 1.3.1 SITE

The subject property is located in Hamilton's Corktown neighbourhood, on a corner lot adjoining Ferguson Avenue South and Jackson Street East. The block is bordered to the north by Main Street East and to the west by Walnut Street South.

The property comprises the Radigan Building in the northeast corner, with the balance of the site a large paved parking area. The Radigan Building is set directly against the east lot line, with no



setback from the sidewalk (Figure 1). A curved strip of land adjacent to property at the southeast corner is grassed, containing trees and several benches.



Figure 1. Looking north at the Radigan Building, set directly against Ferguson Avenue South.

### *Exterior*

The Radigan Building is an early 20th century industrial building, with a primary elevation facing east onto Ferguson Avenue South. It has a duplex design, allowing each side of the building to be accessed and used separately.

The building has a raised foundation of coursed masonry, with brick walls rising to a flat roof. The elevations are defined by regularly spaced bays with large window openings separated by brick pilasters (Figures 2 & 3). The main elevation presents a symmetrical five-bay elevation, centred by a pair of front doors with transom windows (Figure 4). Above the doors was a sign with the building's name, date of 1905 and two floral motifs, which has since been removed (Figure 5). Aside from the symmetry and former sign, there are few aesthetic embellishments to distinguish the façade as the main elevation.



Figure 2: Looking southwest at the Radigan Building, showing the bays that characterize the design.



Figure 3: View to the south and west elevations of the Radigan Building.



Figure 4: The Radigan Building's symmetrical main (east) elevation.



Figure 5: Original sign (since removed), as photographed in 2011.

The building has been enlarged and modified numerous times. Original window and door openings feature segmental arches, while modified openings have flat lintels (Figure 6). The windows are not original, being double aluminium types with small sliding sashes. A number of window or loading door openings have been infilled on the rear and side elevations, likely to accommodate new elevator technology (Figure 7). Previous window openings to the basement in the raised foundation have since been infilled with masonry block and struck with false masonry joints. Several seams are evident in the brickwork of the north, west and south elevations, suggesting which portions of the building preceded others. A three bay one-storey addition has also been added to the south elevation.



Figure 6: Non-original flat window openings seen on south end of the main elevation and south addition.



Figure 7: Infilled former window openings at the south end of the west elevation, on both stories.

Stretcher bond brickwork is used on the main east elevation, with common bond used on the sides and rear. Corbelling was used in several instances to reduce the profile of the building's corners (Figure 8).





Figure 8: Decorative corbelling transitioning chamfered northwest corner.

### *Interior*

The interior includes basement, ground and second floor spaces. An early elevator in the northwest quadrant of the building serves all three levels. There is a combination of finished spaces, divided with partitions, and larger open areas with exposed structural components (including brick walls, beams, ceilings and posts).

The interior is loosely divided between the two addresses, although doors provide connections between the sides. The ground floor is accessed via a short flight of stairs from both front doors. At grade, the 48 Ferguson side contains a large former retail space on the east side, with several smaller partitioned rooms at its rear (Figures 9 & 10). The large space has exposed ceilings, walls and posts. Most posts are wood, which along with the beams are very substantial in size, being 13" timbers. The beams are wider. Most have been repurposed from an earlier building, as indicated by mortises, joist pockets, and other relief cuts that do not serve the current structure (Figure 11). The large space contains hardwood flooring, while the rear spaces contain a combination of hardwood, vinyl tiles, and metal diamond plate around a conveyor opening connected to the basement.

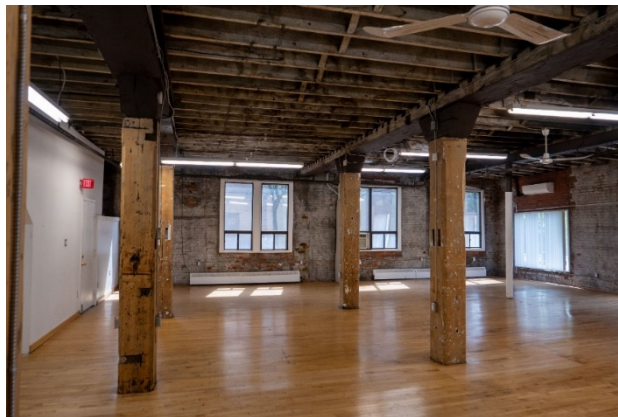


Figure 9: Ground floor of 48 Ferguson, showing salvaged timber posts and beams.



Figure 10: Smaller rooms at rear of 48 Ferguson use smaller posts and built-up beams.



Figure 11: Detail of salvaged wood posts and beams, showing unused joist pockets and tenons.

The 46 Ferguson side is divided between an office area and rear workshop at grade. The office is a finished space, with vertical wood panelling and several sections of elaborate, painted, pressed tin ceiling (Figures 12, 13 & 14). The area has a sage green and off-white colour scheme, pendant lamps, and a partially enclosed administrative room in the centre. The rear workshop has exposed structural finishes (Figure 15). The area contains a separate washroom, elevator and work bench area partially framed and shelved by reused wooden boxes (Figure 16). The elevator shaft is clad with rough horizontal boards, and the main machinery is exposed directly adjacent to the shaft. The shaft is accessed by wooden doors, behind which is a wooden barrier and the elevator cage (Figures 17 & 18). The elevator unit is topped by a beam advertising the Otis-Fensom Elevator Company (Figure 19).





Figure 12: View of wood strip paneling on walls and tin ceilings in the office.



Figure 13: Detail of tin panel ceiling.



Figure 14: Office details, including transom window and tin panel ceiling.



Figure 15: Rear workshop space of 46 Ferguson, with former filled in window openings visible at rear.



Figure 16: Re-used wooden boxes used as shelving and cladding in the rear workshop space.



Figure 17: View of the open elevator shaft from the first floor.

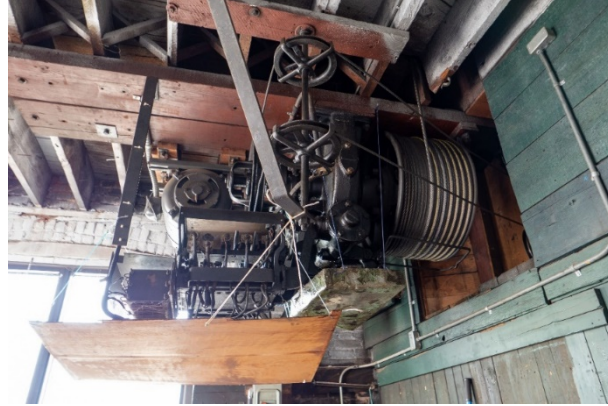


Figure 18: View of the elevator machinery on the west side of the shaft.



Figure 19: Otis-Fensom top beam of the elevator car.

The second storey contains four spaces to be independently occupied, accessed via central corridor with washrooms. These spaces contain full and partial partitions to suit various uses. Exposed wooden posts, beams and brick walls are found throughout the spaces (Figure 20).



Figure 20: View of party wall and wooden posts at the second floor level.



The basement is a full-height space containing four equally sized open spaces. There is no basement excavated beneath the one storey addition on the south side. Masonry foundations surround the building exterior, and also bisect the east-west and north-south walls (Figures 21 & 22). The southwest quadrant contains several sections of concrete block wall, presumably applied over the existing masonry foundations. The foundation walls contain former window openings, some of which have become disused with western extensions to the building, while others have been blocked-in on the exterior. In the latter case some of the historic wood window units remain extant. The basement has concrete floors throughout, with exposed piers, beams and ceilings. The posts are metal cylinders on the eastern (original) half of the basement, and substantial brick piers on the western half, some with chamfered corners (Figures 23 & 24). The beams on the eastern half are reused wooden beams, with a similar size and joist pockets to those in the former retail space. The joists on the eastern half may have also been salvaged from the same building, matching the 3" width of the joist pockets on the beams. Three of the beams on the western half are built up from four pieces of lumber, while the southern-most one is the single salvaged type.



Figure 21: Looking south from the northeast quadrant of the basement at the party wall separating 46 and 48 Ferguson. The former rear foundation wall is at right, with previous window openings visible.



Figure 22: Looking southwest from the southeast quadrant, past the original rear foundation wall and window openings.



Figure 23: Salvaged wood beams and round posts under the original portion of 48 Ferguson.



Figure 24: Brick posts supporting built-up beams in the southwest quadrant.



## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 HISTORICAL & ASSOCIATIVE ANALYSIS

This section expands on the preliminary historic and associative value identified in the city's listing for 46 Ferguson Avenue South.

#### 2.1.1 THEME

The subject property has associations with the theme of Hamilton's industrial activity, particularly manufacturing between 1905 and 1945.

In the late 1820s, construction of the canal through Burlington Beach permitted schooners and steamers entry into Burlington Bay and transformed Hamilton into a significant port. It became an ideal location for mercantile houses, granaries and manufacturing establishments. A railway boom in the 1850s attracted stove and farm-implement foundries to Hamilton and industry flourished into the mid-20th century. Ready-made clothing and sewing-machine manufacture developed during the American Civil War, and by the 1890s the Hamilton Blast Furnace Company was producing pig iron.

Manufacturing in Hamilton was aided by two main railway lines - the Toronto, Hamilton & Buffalo Railway (THBR) which paralleled the base of the mountain and the Grand Trunk Railway (GTR) which more or less paralleled the waterfront. The THBR traversed the uptown residential district while the GTR traversed the city's industrial section.

The THBR existed between 1892 to 1987 and served the Hamilton area. It provided local businesses with a way to ship their products to Canadian customers in Toronto, Montreal and the west, as well as to American customers via its corporate parents the Canadian Pacific Railway and the New York Central. In 1987 the Canadian Pacific Railway (CPR) merged the THBR into its system.

The GTR officially opened between Sarnia (Ontario), and Portland (Maine) in 1859. In 1882, the GTR absorbed the Great Western Railway (GWR) including its line in Hamilton. Then in 1888, the GTR took over the Northern & North Western Railway (NNWR) including the line which ran down Ferguson Avenue South and past the Radigan Brothers property. Freight rail service continued running on Ferguson Avenue South until the mid-1980s. The GTR station on Ferguson Avenue South (at King Street East) is now Ferguson Station Park.

These two railways attracted businesses to Hamilton and helped make it a manufacturing centre. By 1901 there were over 180 manufacturing businesses producing metal, wood, leather, textiles, glass and pottery goods.<sup>2</sup> While many were local businesses, several American branch plants established themselves in Hamilton to serve Canada's prairie market, including the Otis-Fensom Company of New York. By 1913, Hamilton could boast of more than 400 industries including John Radigan & Company.

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<sup>2</sup>The Industrial Recorder of Canada, *Hamilton: The Electric City*, 1901, p. 6.

John Radigan established a tinware factory in 1886 in a small building on Mary Street and then moved to a building at 42-46 Kelly Street c. 1900 and then to Ferguson Avenue South in 1906.<sup>3</sup> Although the company manufactured many tin products, Radigan focused on elevator buckets. Bucket elevators are mechanisms used for hauling bulk materials such as grain or sand vertically. The tin buckets manufactured by Radigan were:

*...made of tin with irons bands, of a pattern that makes them particularly effective and are half an inch shorter across the belt on the bottom than at the top which gives them a free discharge and ensures the entire contents being emptied, in a way that is impossible with straight buckets. They are light, strong and durable and nest closely together thus occupying little space when packed for shipment and have the additional recommendation of being cheap.*<sup>4</sup>

The 1907 city directory lists John Radigan & Company as providing furnace work, elevator steel and tin buckets out of 48 Radigan Avenue South. It also lists Frank Radigan as a hardware jobber working out of 44-46 Ferguson Avenue South.<sup>5</sup> This is the earliest reference in the city directories to Frank as a hardware jobber, although the 1923 company catalogue states that the company was founded in 1902.<sup>6</sup> Frank continued the wholesale hardware business into the 1930s and then four of Frank's sons joined the family business. Joseph was president with brothers Bill, Bern and Jim all working in sales. They renamed the business Radigan Brothers in 1948. The company then concentrated on selling paint, floor wax, cleaning supplies and vacuums primarily to contractors and painters.

The metal works manufacturing continued at the property until at least 1933. The 1933 Fire Insurance Plan (Sheet 146) identifies John Radigan & Company Metal Works at 48 Ferguson Avenue South. The 1947 Fire Insurance Plan (Sheet 146) identifies Radigan Brothers occupying the first floor of 46-48 Ferguson with the B.F. Goodrich Warehouse occupying the second floor. Radigan Brothers continued to operate out of the property until c. 2010.<sup>7</sup>

## 2.1.2 PERSON/ORGANIZATION

The subject property has direct associations with John Radigan (person) as well as John Radigan & Company (organization) and the Radigan Brothers (organization) which operated out of the building for several generations (1906 - c. 2010).

John Radigan (b. 1854 - d. c. 1913) was a tinsmith by trade and manufactured tinware under the name John Radigan & Company. By 1901, Radigan and his wife Sabina had a family of eight children: Emma, John, Theresa, Mary, Gertrude, William, Edward, James.<sup>8</sup> The 1901 census lists both John [Sr.] and John [Jr.] with the occupation of tinsmith and working at a factory. The 1901 census does not contain an entry for Frank Radigan. It may be that John [Jr.] (b. 1881 - d.

<sup>3</sup>Ibid, p. 19.

<sup>4</sup>Ibid.

<sup>5</sup>Vernon's Hamilton City Directory, 1907, p. 479.

<sup>6</sup>Frank Radigan Wholesale Hardware Jobber, Catalogue 159, p. 1.

<sup>7</sup>Mark K. Nolan, "Still Cleaning Up After 126 Years," *Hamilton Spectator*, July 30, 2010.

<sup>8</sup>Census of Canada, 1901. Province of Ontario, District 69 Hamilton City, p. 3. John Radigan's date of birth is listed as July 16, 1854, making him 46 years of age.

unknown) used the name Frank to distinguish himself from his father. The 1903 city directory, for instance, lists two John Radigans living at 113 Ferguson Avenue North<sup>9</sup>

Based on the city directories, John died c. 1913 as the 1912 city directory lists John as residing at 106 West Avenue South and the 1914 directory lists his wife Sabina as a widow.<sup>10</sup>

### 2.1.3 ARCHITECT

The architect for 46-48 Ferguson Avenue South is Edmund Brown Patterson (b. 1866 - d. 1946) who was active in Hamilton from 1895 until 1930.<sup>11</sup> Born in Ireland, Patterson emigrated to Canada and was educated at Central Collegiate and the Art School in Hamilton. He articulated with William A. Edwards and opened his own office in 1896 specializing in the design of industrial buildings, private residences and walk-up apartment blocks. In 1897, Edmund's brother John was one of five Hamilton businessmen who established the Cataract Electric Power Company in an effort to bring low cost electricity to Hamilton. He hired his brother Edmund to design the turbine building at Decew Falls in St. Catherines. The large, brick building constructed in 1898 is extant.

In addition to 46-48 Radigan Avenue South, Patterson's other factory work in Hamilton was characterized by large manufacturing facilities including:

- Dowswell Brother & Company. Addition to factory, 1897. Murray Street West. Status - undetermined.
- Hoepfner Refining Company. Factory, 1899 and addition 1900. Biggar Avenue near Sherman Avenue North. Status - extant.
- Ontario Lantern Co. Factory addition, 1899. Cannon Street East. Status - not extant.
- National Cycle & Automotive. Factory, 1900, Emerald Street North. Status - Undetermined.
- Hamilton Cotton Co. Factory, 1900. Mary Street. Status - not extant.
- Imperial Cotton Co. Factory, 1900. Sherman Avenue North at Landway Avenue. Status - extant.
- International Harvester Co. Factory building, 1902-3. Sherman Avenue North at Burlington Street. Status - partially extant.
- Electric Parcel Delivery Co. Stable block, 1902-3. Walnut Street North near King William Street. Status - not extant.
- Dominion Cotton Belting Co. Building, 1903. Sherman Avenue North. Status - extant.
- Thomas Ramsay. Warehouse, 1911. Elgin Street. Status - undetermined.

The former Imperial Cotton Co. factory is notable as a successful adaptive reuse project which now houses creative professionals.

## 2.2 DESIGN & PHYSICAL ANALYSIS

This section describes the evolution of the subject property, along with any building types or material features pertinent to the property's potential for cultural heritage value. Refer to section

<sup>9</sup>Vernon's Hamilton City Directory, 1911, p. 457.

<sup>10</sup>Vernon's Hamilton City Directory 1912, p. 749. Other sources identify the date of John's death as

<sup>11</sup>"Patterson, Edmund Brown," [Biographical Dictionary of Architects in Canada 1800-1950](#).

1.3 Description of Property for a detailed description of the property, building, and related illustrations.

### 2.2.1 EVOLUTION OF THE SUBJECT PROPERTY

The subject property is located in Lot 13, Concession 3 Barton Township in Wentworth County (Figure 25). The lot was patented to Richard Springer in 1801, eventually passing to Oliver Jeffrey Springer in 1837. In 1860 Oliver Springer registered Plan 48, which shows eight city blocks containing six or more subdivided lots south of Main Street East (Figure 26). Ferguson Avenue South is named Cherry Street on Plan 48, and Jackson Street East is Tyburn Street. The Radigan Building is located on a block bisected by a laneway, and located on Lot 7, north of Jackson Street East and West of Ferguson Avenue South.



Figure 25: 1847 plan of Barton Township, with Lot 13 Concession 6 shaded red (McMaster University Library).

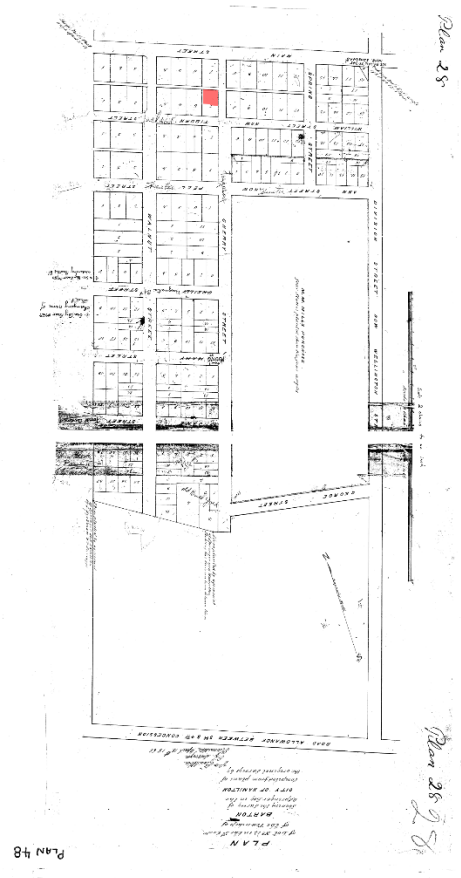


Figure 26: Subdivision plan 48, showing a number of urban blocks and lots. The Radigan Building's location highlighted in red (onland.ca).

Maps provide some indication of the subject property's early development history. The subject property is part of a large area belonging to Richard Springer on an 1830 map (Figure 1830 Hamilton). Marcus Smith's 1851 Map of Hamilton shows the street and block layout reflected on Oliver Springer's later survey, along with building footprints (Figure 1851 Map). There are no buildings on the current footprint of the Radigan Building, but a smaller structure is shown on Lot 7 at the Ferguson and Jackson intersection. The remainder of the block is partially built, with lot-fronting buildings on Main and Jackson streets as well as outbuildings. An 1875 map from the county atlas only shows major buildings, with none included on the subject property's block (Figure 1875 Wentworth). This map does show the GTR line (then Hamilton and Lake Erie Railroad) along Ferguson Avenue, the depot of which is shown north of Main Street East.





Figure 27: 1830 map of Hamilton showing blocks laid out north and west of Lot 13, which is attributed to Richard Sterling. Location of Radigan Building outlined in red (McMaster University Library).



Figure 28: Marcus Smith's 1851 map of Hamilton shows the area around the subject property in an advanced state of development. Radigan Building outlined in red (York University Digital Library).

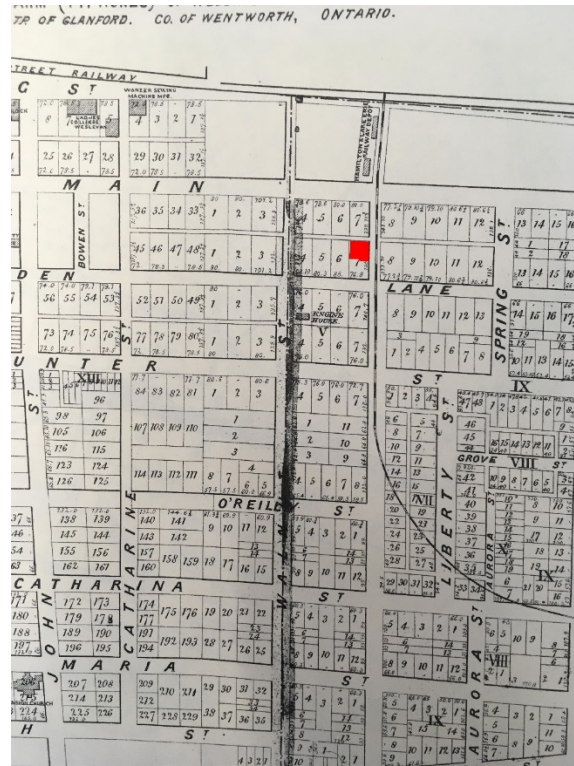


Figure 29: Map of Hamilton from the 1878 County Atlas showing block layouts and the adjacent railway line. Radigan Building outlined in red (1878 Illustrated Historical Atlas of the County of York).

Bird's eye sketches from 1876 and 1893 show the subject property's block being completely developed, along with surrounding areas (Figures 30 & 31). Both show that the Radigan Building was preceded by residential buildings facing onto Ferguson Avenue South. This matches the 1898 Fire Insurance Plan, which shows a wooden triplex on the site of the current building (Figure 32). The plan also shows Lot 7 containing another wooden duplex immediately south, and a brick dwelling facing Jackson Street East. The next Fire Insurance Plan is from 1911, and shows the Radigan Building having replaced the wooden triplex, built to its current extent (Figure 33).



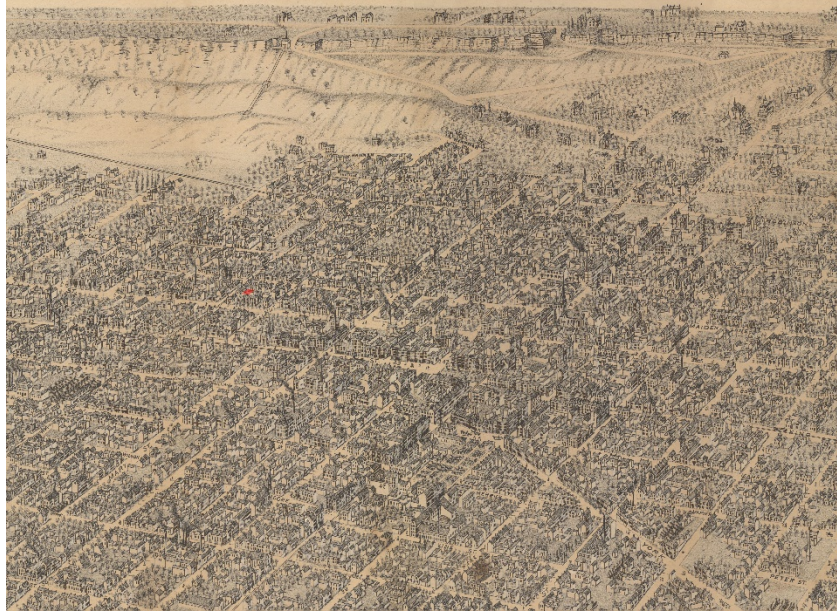


Figure 30: 1876 bird's eye view of Hamilton showing the subject property in the midst of a developed, primarily residential area. Radigan Building outlined in red (McMaster University Library).

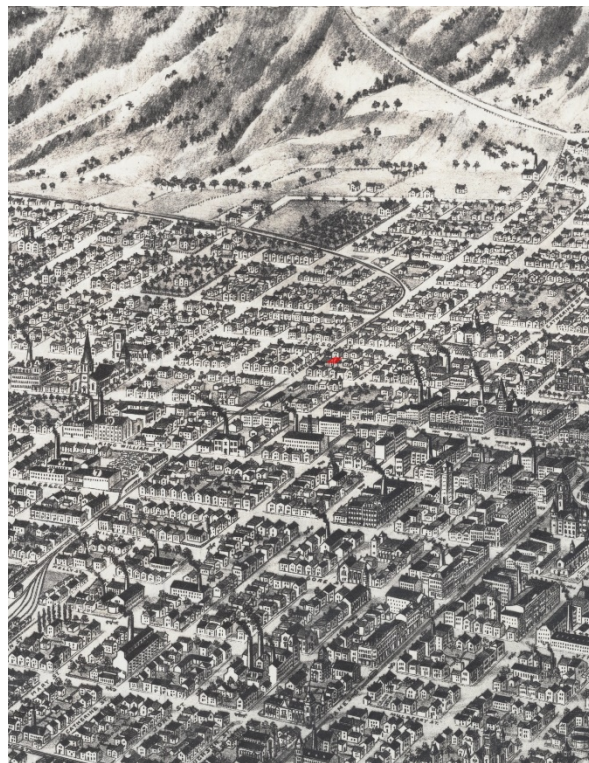


Figure 31: 1893 bird's eye view of Hamilton showing the subject property in the midst of a developed, primarily residential area. Radigan Building outlined in red (McMaster University Library).

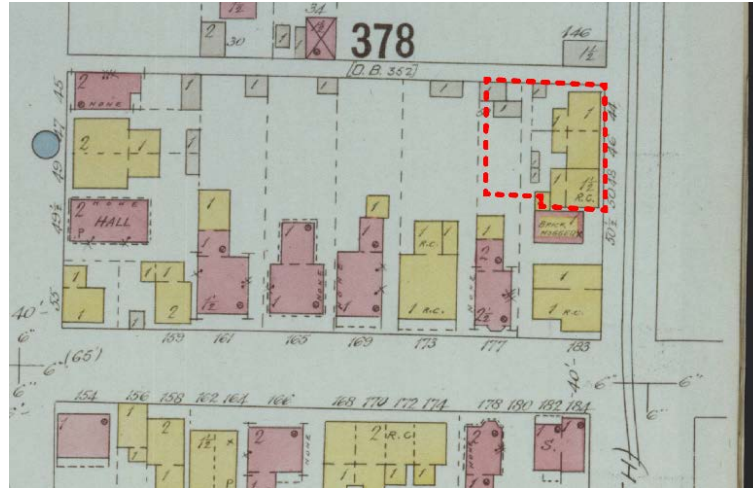


Figure 32: Detail of Sheet 58 of the 1898 Fire Insurance Plan, with red line approximating the outline of the Radigan Building (McMaster University Library).

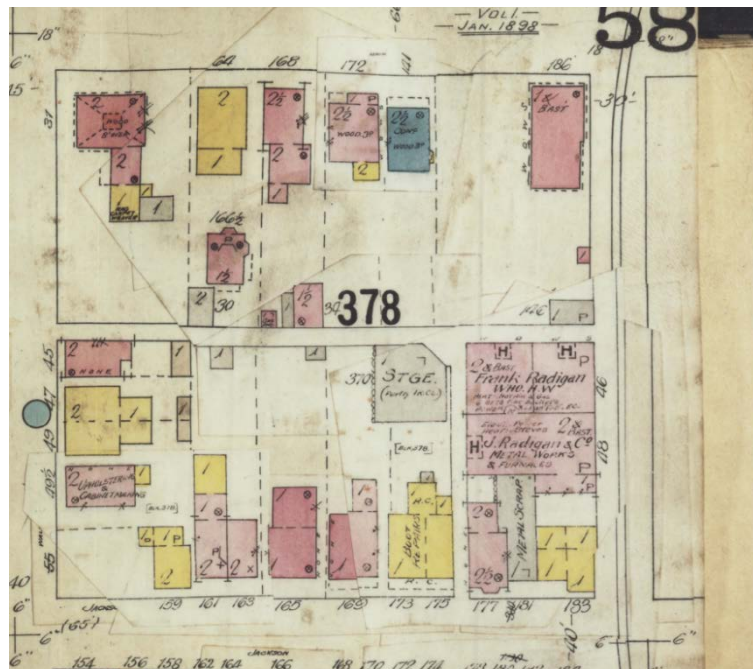


Figure 33: Detail of Sheet 58 of the 1911 Fire Insurance Plan, showing the Radigan Building with all additions (McMaster University Library).

Site review and background research reveal that the Radigan Building was constructed as four separate segments. These are referred to as Section A; Section B; Section C and Section Z, as illustrated (Figure 34). Section A was identified as the original portion through site review, and the pair of addresses included in the 1907 city directory. The basement contains former foundations of Section A’s west wall, including window openings. Former window openings on the west wall also remain evident at the ground and second floors. Section A also contains similar construction materials, in particular massive salvaged timber beams, posts and joists. In exposed floor assemblies of Section B and C, the main beams are always built from four or more boards. The



exception is the south beam of the Section C in the basement, which matches the salvaged beams used in Section A.

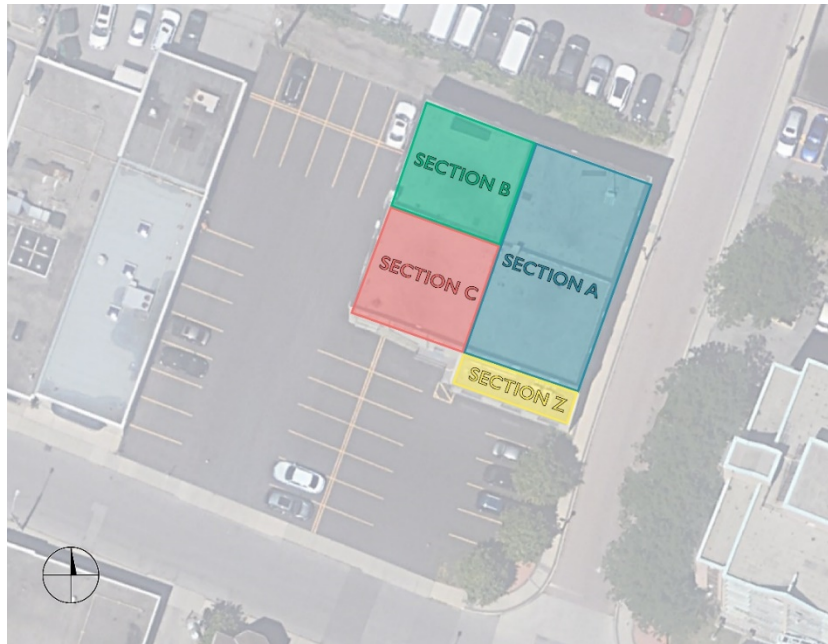


Figure 34: Diagram identifying different additions to the Radigan Building.

Section A is dated to 1906 through a reference to the building permit on May 3 in the Hamilton Evening Times: “E. B. Patterson, architect, brick factory on Ferguson avenue, between Main and Jackson streets, for J. Radigan & Co., to cost \$3,000.”<sup>12</sup> Sabina E. Radigan had purchased all of Lot 7 in December of 1905<sup>13</sup>, and by August 1906 John Radigan was advertising ‘lumber joists, beams and timbers to be disposed of immediately,’ suggesting construction had been completed.<sup>14</sup>

Section’s B, C and Z were all subsequently constructed. Section B preceded Section C, illustrated by the merging of brick details on the west elevation (Figure 35), and Section B’s former exterior wall, which remains visible in the basement staircase (Figure 36).

<sup>12</sup>Hamilton Evening Times, 3 May 1906, p. 8.

<sup>13</sup>Wentworth County Land Registry Office, Book H14(2), folio 300.

<sup>14</sup>Hamilton Evening Times, 9 August 1906, p. 3.



Figure 35: Brick details of Section B (left) partially obscured by the subsequent Section C addition.



Figure 36: Former exterior wall shows water table and other brick details.

The relative chronology of Section Z is less certain, being a smaller addition, although exposed interior brickwork suggests it was built subsequent to Section A. There is no excavated basement beneath Section Z, although it has a raised-foundation with similar masonry to Section A. A steel beam supported by posts carries the upper portion of Section A's original south wall (Figure 37).





Figure 37: View of Section Z addition interior space, with steel beam and different ceiling structure.

Sections B, C and Z were all built over a short period of time, between 1906 and 1911. Reference to two building permits were identified, which appear to apply to the Radigan Building:

- April 26, 1909: "E. B. Patterson, brick addition to fac-tory, 44 Ferguson avenue south, \$800."<sup>15</sup>
- November 30, 1909: "E. B. Patterson, brick addition to factory building corner of Main and James streets, for J. Radigan, \$1,200."<sup>16</sup>

These building permits suggest that two building additions were completed in quick succession, likely in 1909 and 1910. Presumably the first addition pertained to Section B, and the second to Section C. The second project may have included Section Z as well, given the higher cost of the project, and that both projects pertain to the southern portion of the building.

A number of transactions in abstract books pertain to the Radigans in 1909 and 1910. Most notably, in May 1909, Frank Radigan purchased the eastern 52' of Lot 6, and the following February sold the eastern 6' of which to John Radigan.<sup>17</sup> Both parties contributed a 6' strip to create a common 12' laneway along the eastern edge of Lot 6, running between the existing laneway further north and Jackson Street East. This new laneway was presumably necessary to provide loading access to the buildings' rears, which were being extended to the western edge of Lot 7 through Sections B and C. Subsequently, abstract books contain a number of transactions for Lots 6 & 7 between members of the Radigan family and the family company up until the sale of the land to Ferguson Jackson Inc. in 2022. A complete chain of title search is included as Appendix B.

Fire Insurance Plans show that the Radigan Building housed three elevators in 1911. Plans from 1933, 1947 and 1960 show only two elevators, both in the western portions of the building (Figures 38, 39 & 40). The 1911 plan also suggests that a portion of Section A's rear wall had been

<sup>15</sup>The Hamilton Times, 26 April 1909, p. 10.

<sup>16</sup>The Hamilton Times, 30 November 1909, p. 10. The reference to James Street is assumed to be an error, given a lack of factories shown on Fire Insurance Plans and Main and James streets, and no known interests of John Radigan at that location.

<sup>17</sup>Wentworth County Land Registry Office, Book H14(2), folio 299.

removed following the addition of Section C, whereas it was retained adjacent to Section B as a functional partition.

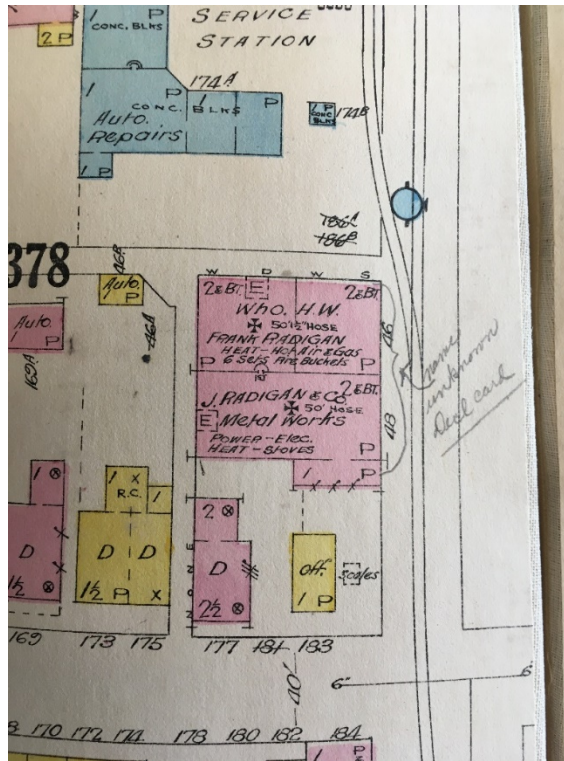


Figure 38: Detail of sheet 146 on 1933 Fire Insurance Plan (Hamilton Public Library).



Figure 39: Detail of sheet 146 on 1947 Fire Insurance Plan (Hamilton Public Library).

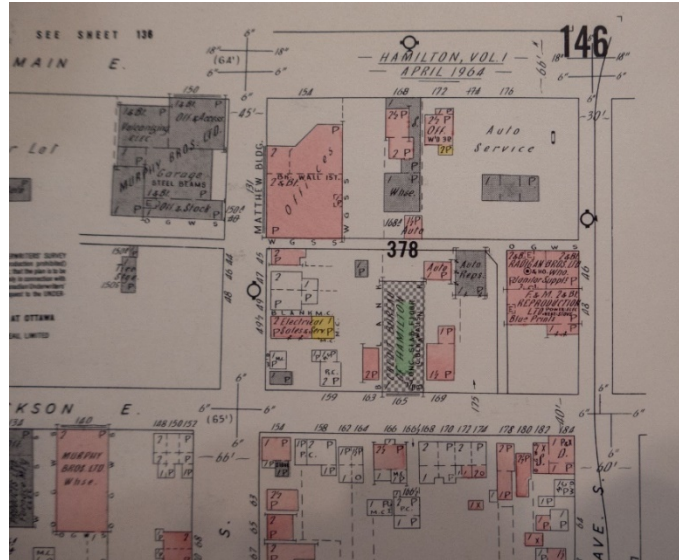


Figure 40: Detail of sheet 146 on 1960 Fire Insurance Plan (Hamilton Public Library).

20th century photographic records of the Radigan Building are scant, and limited to an aerial photograph from 1969 (Figure 41), and a corner photo of the east elevation from the 1970s (Figure 42). A promotional rendering of the Radigan Building is found in the 1923 catalogue, which shows a much embellished version of the structure (Figure 43). The building shown is much taller, and wider than the actual Radigan Building, and features a substantial rear addition.



Figure 41: Detail of 1969 aerial photograph, sheet G7 (McMaster University Library).



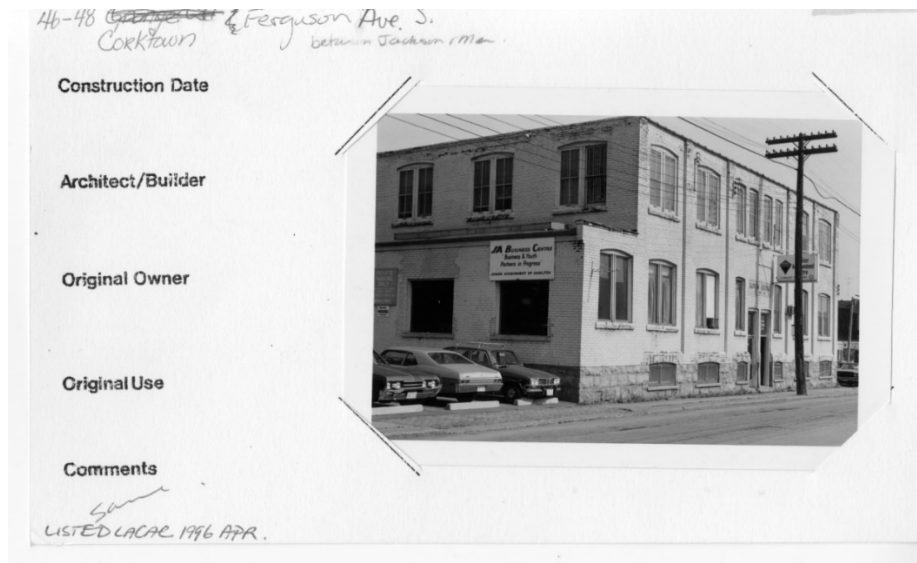


Figure 42: 1970s photograph showing northwest view of the Radigan Building (City of Hamilton).

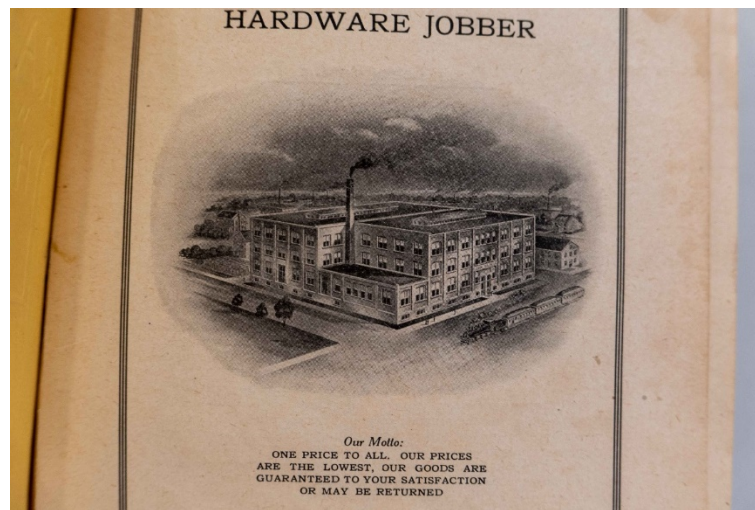


Figure 43: Rendering showing an enlarged version of the Radigan, as found in 1923 catalogue for Frank Radigan Wholesale Hardware Jobber (Toronto Reference Library).

The aerial photograph appears to show openings on the north and east elevations that were subsequently bricked-up. The 1970s photograph shows the original segmentally arched basement window openings, along with 9-over-9 sash windows with storm windows at the second story. Clay coping tiles are also seen at the tops of walls.



## 2.2.2 STYLE AND TYPE

### 2.2.2.1 Factory Buildings

Factories are buildings that support the production of manufactured products. They often supported other auxiliary functions, including offices, showrooms, or warehousing facilities.<sup>18</sup> Factory design was historically dictated by spatial relationships between machines and their power sources, as well as the need to maximize illumination of interiors.<sup>19</sup>

Factory buildings can be considered a loose building typology, with a number of variations over time and according to specific factory types. By the late 19th and early 20th centuries, factory buildings in Ontario demonstrated a number of characteristics consistent with contemporary factory buildings in the United States and Britain. The factory type included various gable forms as well as simpler, rectilinear massings that could be scaled greatly depending on the size of the operation. Roofs could be a variety of forms but were often flat. Clerestory or sawtooth structures were also used to permit additional light.

Such buildings initially featured load-bearing masonry walls, with an interior structure of wooden posts and beams providing large and flexible interior floor spaces.<sup>20</sup> This system permitted large window openings between the structural posts (often expressed as buttresses or pilasters on exterior walls) to maximize natural lighting on all elevations. The alternating pilaster - window arrangement provided the functional unit for extending the designs of buildings, ultimately ordering the elevations with the resulting number of bays (Figure 44).



Figure 44: Photograph of the c.1911 American Can Company Factory, Hamilton, ON, showing the use of repeating bays as organizing principle (<https://mackerel-semicircle-g65b.squarespace.com/american-can-company>).

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<sup>18</sup>Lynn Pearson, *Victorian and Edwardian British Industrial Architecture* (Marlborough: The Crowood Press Ltd., 2016) p. 14.

<sup>19</sup>Ibid, p. 9.

<sup>20</sup>Ibid, 20.

Aesthetically, factories could range from highly ornate buildings incorporating motifs from popular styles to highly functional buildings with little added ornament (Figure 45). Such choices were probably determined by the prominence and nature of a factory's location, and the identity of any associated companies (Figure 46). Brick and stonework provided the most opportunity for decoration on factory buildings. Pilasters, arches, parapets and corbels all provided occasion for added detail through polychromy as well as other embellishment (Figures 47 & 48). Raised foundations and main entrances also provided opportunities for finer details and gestures.



Figure 45: Photograph of the Cannon Knitting Mills complex, Hamilton, ON, showing several building styles employed as part of the same complex (Rural Roots - Harold Stiver).



Figure 46: The E. & C. Gurney and Co. foundry, Toronto (demolished) added an elaborate Second Empire style office and showroom to their facilities in 1875 (<https://www.workerscity.ca/e-c-gurney-foundry>).



Figure 47: The Firth Building, Hamilton, ON, employs masonry embellishments throughout its main elevation (Flickr - SteelCity905).

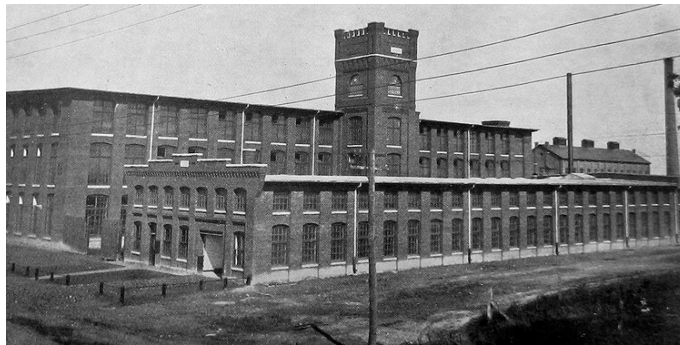


Figure 48: The Imperial Cotton Company Ltd.'s buildings, Hamilton, ON, built by E.B. Patterson in 1900, employs elaborate brickwork and a decorative tower to distinguish the facility.

Factory buildings were often sited in relation to transportation routes, usually being located near water or railway lines. Sometimes these could be prominent sites within city centres, while others could be industrial districts, with larger areas dedicated to similar uses.

Following the industrial revolution warehouses played an important role in the new economies, facilitating the storage and distribution of new types of goods that were being produced at unprecedented rates. Warehouse design is concerned with several objectives: efficiently receiving, storing and distributing goods; security (related to fire and theft); and branding or prestige.<sup>21</sup> In the 19th and early 20th centuries, warehouses were physically similar to industrial facilities in terms of size, design, materials, structure and context.

#### 2.2.2.2 *The Radigan Building*

The Radigan Building can be considered an industrial building, having supported both manufacturing and warehousing functions. The first directory entry for the building is from 1907, and references both John Radigan's elevator buckets operation and Frank Radigan's wholesale business. Thus from an early stage, and possibly from the beginning, only part of the building was used for manufacturing operations. John Radigan was a tinsmith, and produced elevator buckets.

<sup>21</sup>Ibid.



There is little indication of highly specialized machines or processes related to this work that a factory would be designed to accommodate. The building lacks substantial smoke-stacks, or any other features related to intensive manufacturing activities.

It displays the typical characteristics of both factory and warehouse buildings. The structure and form are typical of an early 20th century factory, using masonry-bearing walls corresponding with an internal post and beam structure. The structure translates to the exterior through the articulation of elevations as bays of alternating window openings and pilasters, and a highly functional rectangular massing. The resulting interior spaces are open, flexible and well illuminated.

The building is modest in size, being two stories in height and measuring roughly 80' x 70'. The building lacks a particular style, being highly functional with very few decorative embellishments. The main defining features aesthetically are its symmetrical rhythm of bays, segmental arches, and coursed stone foundation. The distinguishing features of the principal elevation are the pair of front doors with transoms, and the sign above them that formerly identified the building by name.

### 2.2.2.3 Otis-Fensom Elevator

The Radigan Building has been served by several elevators over the course of its existence. These are first seen on the 1911 Fire Insurance Plan, which identifies two along the north wall, and a third on the southern portion of the west wall. The 1933 Fire Insurance Plan shows the eastern elevator on the north wall has been removed, an arrangement reflected in the 1947 and 1960 plans as well. The elevator on the west wall is no longer extant, having been removed sometime since 1960.

A 2010 *Hamilton Spectator* article suggests the surviving elevator is Hamilton's oldest, describing it as, "...a wooden 1905 Otis-Fensom lift, hand-operated with a braided cable."<sup>22</sup> The elevator is machine driven, and no other claims regarding the oldest elevators in Hamilton could be identified.

This date is incorrect, since the elevator is found in Section B of the building, which was likely built in 1909 subsequent to the original Section A. It is unclear whether the three elevators extant in 1911 were built individually as the building expanded, or whether all three were added together during the 1909 additions. The extant elevator therefore likely dates from 1909 when Section B was constructed. Current and bricked-in openings adjacent to the elevator shaft are taller than adjacent window openings, suggesting an exterior loading function related to the elevator (Figure 49). A door remains visible on the exterior at the second floor, whereas as grade the historic transom window remains visible from the interior (Figure 50). It remains possible that the elevator was added subsequent to 1909, with the openings modified accordingly, but it is more likely that they were built with the addition.

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<sup>22</sup>Mary K. Nolan, "Still cleaning up after 126 years," *The Hamilton Spectator*, 30 July 2010.





Figure 49: Former openings taller than windows at grade, and the remnant door above suggest loading functions related to the elevator .



Figure 50: Former transom window remains visible inside Section B.

The elevator is located within a wooden framed shaft. It is an Otis-Fensom single-belt electric freight elevator. The maker is identified by the wooden top cross-beam (see Figure 51), which reads:

Manufactured By  
Otis-Fensom Elevator Company Limited  
Toronto, Ont.  
Capacity [X]000lbs



Figure 51: Former transom window remains visible inside Section B.

The Otis-Fensom Elevator Company was created in 1905 with the merger of the Canadian Fensom Elevator Works and the Canadian Otis Elevator Company. The new company established corporate headquarters in Toronto, and built a substantial manufacturing facility in Hamilton.

The elevator uses a typical open freight car, with wood panelled sides covered by a mesh-wire top (Figure 52). The car is set between two compound wooden guide posts with guide strip (Figure 53), and counterweights are located at the second floor level (Figure 54). It is powered by a ceiling-mounted single-belt machine using a worm-gear apparatus.<sup>23</sup> A 1905 Otis Elevator Company catalogue illustrates (Figure 55) and describes single-belt electric freight elevators:

*This type of Electric Freight Elevator is much used where moderate lifting capacity at low speed is all that is required, and as it costs less than direct-connected elevator of equal capacity it frequently commends itself to purchasers on that account.*

*The winding machine and the electric motor can be placed either on the ceiling or the floor, but we show both attached to the ceiling, as this is the method of installation commonly adopted.<sup>24</sup>*

<sup>23</sup>John H. Jallings, *Elevators: a practical treatise on the development and design of hand, belt, steam, hydraulic, and electric elevators*, (Chicago: American Technical Society, 1916) pp. 43-44.

<sup>24</sup>Otis Elevator Company, *Otis Elevators*, 1905, p25.



Figure 52: View of the elevator's open freight car.



Figure 53: View of the elevator's wooden guide posts.

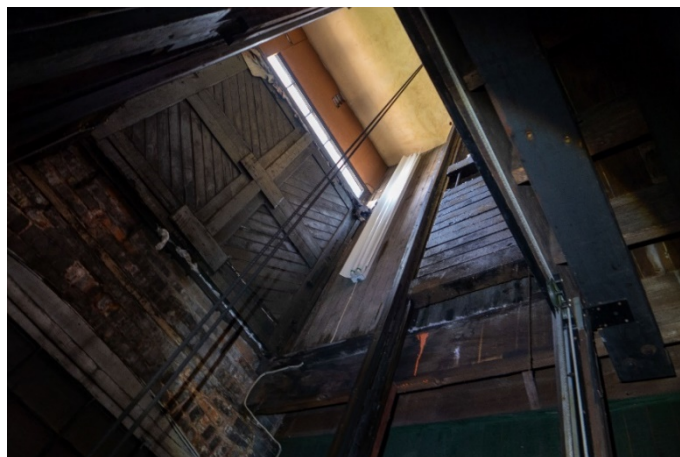


Figure 54: View of the elevator's counterweights.



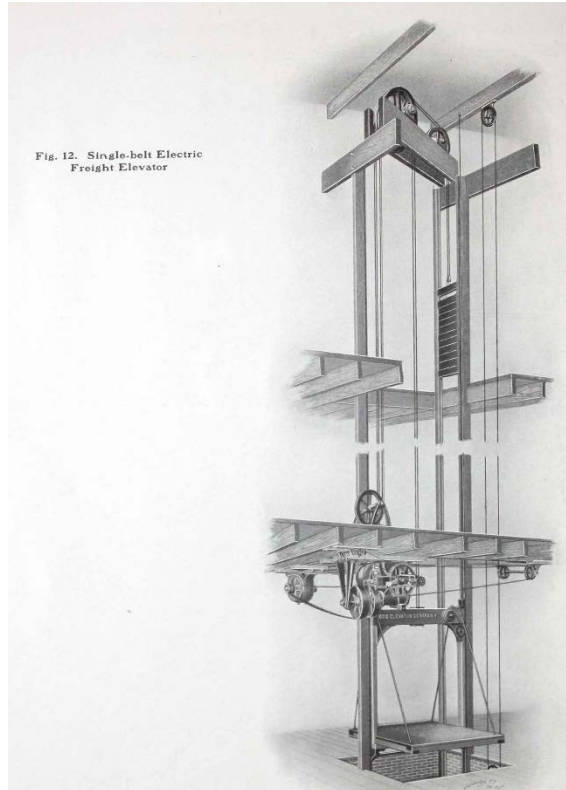


Figure 55: Rendering of a single-belt electric freight elevator system from a 1905 Otis publication ([https://archive.org/details/OtisElevatorCompanyTheOtisElevatorIndustryComprisesLarge\\_574](https://archive.org/details/OtisElevatorCompanyTheOtisElevatorIndustryComprisesLarge_574)).

## 2.3 CONTEXTUAL ANALYSIS

The subject property is located in Hamilton's Corktown neighbourhood, on a corner lot adjoining Ferguson Avenue South and Jackson Street East. The block is bordered to the north by Main Street East and to the west by Walnut Street South.

Main Street East is a four-lane one-way thoroughfare, supporting a variety of uses, including residential, commercial and institutional uses (Figure 56). The rectangular blocks south of Main Street East contain a variety of uses and building types. There is a lack of consistent urban fabric or dominant character in the vicinity of the Radigan Building, with nearby structures including 20th century mid-rise residential buildings, modest 19th century brick dwellings, offices and automotive service centres (Figure 57).





Figure 56: Looking east along Main Street East from Ferguson Avenue South.



Figure 57: Looking east along Jackson Street East from Ferguson Avenue South.

In addition to the Radigan Building, the subject property's block also includes a high-rise condominium, and various low rise structures including main street commercial, house form, a car rental dealership, and several former restaurants. There is a dedicated parking lot to the west. Ferguson Avenue South is very narrow along the property's block, being a two-lane road with brick pavers (Figure 58). There is a narrow laneway immediately north of the Radigan building providing access to the middle of the block.



Figure 58: Looking north along Ferguson Avenue South, showing the narrow width of the street and small setback of the Radigan Building.

Historically, a railway line was located on Ferguson avenues north and south, running between Barton and Hunter streets. A review of Fire Insurance Plans along Ferguson Avenue between Rebecca and Hunter streets shows that by 1898 there was a modest pattern of industrial facilities being located on properties and into blocks adjacent to the railway line. 1911 Fire Insurance Plans of the same areas show modest to significant industrial growth in the form of new facilities being established and existing facilities undergoing expansion.

A 1923 catalogue from Frank Radigan Wholesale Hardware Jobber boasts of ready access to rail shipping from Hamilton:

*FREIGHT CHARGES have been a big item of expense to our customers in the East and West. We have gone very carefully into this matter and we find we can include our shipments in assorted cars that are being made up at Hamilton every day, for the East and West. In this way we can get carload freight rates and save considerable money, providing the freight is prepaid.<sup>25</sup>*

Any direct physical relationship between the Radigan Building and the railway line is not evident however, with the property never having had a spur line to load shipments. It is unclear whether the building's adjacency to the railway line afforded access to cheaper shipping rates, or if all businesses located near central Hamilton would have provided such advantages.

Despite being removed, the historic railway line has been interpreted through several urban design gestures since the City initiated improvements to Ferguson Avenue in the 1990s. These include the installation of permanently open railway crossing gates<sup>26</sup>; landscaping that interprets

<sup>25</sup>Established 1902 Frank Radigan Wholesale Hardware Jobber Catalogue Number 159, Hamilton, Ont., Canada, p. 2.

<sup>26</sup>Gates are located at Ferguson Avenue intersections with Cannon Street East, Wilson Street, King William Street, and King Street East.

several former sections of track<sup>27</sup>; and Ferguson Station Park, featuring an open-air structure with a massing and roof evocative of a historic train station (Figures 59, 60 & 61).



Figure 59: View of the interpretive rail crossing sign north of Ferguson Avenue South on Main Street East.



Figure 60: View of interpretative railway tracks along Ferguson Avenue South between King Street East and King William Street (Google 2022).



Figure 61: View of the interpretive train station gazebo building in Ferguson Station Park (Google 2022).

<sup>27</sup>Located north of King Street East, and between King Street East and Main Street East.

## 2.4 ADJACENT PROPERTIES


The Urban Hamilton Official Plan defines ‘adjacent’ as: “those lands contiguous to, or located within 50 metres of, a *protected heritage property*.”

The following table lists properties that are included on Hamilton’s cultural heritage resources map as non-designated (listed) properties of cultural heritage value or interest and are directly adjacent (contiguous) to 46 Ferguson Avenue South.<sup>28</sup>



Address	Description	Image
168 Main Street East	<p>The property contains a two-and-a-half storey brick building constructed for residential purposes c. 1876. At some point, a two-storey wing with a hipped roof was added to the rear of the building and c. 1950, a one-storey concrete block addition was constructed along the north and east façades. The property also contains a one-storey warehouse at the rear of the property.</p> <p>The DBHI identifies preliminary design and associative values.</p> <p>Preliminary design values are associated with the main façade which fronts Main Street and the side (east) façade. This includes the brick and subsequent stucco cladding, side gable roof, brick parapets projecting front eave with dentilated frieze decorative brackets, and second storey flat windows with stone lug sill and semi-circular awnings.</p> <p>Preliminary associative values are related to the commercial use of the property - both as offices and retail business.</p>	

<sup>28</sup>[City of Hamilton Heritage Register GIS](#)




<p>172 Main Street East</p>	<p>The property contains a two-and-a-half storey brick building constructed for residential purposes c. 1900. The building has a two-storey wood frame wing off the eastern end of the south wall and a one-storey brick addition.</p> <p>The DBHI identifies preliminary design and associative values.</p> <p>Preliminary design values are associated with the front façade facing Main Street. This includes: the rectangular plan with short façade, common bond, projecting front gable roof, single stack brick chimney, The building, laid in Common bond, has a rectangular plan with a short façade, a projecting front gable roof and a single-stack brick chimney, stone foundation, segmental windows, brick voussoirs, projecting three-window bay in the eastern end of the second storey, segmental window with brick voussoirs and a stone lug sill, first storey brick extension with a stone foundation and a flat roof, a pair of double windows in the front gable.</p> <p>Preliminary associative values are related to the commercial use of the property, primarily as offices.</p>	
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The following table lists properties that are included on Hamilton's cultural heritage resources map as non-designated (listed) properties of cultural heritage value or interest and are directly across the street from and within 50 metres of 46 Ferguson Avenue South.<sup>29</sup>

Address	Description	Image
182 and 184 Jackson Street East	<p>The property contains a one-storey brick building constructed c. 1850 with a hipped roof with a one-storey brick addition.</p> <p>The DBHI identifies preliminary design and associative values.</p> <p>Preliminary design values are associated with the front façade facing Jackson Street East. These include: rectangular plan, short façade, low hip roof with projecting eaves, symmetrical three-bay front façade consisting of a main entrance with a flat transom in the centre bay flanked by flat windows with alternating brick voussoirs and lug sills.</p> <p>Preliminary associative value relates to the long-standing use of the building as a grocery store (from c. 1850 to c. 1970).</p> <p>Preliminary contextual value relates to the building's location at the southwest corner of Jackson Street East and Walnut Street</p>	
180 Jackson Street East	<p>The property contains a detached, two-and-a-half storey brick residential building constructed c. 1900. There is a two-storey brick wing with a hipped roof at the rear of the building.</p> <p>The DBHI identifies preliminary design and contextual values.</p> <p>Preliminary design value relates to the front façade which fronts Jackson Street. These include: rectangular plan,</p>	

<sup>29</sup>[City of Hamilton Heritage Register GIS](#)

	<p>hipped roof with projecting front gable and window, brick laid in common bond, front façade consisting of three-window bay in the second storey, a segmental window with brick voussoirs and a stone lug sill, raised main entrance with a segmental opening and alternating brick voussoirs to the west, open porch with a shed roof and moulded frieze supported by round columns on square brick bases, segmental hung windows with alternating brick voussoirs and stone lug sills on the east side wall.</p> <p>Preliminary contextual values relate to the deep setback from the Jackson Street East (in comparison to adjacent residential properties).</p>	
<p>178 Jackson Street East</p>	<p>The property contains a detached, two-storey brick residential building constructed c. 1878 with a one-storey rear wing.</p> <p>The DBHI identifies preliminary design values.</p> <p>Preliminary design values relate primarily to the front façade which faces Jackson Street East. These include: rectangular plan, modified hip roof with projecting eaves, single-stack brick chimney, cut-stone foundation with broken-course rock-faced finish, flat windows and rock-faced stone lintels, front façade composed of segmental windows with dichromatic-brick voussoirs, incised keystones and stone lug sills.</p> <p>The eastern half contains a two-storey projecting bay with a hip roof and a set of three windows in each storey with shared stone sills. There is a single window in the western bay of the second storey and a raised main entrance in the first storey, accented by a segmental stained glass transom and</p>	

	<p>decorative wood trim. A horizontal brick course connects the voussoirs in the second-storey windows and decorative brick work separates the first and second-storey windows.</p> <p>The west side wall is blank and the remaining walls are composed of segmental windows with brick voussoirs and stone lug sills.</p>	
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### 3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

#### 3.1 PROPERTY SCREENING

This section screens the property against the nine criteria in the OHA used for determining cultural heritage value or interest (O. Reg. 9/06). These screening results are provided solely for the purposes of informing the identification of impacts and mitigations measures related to the proposed development at 46-48 Ferguson Avenue South.

Criteria	Screening
<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>No - The property contains the Radigan Building - an industrial building that employs a structure of load-bearing brick walls with an interior system of mostly wooden beams and posts. This highly functional system provides open, flexible and well illuminated interior spaces. It directly translates to the exterior form and design of the building, creating a commonplace – but not unique – rectangular massing and form, and repetitive bay structure that is associated with industrial architecture. The Radigan Building was historically used for manufacturing and warehousing operations, both of which were served by the building type. The building’s subsequent additions are also reflective of industrial architecture, as are its incorporation of auxiliary uses, including office space. However, this is ordinary utilitarian construction. This industrial building is not a rare, early or representative example of a construction method or a style. (It doesn’t really have a style.)</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>No - The Radigan Building is a modest industrial building, with a highly functional design. It lacks any elaborate features, decoration, or other materials considered to be notable for their craftsmanship.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No - The Radigan Building is a functional structure built to support relatively straightforward manufacturing and warehousing operations. No aspects of the building have been found to demonstrate a</p>

	<p>high degree of technical or scientific achievement.</p> <p>The extant elevator is not early enough to be considered a technical achievement, dating from c. 1909. Commercial elevator use in North America dates to the 1850s. In an Ontario context, known elevators dating to the 1890s and 1900s remain in use in Toronto. An audit of 1898 Fire Insurance Plans for the City of Hamilton found at least 10 hoists indicated on 6 sheets, suggesting elevators may have been not uncommon at that time, and are increasingly seen on the 1911 Fire Insurance Plan.</p>
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	<p>Yes - The property has direct associations with the theme of Hamilton's industrial activity, particularly between 1905 and 1945. The property reflects Hamilton's manufacturing history which saw both local and international companies engaged in primary and secondary manufacturing processes and producing everything from anchors to wheels.</p>
<p>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>TBD - Archaeological assessment could identify significance to other communities.</p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>No - The property is associated with architect Edmund B. Patterson. Patterson was active in Hamilton in the early 20th century and designed several notable industrial and manufacturing buildings/complexes and complexes in Hamilton. As a modest and more restrained example of his work, there is no indication that 46-48 Ferguson Avenue South reflects his ideas about industrial and manufacturing building and complexes that may be evident in his other work.</p>
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	<p>No - In the vicinity of the property, there is a lack of consistent urban fabric or dominant character, with nearby structures including 20th century mid-rise residential buildings, modest 19th century brick dwellings, offices and automotive service centres.</p>

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No - There is no evidence that the property was physically or functionally connected to the GTR line that ran down Ferguson Avenue South. Historically, the property is on a block which was completely developed by 1893 with the Radigan Building replacing residential buildings facing onto Ferguson Avenue South. Visually, the surrounding area has a lack of consistent urban fabric with a variety of building types, styles and ages.
9. The property has contextual value because it is a landmark.	No - While the property may be known to local residents, the research conducted for this CHIA did not reveal evidence that the property is a landmark.

### 3.2 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE

The property screening indicated that 46-48 Ferguson Avenue South met O. Reg. 9/06 criterion 4 alone. The property has historical or associative value because of direct associations with a theme and person that are significant to a community.

Under the *More Homes Built Faster Act, 2022*, changes have occurred in regards to how non-designated properties may be included in a municipality's heritage register. Specifically, to include a non-designated property in the register, the property will be required to meet prescribed two criteria for determining whether property is of cultural heritage value or interest. O. Reg. 9/06 as amended by O. Reg. 569/22 – in force and effect 1 January 2023 – identifies the criteria for determining cultural heritage value or interest under Part IV, Section 29 of the OHA and is used to create a Statement of Cultural Heritage Value or Interest (SCHVI). O. Reg 569/22 revokes Section 1 and 2 of the previous O. Reg. 9/06, substituting nine criteria which are based on the previous O. Reg. 9/06. But different than the previous regulation, the new legislation requires that two criteria must be met to designate a property under Section 29 of the OHA.

Although this heritage-listed property does not meet the minimum requirements for designation under the OHA, this building nevertheless possesses some limited (but non-statutory) heritage value. For the purposes of this report, this property will be considered and referenced as a “below-threshold” heritage resource. Its description and its impacts and mitigation strategies will follow the same CHIA guidelines as if the property had sufficient heritage value to be designated (even though it doesn't). The following draft Statement of Cultural Heritage Value reflects the limited below-threshold heritage value of this property and has been prepared to identify impacts and mitigation measures.

#### *Description of Place*

The subject property is a 0.23 hectare property at the northwest corner of Ferguson Avenue South and Jackson Street East. It is located in the Corktown Established Historical Neighbourhood (CEHN). The property contains the Radigan Building (built 1906) at its northeast, as well as a

large paved parking area. The Radigan Building is a two-storey brick industrial building, with a primary east elevation facing onto Ferguson Avenue South. It has a simple rectangular massing, and is characterized by repeating bays with large window openings, interspersed by brick pilasters on the north and east elevations.

### *Heritage Value*

The subject property contains the Radigan Building, a modest, early 20th century vernacular factory and warehouse building. The building's rectangular form, simple massing, and repeating bay design all express the interior structure of load-bearing masonry walls with interior posts and beams. The Radigan Building's modest size and restrained aesthetic reflects the activities of smaller businesses and industrial enterprises in Hamilton. However, this building represents an ordinary utilitarian structure which does not possess a rare, unique or representative construction method or style.

The subject property has direct associations with the theme of Hamilton's industrial activity, particularly manufacturing between 1905 and 1945. The property reflects Hamilton's manufacturing history which saw both local and international companies engaged in primary and secondary manufacturing processes and producing everything from anchors to wheels.

John Radigan (b. 1854 - d. c. 1913) established a tinware factory in 1886 in a small building on Mary Street and then moved to a building at 42-46 Kelly Street c. 1900 and finally to Ferguson Avenue South in 1906.<sup>30</sup> Although John Radigan & Company manufactured many metal products, it was known for its elevator buckets which were used for hauling bulk materials, such as grain or sand, vertically. Metal works manufacturing continued on the property until at least 1933. The property is also associated with Frank Radigan Wholesale Hardware (c. 1907 - c. 1948) and the Radigan Brothers (c. 1948 - c. 2010).

### *Heritage Attributes*

As an example of a modest, early 20th century vernacular factory and warehouse building, the property's heritage attributes (although not to the level of designation under the OHA) would be as follows:

- the simple, rectangular two-storey massing and minimal setback to Ferguson Avenue South;
- the raised masonry foundations and brick walls, with stretcher bond on the east elevation, and common bond on others;
- the design of the original primary east elevation, including symmetrical five bay design with paired doors with transoms, signage location, and bays of windows separated by pilasters;
- the design of the secondary north elevation, including bays of windows and loading doors separated by pilasters;
- the consistent use of segmental arches for all window and door openings;
- the remaining double wood loading doors, and related 2-by-10 light transom windows.

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<sup>30</sup>Ibid, p. 19.



## 4 DESCRIPTION OF PROPOSED SITE DEVELOPMENT

### 4.1 PROPOSED SITE DEVELOPMENT

The proposed development at 46-48 Ferguson Avenue South, Hamilton comprises a mixed-use development which consists of two residential tower portions, 30-storeys and 13-storeys connected by a three-storey podium. The towers will have step-backs at 7 and 13 storeys and contain a total of 402 units, 271 vehicle parking spaces and 198 bicycle parking spaces. Additionally, 4,295 m<sup>2</sup> of outdoor and indoor amenity space is proposed. Hamilton's City Public Works Engineering Services has requested a road widening of Ferguson Avenue South in relation to the development, and a southward extension of the laneway directly north is also proposed. Both widenings would extend into the existing footprint of the Radigan Building.

### 4.2 RATIONALE, PURPOSE AND ALIGNMENT WITH MUNICIPAL AUTHORITY

This section provides the heritage policy context.

#### 4.2.1 ONTARIO HERITAGE ACT

The *Ontario Heritage Act* (OHA) is the key piece of legislation for the conservation of cultural heritage resources in the province. Among other things, it regulates how municipal councils can identify and protect heritage resources including archaeological sites within their boundaries.

The OHA permits municipal clerks to maintain a register of properties that are of cultural heritage value of interest. The City of Hamilton's Heritage Register includes: individual properties that have been designated under subsection 29 (1) of the OHA; properties in a heritage conservation district designated under subsection 41 (1) of the OHA; and properties that have not been designated, but that City Council believes to be of cultural heritage value or interest under subsection 27 (3) of the OHA.

Subsection 27 (9) requires a property owner to provide at least 60 days notice in writing of the owner's intention to demolish or remove a building or structure on a property that is included on a heritage register (but not designated).

The OHA includes nine criteria that are used for determining cultural heritage value or interest (O. Reg. 0/9):

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

Based on changes to the OHA (effective 1 January 2023), a property may be included on a heritage register under subsection 27 (3) if it meets one or more of these criteria. In order to be designated under subsection 29 (1) of the OHA, a property must meet two or more criteria.

Regarding property included on the register under subsection 27 (3):

“the council of a municipality shall remove the property from the register if the council of the municipality does not give a notice of intention to designate the property under subsection 29 (1) on or before the second anniversary of the day the property was included in the register,” on or after the day subsection 3 (4) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force (1 January 2023).

Further, the council of the municipality shall remove property included on the register under subsection 27 (3) “if the council of the municipality has given a notice of intention to designate the property under subsection 29 (1) and any of the following circumstances exist:

1. The council of the municipality withdraws the notice of intention under subsection 29 (7).
2. The council of the municipality does not withdraw the notice of intention, but does not pass a by-law designating the property under subsection 29 (1) within the time set out in paragraph 1 of subsection 29 (8).
3. The council of the municipality passes a by-law designating the property under subsection 29 (1) within the time set out in paragraph 1 of subsection 29 (8), but the by-law is repealed in accordance with subclause 29 (15) (b) (i) or (iii). 2022, c. 21, Sched. 6, s. 3 (4).”

#### **4.2.2 URBAN HAMILTON OFFICIAL PLAN (AUGUST 2013)**

<https://www.hamilton.ca/build-invest-grow/planning-development/official-plan/urban-hamilton-official-plan>

Based on comments from the City of Hamilton Heritage Staff regarding the proposed development, the following sections of the Urban Hamilton Official Plan apply:

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

Section B.3.4.2.1(g) “Ensure that 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.”

Section B.3.4.2.12 requires that a CHIA be submitted with any future application.

#### **4.2.3 DOWNTOWN HAMILTON SECONDARY PLAN**

Based on comments from the City of Hamilton Heritage Staff regarding the proposed development, the following sections of the Downtown Hamilton Secondary Plan apply:

Section 6.1.3.1(a) “Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton,” and,

Section 6.1.3(b) “Ensure that new development is compatible with the design of surrounding built heritage resource buildings.”

#### **4.2.4 PROVINCIAL POLICY STATEMENT**

Based on comments from the City of Hamilton Heritage Staff, the following sections of the Provincial Policy Statement apply:

Section 2.6.1 “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

## 5 IMPACT OF PROPOSED SITE DEVELOPMENT

### 5.1 IMPACTS TO SUBJECT PROPERTY

The following list of impacts is based on Ministry of Culture's InfoSheet #5 Heritage Impact Assessments and Conservation Plans.

**1) Destruction** of any, or part of any, *significant heritage attributes* or features.

Description: The proposed development requires removal of the existing building to permit the construction of the podium and two towers. Demolition of the Radigan Building represents a high level of direct impacts to this below-threshold cultural heritage resource. Alternatives and mitigation measures are required to reduce impacts, and are addressed in Section 6.0 below.

**2) Alteration** that is not sympathetic or is incompatible with the historic fabric and appearance.

Description: N/A - Alteration is addressed under impacts related to Destruction discussed above.

**3) Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.

Description: The proposed development is not anticipated to cast shadows that directly affect the heritage resource or alter its appearance. No impacts are identified related to shadows.

**4) Isolation** of a *heritage attribute* from its surrounding environment, context or a *significant* relationship.

Description: No significant contextual relationships were identified between the heritage attribute and its surroundings, within or beyond the property.

**5) Direct or indirect obstruction** of *significant* views or vistas within, from, or of built and natural features.

Description: No significant views or vistas were identified within the property or from other built features.

**6) A change in land use** such as rezoning a battlefield from open space to residential use, allowing new *development* or *site alteration* to fill in the formerly open spaces

Description: A change in land use is required for the proposed development that will impact the open parking spaces around the Radigan Building. However, those parking spaces have not been identified as heritage attributes, or otherwise significant to the site's cultural heritage value.

**7) Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an *archaeological resource*.

Description: N/A - This CHIA pertains to build heritage features, and impacts to potential archaeological resources would be determined through archaeological assessment.



## 5.2 IMPACTS TO ADJACENT PROPERTIES

There are two properties that are directly adjacent to the 46-48 Ferguson Avenue South: 168 Main Street East and 172 Main Street East. The preliminary design and contextual values (see Section 2.4) all pertain to the Main Street elevations/façades of the properties. Neither of these properties will be impacted through destruction or alteration of its heritage attributes or features, be isolated or obstructed or have a change in land use. Shadows from towers on the property are not anticipated to impact the Main Street East elevations of the properties.

There are three properties that are directly across the street from 46-48 Ferguson Avenue South: 182 and 184 Jackson Street East, 180 Jackson Street East and 178 Jackson Street East. The preliminary design values (see Section 2.4) all pertain to the front/main elevations of the properties. Based on these preliminary values, none of these properties will be impacted through destruction or alteration of its heritage attributes or features, be isolated or obstructed or have a change in land use. Shadows from the proposed towers could have some impact on the adjacent properties but those aspects will be discussed by the consulting planner and design architect in a separate Shadow Study.

## 6 ALTERNATIVES OR MITIGATION MEASURES

### 6.1 ALTERNATIVES

The subject property has been identified as a potential cultural heritage resource and should be conserved in accordance with Urban Hamilton Official Plan, Downtown Secondary Plan, and Provincial Policy Statement. In order to retain the integrity of the cultural heritage resource, the following alternative development approaches should be considered.

#### 6.1.1 OPTION 1: RETAIN CULTURAL HERITAGE RESOURCE IN ITS ENTIRETY

Retain and conserve the Radigan Building in its entirety while focusing the development on lands adjacent to the building. This would have the least impact on the cultural heritage resource and retain the full interior and exterior integrity of the building. This option represents a rehabilitation conservation treatment on the building, along with the opportunity to undertake restoration on a number of former features, including the 9-over-9 wood sash windows, front signage, the historic brick water table, and reinstatement of bricked-up door or window openings. This option will not allow for the widening of Ferguson Avenue South and the north laneway both being transportation-related requirements for the new development. Due to these other City-mandated planning constraints, this development approach is not feasible.

#### 6.1.2 OPTION 2: PARTIAL DEMOLITION OF CULTURAL HERITAGE RESOURCE

A second option involves demolishing a portion of the Radigan Building to permit additional room for the development, while still retaining and conserving a part of the cultural heritage resource. In this case, it would be preferable to demolish the additions and retain the original portion of the building. Most heritage attributes are concentrated in the original portion, which also includes the principal elevation and defines the cultural heritage resource within the streetscape and public realm. This option represents a rehabilitation conservation treatment on the building, along with the opportunity to undertake restoration on a number of former features, including the 9-over-9 wood sash windows, front signage, the historic brick water table, and reinstatement of bricked-up door or window openings. This option will also not allow for the widening of Ferguson Avenue South and the north laneway both being transportation-related requirements for the new development. Due to these other City-mandated planning constraints, this development approach is not feasible.

#### 6.1.3 OPTION 3: COMPLETE DEMOLITION OF CULTURAL HERITAGE RESOURCE

Because Options 1 and 2 are not feasible (for the reasons cited above), a final option involves complete demolition of the building, with the integration of reconstructed elevations within the new development. This option preserves the least heritage fabric, but creates opportunities for salvage, while also permitting the elevations to be slightly relocated to accommodate the necessary widening of adjacent roads and laneways. The reconstruction of elevations also represents a rehabilitation conservation treatment on the building, along with the opportunity to undertake restoration on the 9-over-9 wooden sash windows, the historic brick water table, and reinstate bricked-up door or window openings.

Alternatives for the massing configuration of the proposed development should be considered, as the design is developed, to minimize the visual impacts of the new construction on the cultural heritage resource. Alternatives for coordinated cladding of podiums, and step-backs for development massing should be considered to ensure the Radigan Building's form and massing remain legible.

## 6.2 MITIGATION MEASURES

### *Option 1*

Option 1 would avoid the impacts identified in Section 5.1 related to destruction. Impacts related to the retained building would be mitigated through following conservation best practices, particularly related to rehabilitation and restoration conservation treatments (see below).

### *Option 2*

Option 2 would mitigate some of the impacts identified in Section 5.1 through the retention of a portion of the Radigan Building. If Option 2 were adopted, impacts would be further mitigated through completion of a Documentation and Salvage Plan in accordance with City of Hamilton guidelines,<sup>31</sup> and by following conservation best practices (see below). The entire Radigan Building would be documented with photographs, and the portions to be demolished would receive additional documentation through drawings. Aside from brick, all heritage attributes identified in the SCHVI should be salvaged, with a focus on previously salvaged wood posts and beams, remnant wood doors or transom windows from former elevator openings, and surviving water table bricks.

### *Option 3*

For Option 3 to be adopted – which this report recommends –, impacts should be mitigated through completion of a Documentation and Salvage Plan in accordance with City of Hamilton guidelines, and by following conservation best practices (see below). Prior to demolition, the building should be documented through photographs and drawings. All heritage attributes identified in the SCHVI should be salvaged. Any materials that will be reconstructed (including masonry, doors/transoms, and the former elevator openings) should be disassembled and salvaged using appropriate methods, marked and stored securely. Other heritage attributes salvaged should be safely stored, until an appropriate use or destination has been identified. Reconstruction of the east façade, on its own, at a location which permits the widening of Ferguson Avenue South provides limited mitigation. Reconstruction of the east and north façades, in conjunction with the above mitigation measures, would mitigate the impact from 'high' to 'moderate' as conserving two façades helps visually to conserve the original form and massing of the building.

### 6.2.1 CONSERVATION BEST PRACTICES

Best practices should be followed when designing the proposed development, by adhering to the Standards 11 and 12 from the Standards and Guidelines.<sup>32</sup> Additionally, if undertaking restoration of former materials, a restoration period should be established for the building. Heritage attributes

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<sup>31</sup>City of Hamilton, [Cultural Heritage Impact Assessment - Documentation and Salvage Plan](#).

<sup>32</sup>Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition*, Her Majesty the Queen in Right of Canada, 2012, p. 23.

should be repaired where possible, but if replacement is necessary, they should be replaced with forms, materials and details based on physical evidence and which avoid conjecture. Evidence can be found on the 1970s archival photograph provided by the City of Hamilton, which shows basement window openings, wooden window types, and the historic brick water course. Evidence can also be found where surviving features have been preserved, such as inside bricked up window / door openings (which may contain doors, or transom windows with 2x10 lights), and on the former exterior south wall of Section B (which contains the historic brick water table).

### **6.2.2 INTERPRETATION AND COMMEMORATION**

Another mitigation measure is to complete an Interpretation and Commemoration Strategy which would communicate the property's longstanding association with the Radigan family. The strategy should consider approaches such as displays or plaques that are accessible to the public. Research material obtained for this CHIA, such as the Frank Radigan Wholesale Hardware Company catalogues, could aid in the development of this strategy and inform its content. Additionally, interviews with members of the Radigan family may provide additional information and historic materials.



## 7 CONSERVATION STRATEGY

It is proposed that strategy would be to reconstruct the original portion of the building to ensure that the heritage attributes of the building are still visible and contributes to the character of the streetscape on which it fronts (Figures 62 & 63).

With the mitigation strategy of reconstruction, a new location for the heritage building is feasible and provides an urban design rationale. The building will be moved further from the road there by maintaining the visual relationship while further activating the street. The heritage building's setbacks will generate pedestrian activity and provide a vibrant streetscape.

This is an instance where a planning initiative, conflicts with the logistics of retaining a historic building in its location. The conflict between urban design benefits and conservation policies is discussed in the Ontario Ministry of Culture's Architectural Conservation Notes, "Note #6: Heritage Conservation Principles for Land-use Planning" (underlines added for emphasis):

*Where negative impacts are unavoidable, effective mitigation must be applied including...moving to an appropriate setting, commemoration on site or elsewhere, or recording the resource before any negative changes are made.*

Therefore, the heritage value of the property is deemed to be conserved through another mitigation alternative of reconstruction in a more "appropriate setting" on the new widened street line. While the high-rise development adheres to a planning policy required to achieve transit supportive density, the intermittent punctuation of a historic building will provide variety and relief within the streetscape, as well as serving as a reminder of the area's history.

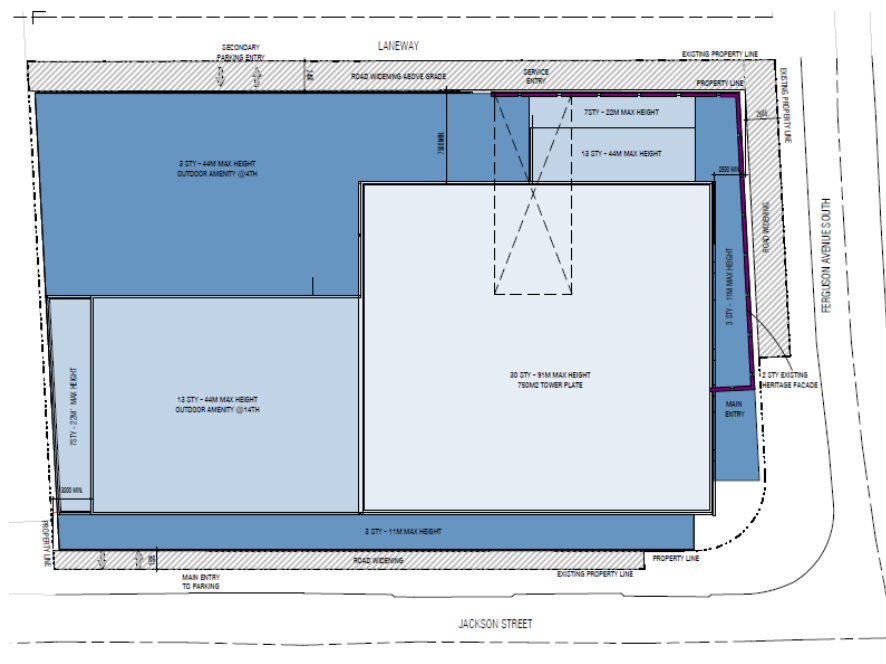


Figure 62: Conceptual Site Plan by G+C Architects indicating the heritage portion of the original building to be reconstructed.

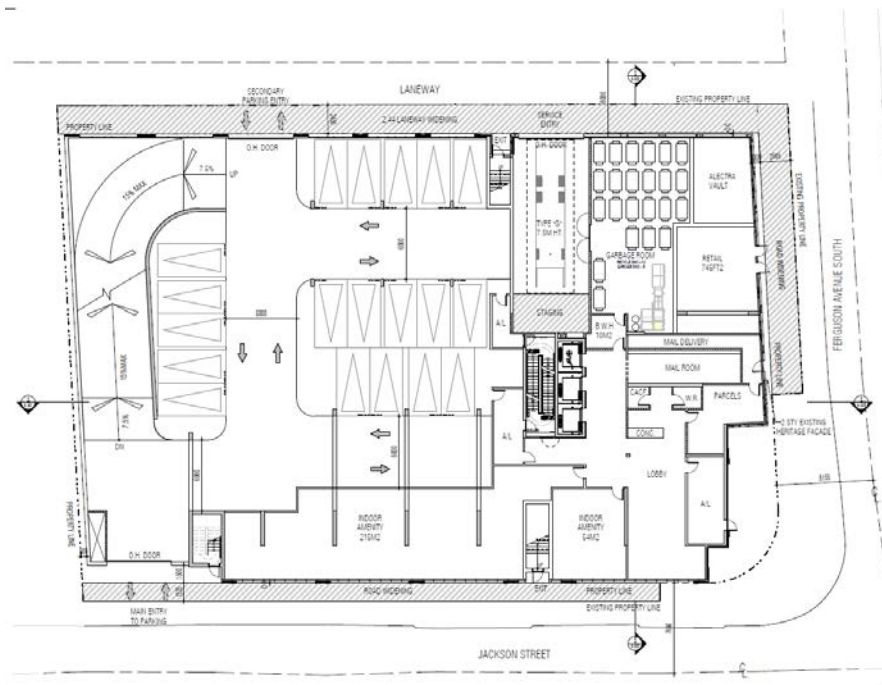


Figure 63: Conceptual Ground Floor Plan by G+C Architects indicating the heritage portion of the original building to be reconstructed.

## 7.1 RATIONALE FOR SELECTIVE DISASSEMBLY AND RECONSTRUCTION

Reconstruction involves the "re-creation of an...original...and may include even the use of traditional building techniques, but often...will be built on a modern framework of structure and utilities." (Well-Preserved, 2006). This mitigation strategy will permit the reconstructed heritage structure to be adaptively reused on its interior while retaining its exterior features which constitute its heritage attributes.

Disassembly and reconstruction of the east (principal), and portions of the north elevation excluding the modern enclosure for the porch will reinforce the heritage character of the Corktown Established Historical Neighbourhood (CEHN). Relocating the front façade of the building to the new widened street line will put emphasis on its heritage features and create a focal point along Ferguson Avenue South. By placing the Radigan Building facade at the northeast corner of the site, it becomes a transition piece, integrated with the massing of the new development.

The reconstruction process will introduce a 'modern framework of structure and utilities' that will permit and ensure code-approved construction. This reconstruction strategy will result in the prolonged lifespan of the heritage building facade, thereby also increasing its long-term value, while decreasing costs for maintenance. Reconstruction of the original structure will protect it and its associated heritage attributes from further deterioration.

## 7.2 METHODOLOGY FOR RECONSTRUCTION

### 7.2.1 SELECTIVE DISASSEMBLY

It is proposed that the Radigan Building façade be disassembled and reconstructed at an alternate location. The building must be stabilized to ensure structural integrity, and the safety of workers and the general public. The materials that comprise the building's exterior that are in good condition should be salvaged for re-integration in the new structure.

Unlike demolition, the process of selective disassembly (also known as 'deconstruction' or 'dismantling') treats the structure, like a ruin or an artifact, and is a common strategy in conservation. While demolition involves the straightforward tearing-down of a structure, disassembly aims to salvage all removed materials, typically for re-use.

- a. Examine** The success of selective disassembly is dependent on the full understanding of the existing heritage structure. Its type of construction materials, components, and manner of assembly must be thoroughly documented and assessed before carefully disassembling to efficiently implement the principle of "Last On, First Off" ('LOFO'). Majority of the brick masonry is in good condition and should be salvaged for re-use.
- b. Prepare** Prior to disassembly, the original portions of the building should be braced to prevent movement, settlement, or collapse of areas to be disassembled. As part of the preparation process, temporary access ways, barricades, and other forms of protection are installed. Routes and access areas are also established to assign the location and path of demolition equipment, construction debris, and salvaged materials.
- c. Required Permits** The disassembly of the East and North elevations and the removal of the other portions of the heritage structure will require a Demolition Permit Application (DPA). The DPA would require permission from the City's Heritage Staff, and may therefore not be issued until a Building Permit Application (BPA) for the reconstruction structure is presented. At the BPA stage, the City Heritage Staff will require more detailed information relating to the heritage components in Conservation Plan Drawings
- d. Disassemble** LOFO is implemented as the systematic manner of selective disassembly in a sequence for deconstruction of the various components.

Disassembly requires precise and selective removal procedures compared to demolition. It involves the reverse order of assembly, wherein components installed last, are to be removed first. Its careful sequence helps preserve the original, intact portions of the structure. It permits material salvage, although it does not necessarily allow high material recovery rate. Hazardous materials may also be encountered, such as asbestos-containing materials, that would require specialized hauling and disposal procedures. Overall, site logistics must be planned to conduct a successful disassembly process. Site locations for immediate material retrieval, material quality inspection, cleaning, segregation and cataloguing, and storage must be prepared.

## 7.2.2 INSPECTION, DOCUMENTATION, SELECTION, AND SALVAGE OF MATERIALS

In disassembling the original heritage structure, all salvaged materials intended to be retained must be inspected and labelled, with a brief documentation of their conditions before and after disassembly operations. These materials are then sorted, salvaged, and restored for re-integration in the reconstructed structure.

- e. Material Inventory** All materials and assemblies will be inspected and documented. Material properties, including size or dimension, quantity, colour, type, location on heritage structure, are recorded to complete a comprehensive set of material inventory sheets, to be archived and to be referenced for subsequent conservation processes. A “Reassembly Brick Coursing Guide” will be incorporated in *AREA*’s Conservation Methods for Reconstruction (Figure 64) to guide masonry specialists in assigning identification numbers for each historic brick unit found on the original elevations.
- f. Material Quality** Salvaged materials could be tested with representative samples subjected to ASTM and CSA standards. For bricks, properties such as absorption rate, coefficient of saturation, and compressive strength will be considered prior to re-use in the reconstructed house. Re-usable bricks are to be cleaned only to halt deterioration. The ‘patina’, or the traces of its ageing, must be preserved. Residues of old mortar are also to be removed using the gentlest cleaning method possible.

## 7.2.3 RECONSTRUCTION USING A NEW STRUCTURAL ASSEMBLY, AND INCORPORATING SALVAGED MATERIALS

- g. New Assembly** A veneer wall assembly will replace the east block’s current solid, double-wythe masonry wall. The veneer wall assembly constitutes the “modern framework of structure and assemblies” (see definition of reconstruction, sub-section 7.1).
- The installation of a veneer wall assembly will ensure the structural integrity of the reconstructed elevations as it would allow code-approved construction, involving upgraded types of insulation, water eradicating systems, and other moisture control barriers. The veneer wall assembly will still allow the heritage structure to be clad with the salvaged brick units to maintain the existing aesthetic of the outer wythe. Salvaged bricks will be re-integrated in their original locations but will be tied more securely into the veneer wall assembly.
- h. Segmented Arches** Regarding this brick wall assembly, all door and window openings, found on the east block portion, are installed with segmental arch voussoirs (Figure 65) comprised of the soldier coursing of the brick units. Its construction would require bricks to be specifically formed and cut in such a way that the mortar-joints between them radiated



to the centres from which the curves are struck. Segmental gauged arches typically have a key-brick, located exactly in the centre. The arches should be reassembled to replicate their traditional masonry construction.

**REASSEMBLY  
 BRICK COURSING GUIDE**

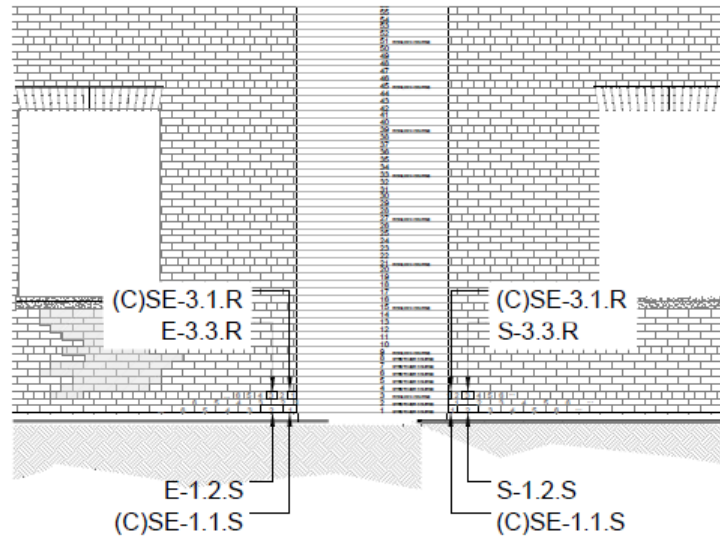


Figure 64: Reassembly Brick Coursing Guide (AREA, October 2018)

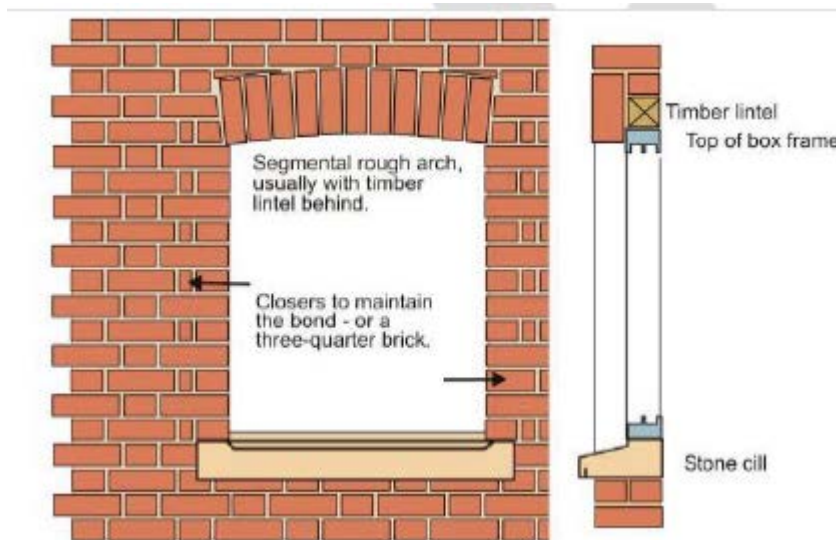


Figure 65: Segmental Gauge Arch, Construction Detail

## 7.3 CONSERVATION PLAN AND REUSE STRATEGY

### 7.3.1 CONSERVATION PLAN DRAWING

A Conservation Plan may also be prepared to demonstrate the proposed conservation strategy. Conservation Plan Drawings would typically accompany a full planning application. It is a set of drawings that describes “repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures” required to preserve a heritage resource. The Conservation Plan may comprise components that include, but are not limited to the following:

1. Drawings and “Outline” Specifications

2. Building Material Inventory

A Building Material Inventory (‘BMI’) may be required and submitted to document the methods and materials used for original and later construction. The BMI could form part of the Conservation Plan submission. With the BMI, the types of building assemblies, their components, conditions, and joining techniques are documented, not only for archival purposes, but to create a proper sequence of disassembly tasks.

3. Cost Estimate

4. Other submittals to fulfil planning requirements, such as a Heritage Building Protection Plan (HBPP)

Overall, Conservation Plan Drawings will present the conditions assessment of the building through a general overview of the critical exterior elevations and their portions that would require restoration work. The description of the conservation work, or the “outline” specification, for each exterior element will address the architectural features that are “character-defining” and of particular heritage value. This outline will serve as a guide to be developed, but not to be treated as a construction document.

The Conservation Plan and its components will demonstrate the range of measures that will be undertaken to protect the heritage structure during the approvals and development processes. The Conservation Plan therefore represents a first step in upgrading the building exterior, and discusses the building’s conditions on a ‘macro’ level. It forms the implementing submission intended to guide the future specifications and drawings which will outline the detailed restoration methods.

### 7.3.2 ADAPTIVE REUSE OF THE HERITAGE ENVELOPE

As indicated in the design drawings, the Radigan Building will be integrated into the proposed multi-residential condominium development (Figures 66-69). Adaptive reuse of a property can be beneficial to the heritage structure by reviving it and reintegrating it within the area. This strategy is sustainable as it reduces the structure’s embodied energy by minimizing waste and extraction of new building materials. Giving the space a new purpose will revitalize the heritage structure within the built context of the Corktown Established Historical Neighbourhood (CEHN). The built context surrounding the property varies from residential dwellings to mid-rise commercial

buildings, and multiple storey mixed use developments. Currently the site is designated as “Downtown Mixed-Use Area” in the Urban Hamilton Official Plan (UHOP), as “Downtown Mixed Use” in the Downtown Hamilton Secondary Plan, and are zoned “Downtown Central Business District (D1) Zone, H17, H19, and H20” in the City of Hamilton Zoning By-law No. 05-200. Re-using and integrating the Radigan Building facades in the new multi-residential development would be within the permitted uses listed in the Zoning By-Law.



Figure 66: East Elevation of the proposed development showing the reconstructed façade of Radigan Building, G+C Architects, June 2023.



Figure 67: North Façade of the Radigan Building, integrated into the proposed multi-residential condominium development, G+C Architects, June 2023.



Figure 68: East Elevation enlarged detail of the proposed development showing the reconstructed façade of Radigan Building, G+C Architects, June 2023.



Figure 69: North Elevation enlarged detail of the proposed development showing the reconstructed façade of Radigan Building, G+C Architects, June 2023.

### 7.3.3 OTHER SUBMISSIONS

As part of the Conservation Plan, detailed construction documents – comprising drawings and specifications – will need to be prepared for each component of the determined restoration work. To undertake the proposed restoration work, a Heritage Permit Application (HPA) must be submitted to the City's Heritage Planning Section. For the subsequent submission of a Building Permit Application (BPA), the City Heritage staff will require more detailed information relating to the heritage components in the Conservation Plan, prescribing the following construction specifications:

1. design detailing,
2. materials and colours,
3. reproduction windows,



4. roof material,
5. masonry cleaning method, and
6. brick repointing technique.

The Conservation Plan will be part of a future submission for Heritage Planning Staff review. This CHIA accompanies and forms part of the Heritage Permit Application and once approved, the future Conservation Plan would be delegated to Heritage Planning Staff for review to ensure consistency with this CHIA and accepted heritage conservation standards. Following Heritage Planning staff review and approval, the Conservation Plan will be attached to a Site Plan Agreement, which is the method used to ensure works are completed in conformance with heritage conservation standards. The City will be collecting securities for the project that are partially based on the cost estimate of the work (or rebuilding the structure).

## **7.4 IMPACTS OF DEVELOPMENT ON HERITAGE ATTRIBUTES**

### **7.4.1 IMPACT OF SELECTIVE DISASSEMBLY AND RECONSTRUCTION**

When reconstructing a heritage property, the degree of authenticity poses an issue in terms of the reconstruction methodology. Reconstruction of a heritage property falls under the category of intrusive intervention which can create issues with maintaining the building's authentic integrity. Reconstruction has the intent to reinstate the building's former state as accurately as possible and to replicate its original construction. The process of reconstruction should exclude unsympathetic and un-original modifications and additions made to the property throughout its lifetime.

It is imperative that the reconstruction of the Radigan Building elevations be based on thorough and trustworthy research, along with in depth documentation of the original construction process. As a testament to the original structure, the materials from the disassembly should be salvaged and integrated into the new structure.

By reconstructing the façade on the property line of the site the orientation of the building facing Ferguson Avenue South will not be compromised (Figure 69). The building's heritage attributes are contained within the exterior wall assemblies of the facade which would be reconstructed fully. Through reconstruction, the building will continue to contribute to the historical character of Corktown Established Historical Neighbourhood (CEHN) while still retaining its original historical qualities.

### **7.4.2 IMPACT OF ADAPTIVE RE-USE**

As indicated in the heritage assessment and evaluation of this report, the majority of the building's heritage value lies in the intangible historical associations with the community. Repurposing the interior of the facade will have no impact on the heritage attributes associated with it and will aid in reviving the building and integrating it within the new development.

### 7.4.3 IMPACT OF PROPOSED DEVELOPMENT ON STREETScape

The Ferguson Avenue South streetscape will physically be altered and improved by the proposed landscape upgrades and the shift of the building façade further away from the street edge. The modifications and development will provide the site with a modern aesthetic while integrating seamlessly through material compatibility with the existing heritage value of the area. By incorporating the heritage building into the development, it will reinforce the character of Corktown Established Historical Neighbourhood (CEHN) by acting as an anchor. The development is expected to have a positive impact on the Ferguson Avenue South streetscape by providing a pedestrian friendly space around the site and the existing heritage buildings while also highlighting the historic attributes of the street.



Figure 70: Perspective southwest view, conceptual, of the reconstructed heritage facades in the proposed new development (G+C Architects, June 2023)

## 8 CONCLUSIONS AND RECOMMENDATIONS

The property screening heritage evaluation indicated that 46-48 Ferguson Avenue South met only the single heritage criterion of historical or associative value based on its direct associations with a theme and person that are significant to a community. The new legislation of *O. Reg 569/22* requires that two criteria must be met to designate a property under Section 29 of the *OHA*, and this property does not achieve the statutory threshold for heritage designation. Although this heritage-listed property does not meet the minimum requirements for designation under the *OHA*, this building nevertheless possesses some limited (but non-statutory) heritage value. Because this property is considered a “below-threshold” heritage resource, the proposed mitigation strategy comprises the alternative development approach of disassembly and reconstruction of the east and north elevations integrated into the new development. This mitigation strategy will shift the façade to accommodate the transportation-related requirements of widening of the existing laneway to the north and Ferguson Avenue South to the east.

This CHIA report proposes the selective disassembly and reconstruction as the most viable conservation strategy for the heritage structure. Reconstruction is demonstrated as a conservation strategy that will appropriately protect the heritage attributes of the Radigan Building while providing adequate area on the property for the proposed development to be constructed. This mitigation method will create a harmonious integration of the built heritage of Corktown Established Historical Neighbourhood (CEHN) with the new development that aims to revitalize the area.

It is recommended that:

1. The existing façades along the east and north elevations be disassembled and reconstructed on the street line of the site;
2. The demolition process should involve selective salvaging of identified heritage elements of the original portions of the building;
3. The salvaged elements be retained by the property owner for potential reproduction or incorporation into the reconstruction of the two original façades;

To undertake the proposed restoration work, several permit applications, such as a Heritage Permit Application (HPA), a Demolition Permit Application (DPA), and a Building Permit Application (BPA), must be submitted to the City, for review and approval by its Heritage Staff to ensure consistency with this CHIA and heritage conservation standards. A Conservation Plan will be submitted as part of the planning approvals for review and approval by Heritage Planning staff.

## 9 APPENDICES

### 9.1 APPENDIX A: BIBLIOGRAPHY & REFERENCES

Biographical Dictionary of Architects in Canada 1800-1950.

<http://dictionaryofarchitectsincanada.org/>

“Established 1902 Frank Radigan Wholesale Hardware Jobber Catalogue Number 159, Hamilton, Ont., Canada.”

Hamilton Evening Times, 3 May 1906, p. 8.

Hamilton Evening Times, 9 August 1906, p. 3.

The Hamilton Times, 26 April 1909, p. 10.

The Hamilton Times, 30 November 1909, p. 10.

Jallings, John H. *Elevators: a practical treatise on the development and design of hand, belt, steam, hydraulic, and electric elevators*. Chicago: American Technical Society, 1916.

Library and Archives Canada. Census of Canada, 1901. <https://central.bac-lac.gc.ca/.item/?app=Census1901&op=img&id=z000068532>

Otis Elevator Company. *Otis Elevators*. [1905].

Nolan, Mark K. “Still Cleaning Up After 126 Years.” *Hamilton Spectator*, July 30, 2010.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition*. Her Majesty the Queen in Right of Canada, 2012.

Pearson, Lenn. *Victorian and Edwardian British Industrial Architecture*. Marlborough: The Crowood Press Ltd., 2016.

Vernon's Hamilton City Directory.

<https://archive.org/search?query=creator%3A%22Hamilton+Public+Library%22>

Wentworth County Land Registry Office, Book 13

Wentworth County Land Registry Office, Book H14(1)

Wentworth County Land Registry Office, Book H14(2)

Wentworth County Land Registry Office, Book H14(3)

Wentworth County Land Registry Office, BookH174



## 9.2 APPENDIX B: CHAIN OF TITLE SEARCH

<b><u>CHAIN OF TITLE SEARCH</u></b>			
<b>CLIENT:</b>	Ferguson Jackson Inc.	<b>FILE NO.:</b>	47975.0001
<b>MATTER:</b>	Ferguson-Jackson Condominium Project		
<b>REVIEW DATE:</b>	May 29, 2023	<b>REVIEWED BY:</b>	Noah Ciglen/Seth Zuk/Grammy Tien
<b>PROPERTY ADDRESS:</b>	46-48 Ferguson Avenue South, Hamilton, Ontario 165-169 Jackson Street East, Hamilton, Ontario		
<b>PIN:</b>	17169-0391 (LT)	<b>DATE OF PIN:</b>	May 29, 2023
<b>LEGAL DESCRIPTION:</b>	FIRSTLY: PART ALLEYWAY PLAN 48 SOUTH SIDE MAIN STREET (CLOSED BY BYLAW WE1628073), PART 2 PLAN 62R21195; SUBJECT TO AN EASEMENT IN GROSS AS IN WE1633051; SUBJECT TO AN EASEMENT IN GROSS AS IN WE1633602; SECONDLY: PART LOTS 6-7 PLAN 48 NORTH SIDE JACKSON STREET, PART 1 PLAN 62R21195; THIRDLY: PART LOTS 5-6 PLAN 48 NORTH SIDE JACKSON STREET, PARTS 1 & 2 PLAN 62R9883; CITY OF HAMILTON		
<b>INSTRUMENT NO.</b>	<b>REGISTRATION DATE</b>	<b>TRANSFEROR</b>	<b>TRANSFeree</b>
<b>PIN 17169-0391 (LT)</b> – current PIN, consolidation from PINs 17169-0389, 17169-0010 and 17169-0009 (please refer to individual sections below)			
WE1650529	12/12/2022	Radigan Holdings Ltd.	Ferguson Jackson Inc.
WE1672048	27/02/2023	True North Properties Inc.	Ferguson Jackson Inc.
<b>PIN 17169-0389 (LT) – PART ALLEYWAY PLAN 48 SOUTH SIDE MAIN ST</b>			
<i>Note: lands are designated as an alleyway on Plan 48 showing the survey of O. Spring Esq. in the City of Hamilton compiled from plans of the original surveys dated April 12, 1860.</i>			
<b>INSTRUMENT NO.</b>	<b>REGISTRATION DATE</b>	<b>TRANSFEROR</b>	<b>TRANSFeree</b>
<b>PIN 17169-0208 (R):</b> PT ALLEYWAY, PL 48 , S/S MAIN ST; LYING BTN WALNUT ST & FERGUSON AV ; HAMILTON <i>This parcel was created based on information contained in Document(s) PL48 (Plan of Subdivision).</i>			
<i>Converted to Land Titles – December 21, 2009</i>			
<b>PIN 17169-0007 (LT)</b> – division from PIN 17169-0208 (R)			

WE1334819 (Transfer)	01/24/2019	City of Hamilton	1970703 Ontario Inc.
<b>PIN 17169-0382 (LT) – division from PIN 17169-0007 (LT)</b>			
<b>PIN 17169-0389 (LT) – division from 17169-0382 (LT)</b>			
WE1634509 (Transfer)	19/09/2022	City of Hamilton	Radigan Holdings Ltd.
WE1650529 (Transfer)	12/12/2022	Radigan Holdings Ltd.	Ferguson Jackson Inc.
<b>PIN 17169-0010 (LT) – PART LOTS 6-7 PLAN 48 N/S JACKSON STREET</b>			
<b>INSTRUMENT NO.</b>	<b>REGISTRATION DATE</b>	<b>TRANSFEROR</b>	<b>TRANSFeree</b>
<b>Historical Book H14(2) – <u>Lot 7</u>, Page 300</b>			
10005 (B.S.)	13/11/1873	Elizabeth Williams	William Williams
21044 (B.S.)	28/01/1880	William Williams	John Webb
59765 (B.S.)	07/08/1895	John Webb	Will R. Webb
88308 (B.S.)	20/12/1905	Will R. Webb	Sabina Radigan
109847 (B.S.)	26/11/1909	Sabina Radigan & John Radigan	Frank Radigan
111307 (Agreement)	03/11/1910	Sabina Radigan & John Radigan	Frank Radigan
111308 (B.S.)	03/11/1910	Sabina Radigan	John Radigan
<b>Historical Book H14(2) – <u>Lot 6</u>, Page 299</b>			
13400 (Will)	03/06/1875	Alexander Rutherford	
107185 (Mortgage)	27/05/1909	Christina, Lucy, Jane, Edith & James Rutherford	John, Will & Myrtle Horsley
107186 (Mortgage)	27/05/1909	John, Will, & Myrtle Horsley	Frank Radigan
111311 (B.S)	03/03/1910	Frank Radigan (unmarried)	John Radigan
<b>Historical Book H14(2) – <u>Lot 7</u>, Page 319</b>			
<i>No related transfer.</i>			
<i>Continued from Page 300, Book 14(2)</i>			
<b>Historical Book H14(3) – <u>Lot 6</u>, Page 25</b>			
<i>Continued from Page 299, Book 14(2)</i>			
31787 N.S. (Transfer) <i>no prior transfer document available</i>	28/12/1936	Will Radigan	Frank Radigan

<b>Historical Book H14(3) – Lot 7, Page 26</b> <i>Continued from Page 319, Book 14(2)</i>			
166809 (Release)	20/09/1915	Emma M. Toote, John F. Radigan, Hannon, Mary S. Gertude, William J. Edward and James Radigan	Sabina Radigan
31786 N.S. (Conce)	28/12/1936	Frank & Will Radigan, Executors of Sabina Radigan	Frank and Will Radigan
31787 N.S. (Transfer)	28/12/1936	Will Radigan	Frank Radigan
<b>Historical Book H14(3) – Lot 6, Page 195</b> <i>Continued from Page 25, Book 14(3)</i>			
19345NS (Transfer)	13/08/1957	Frank Radigan	Radigan Bros. Limited
<b>Historical Book H14(3) – Lot 7, Page 196</b> <i>Continued from Page 26, Book 14(3)</i>			
19345NS (Transfer)	13/08/1957	Frank Radigan	Radigan Bros. Limited
<b>Historical Book H174 (Part 1) - Lot 6, NS Jackson Street, PL 48</b> <i>continued from Page 195, Book 14(3)</i>			
388202AB (Transfer) <i>As in 45358NS</i>	05/09/1975	Radigan Bros Limited	Joseph J. Radigan et. Al
251016CD (Transfer) <i>as in 388202AB</i>	14/07/1983	Bernard C. Radigan Herta Radigan	Mary L. Radigan
437747CD (Transfer)	30/11/1987	Roy Manford Hodgson Annie Hodgson	Joseph Thomas Radigan Paul Joseph Radigan James Robert Radigan Mary Luella Radigan
<b>Historical Book H174 (Part 1) - Lot 7, NS Jackson Street, PL 48</b> <i>continued from Page 196, Book 14(3)</i>			
388202AB (Transfer)	05/09/1975	Radigan Bros Limited	Joseph J. Radigan et. Al
251016CD (Transfer) <i>as in 388202 AB</i>	14/07/1987	Estate of Bernard C. Radigan	Mary L. Radigan
424993CD (Transfer) 46 Ferguson Avenue South <i>as in 388202 AB</i>	25/08/1987	William Gerald Radigan	Paul Joseph Radigan
44944 (Transfer) 181 Jackson Street East; Part 3 on Plan 62R-11032	26/04/1990	City of Hamilton	Joseph Thomas Radigan Paul Joseph Radigan James Robert Radigan Mary Luella Radigan
<b>PIN 17169-0211 (R): PART LOTS 6-7 PLAN 48 N/S JACKSON STREET</b> <i>This parcel was created based on information contained in VM65847.</i>			
<b>Converted to Land Titles – December 21, 2009</b>			
<b>PIN 17169-0010 (LT) – re-entry from 17169-0211 (R)</b>			
VM65847 (Transfer)	31/10/1990	Joseph Thomas Radigan Paul Joseph Radigan	Radigan Bros. Limited

<i>Legal Description: Part of Lot 6 &amp; 7 NS Jackson Street on Plan 48</i>		James Robert Radigan Mary Luella Radigan	
WE1610667 (Application to Change Name)	02/06/2022	Radigan Bros. Limited	Radigan Holdings Ltd.
WE1650529 (Transfer)	12/12/2022	Radigan Holdings Ltd.	Ferguson Jackson Inc.
<b>PIN 17169-0009 (LT): PT LT 5-6 PL 48 N/S JACKSON ST</b>			
<b>INSTRUMENT NO.</b>	<b>REGISTRATION DATE</b>	<b>TRANSFEROR</b>	<b>TRANSFeree</b>
<b>Historical Book 14(2) – Lot 5, Page 298</b>			
111632 (Bill of Sale)	29/07/1876	John Patterson	George Thomas
112187 (LH)	14/04/1910	Alexander Thomas	Jane S. Thomas
<b>Historical Book 14(3) – Lot 5, Page 24</b> <i>Continued from Page 298, Book 14(2)</i>			
147522 (Grant)	09/06/1913	Jane S. Thomas, Mary Thomas, etc.	Will C. Reid
294085 (Consent & Release of Dower, etc.)	08/03/1927	Ida Reid Executor of Will C. Reid	Frances Sinden
<b>Historical Book 14(3) – Lot 5, Page 63</b> <i>Continued from Page 24, Book 14(3)</i>			
72347 NS (Transfer)	06/11/1942	Frances Sinden	Francis A. Brimacombe
76562 NS (Agreement for Sale)	17/05/1943	Francis A. Brimacombe	George G. Kay and his wife Hazel S. Kay
<b>Historical Book 14(3) – Lot 5, Page 204</b> <i>Continued from Page 63 in Book 14(3)</i>			
198948 NS (Transfer)	18/12/1951	National Trust Company Limited as Executor of Francis A. Brimacombe, George G. Kay and his wife Hazel S. Kay	Hamilton Credit Exchange Limited
<b>Historical Book 14(3) – Lot 5, Page 268</b> <i>Continued from Page 204 in Book 14(3)</i>			
<b>Historical Book H174 (Part 1) - Lot 5, NS Jackson Street, PL 48</b> <i>Continued from Page 268 in Book 14(3)</i>			
52577AB (Transfer)	30/05/1967	Hamilton Credit Exchange Limited	The Canadian Society of Laboratory Technologists
178593 CD (Transfer)	02/02/1981	The Canadian Society of Laboratory Technologists	Fixed Investments Limited
<b>Historical Book 14(3) – Lot 6, Page 299</b>			
13400 (Will)	03/06/1875	Alexander Rutherford	



<b>Historical Book 14(3) – Lot 6, Page 25</b> <i>Continued from Page 299 in Book 14(2)</i>			
139519 (Transfer)	08/03/1912	Christina Rutherford and as surviving Executor of Alex Rutherford, Lucy J.; Mary R.; and James A. Rutherford	Charles J. Bird
139518 (Transfer)	08/03/1912	Charles J. Bird	Jane Robertson
185749 (Conveyance)	19/04/1915	James Chisholm, Executor of Estate of Jane Robertson	James Hamilton & Catharine (his wife) as joint tenants
<b>Historical Book 14(3) – Lot 6, Page 195</b> <i>Continued from Page 25 in Book 14(3)</i>			
68285NS (Transfer)	18/06/1942	Douglas A. Mosher & William E. Griffin, executors of Catherine Hamilton (otherwise Kate Hamilton) and Anne L. Woodcroft	Mary Leon
102883HL (Transfer)	22/09/1959	Mary Leon	Robert McGhee & Alice McGhee (his wife)
<b>Historical Book H174 (Part 1) - Lot 6, NS Jackson Street, PL 48</b> <i>Continued from Page 195 in Book 14(3)</i>			
165392AB (Transfer)	03/04/1970	Robert C. McGhee Estate	The Canadian Society of Laboratory Technologists
178593 CD (Transfer)	02/02/1981	The Canadian Society of Laboratory Technologists	Fixed Investments Limited
<b>PIN 17169-0210 (R)</b> <i>This parcel was created based on information contained in CD496194</i>			
<b>Converted to Land Titles – December 21, 2009</b>			
<b>PIN 17169-0009 (LT)</b> <i>Re-entry from 17169-0210 (R)</i>			
CD496194 (Transfer)	27/02/1989	Fixed Investments Limited	Samax Holdings Inc.
WE1614437 (Transfer)	20/06/2022	Samax Holdings Inc.	1792058 Ontario Limited
WE1631004 (Transfer)	31/08/2022	1792058 Ontario Limited	True North Properties Inc.
WE1662778 (Transfer)	27/02/2023	True North Properties Inc.	Ferguson Jackson Inc.

## 9.3 APPENDIX C: QUALIFICATIONS OF AREA & RESUMES

### QUALIFICATIONS OF AREA



#### FIRM PROFILE | HERITAGE & MUSEUM WORK

**AREA** is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 8 technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

**AREA** and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

#### Historical Façade Improvement Guidelines & Heritage Districts

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1996, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

#### Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Olivet Sunday Schoolhouse, circa 1876), (Yorkville)
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, (Scarborough)
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th.c), 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall (1840) – renovations of town hall to accommodate National Ballet School

#### Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave.
- William Wonch House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

#### Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave.
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.

## DAVID ECKLER, AREA

AREA

## EDUCATION

University of Waterloo  
B.Arch (1985)  
B.E.S. (1982)

## MEMBERSHIPS

Ontario Association of  
Architects  
(Former Councillor & Chair  
Awards Committee)

Royal Architectural Institute of  
Canada

Canadian Standards  
Association (CSA)

Architectural Conservancy of  
Ontario Advisory Board

Society for the Study of  
Architecture in Canada

Heritage Canada Foundation

Ontario Historical Society

## CAREER SUMMARY

AREA, Architects Rasch Eckler  
Associates Ltd.  
President  
2001 to Present

David Eckler Architect  
1991 – 2001

Page & Steele Architects  
1989 – 1991

Arthur Erickson Architects  
1986 – 1989

DAVID ECKLER BES, B.Arch., OAA, MRAIC  
AREA, Architects Rasch Eckler Associates Ltd.  
President & Principal – Senior Heritage Architect

David Eckler is the firm's principal and is responsible for the design, construction drawings, specifications and construction administration of all heritage projects in the office. Mr. Eckler has over 25 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers. Mr. Eckler directs the Concept Design, Design Development and Contract Documents phases of heritage projects and authors many of the firm's heritage assessment reports.

Mr. Eckler established a specialization in heritage conservation beginning in 1992 with his previous firm *David Eckler Architect [DEA]* and continuing in his current practice, *AREA Architects*. His architectural heritage services include feasibility studies, preservation planning, infill projects within historic districts, adaptive reuse and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public parks and cultural landscapes. An example of a heritage attraction in a park setting is the restoration of the Officers' Quarters within the *Discovery Harbour* museum in Penetanguishene. He has most recently worked on the restoration of the historic site of the *1910 Allan Gardens Conservatory*.

RELEVANT EXPERIENCE: Toronto location unless indicated

## Heritage Adaptive Re-use

- **Goldring Student Centre (Wymilwood, 1954)** – 150 Charles St. W., Toronto
- **Warwick Office Building (1905)** – 401-409 King St. W.
- **Church of Christ, Scientist (1928)**, Condominium Redevelopment, 70 High Park
- **Eglinton Hunt Club (1929)** – Condominiums, 1355 Kingston Rd.
- **Hutton House (1853)** – Community Centre, Ardmore Park, St. Marys
- **Bellevue Daycare Centre (1887)** – 95 Bellevue Avenue

## Restoration of Institutional Historic Buildings

- **Allan Gardens Conservatory Complex (1910)** – 160 Gerrard St. E.
- **Aurora Historical Society Museum (Church Street School, 1886)**
- **Toronto French School (Sifton Estate, 1924)** – 306 Lawrence Ave E
- **Armour Heights Officers' Mess ['Strathrobyn' 1913]** – 215 Yonge Blvd.
- **Medical Arts Building Restoration [circa 1929]**
- **Officers' Barracks (1830)** – Discovery Harbour, Penetanguishene
- **Heliconian Hall (first Olivet Church, 1876)** – 35 Hazelton Ave.

## Heritage Planning, Parks &amp; Streetscape Design

- **Cookstown Heritage Conservation District** – Innisfil, ON.
- **Old Pickering Village Planning & Heritage Study, Ajax**
- **Yorkville-Hazelton Avenue Heritage Conservation District**
- **Limehouse Kilns Heritage Masterplan, Halton Hills**
- **Confederation Commemorative Park, Charlottetown, PEI**
- **Gerrard & Bay Historic Houses (1860-1890)**

## BRUCE J.F. CORLEY, AREA


**EDUCATION &  
PROFESSIONAL  
DEVELOPMENT**

Ontario Building Officials  
Association (2005),  
Registered and qualified  
to design Small Buildings

Ryerson Polytechnic  
University (2004),  
Certificate in Architecture

Building Owners and  
Managers Institute (2002)  
Real Property Administrator

Ivey Business School,  
University of Western  
Ontario (2001),  
Masters in Business  
Administration

Ontario Real Estate  
Association (1995),  
Registered Member with  
Toronto Real Estate Board

Huron College,  
University of Western  
Ontario (1985),  
Honours Bachelors of  
Arts & Science in History

**MEMBERSHIPS &  
DIRECTORSHIPS**

Canadian Association of  
Heritage Professionals  
(2007),  
Registered Professional  
Member

Historica Foundation of  
Canada (2005-07),  
Past Council Member

Canadian Warplane  
Heritage Museum (2002-9)  
Board of Directors

**BRUCE J.F. CORLEY HBA, MBA, Cert. Arch., CAHP  
AREA, Architects Rasch Eckler Associates Ltd.  
Heritage Consultant, Site Coordinator & Recorder**

Bruce Corley is an associate consultant of AREA and specializes in the documentation and restoration of historic buildings many of which become incorporated into adaptive reuse redevelopment projects. Mr. Corley has over 12 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers.

Mr. Corley has provided detailed measured drawings, photographs and conditions reports to numerous owners, developers, planners and municipalities for over 50 heritage properties. These assessments and documentation assignments have allowed the heritage buildings to be restored, adapted, reused, removed, rebuilt or replicated. Mr. Corley's process involves measuring, researching and documenting heritage structures to a high degree of accuracy and completeness in order to understand the information provided by the buildings. The property information is derived from published works, civil records and oral history to ascertain when, how and by whom the buildings were constructed.

**RELEVANT EXPERIENCE:** Toronto location unless indicated

**Heritage Restoration, Cultural & Museum Facilities**

- Allan Gardens Conservatory Complex (1910), 160 Gerrard St. E.
- Dalziel-Schmidt Barn, Black Creek Pioneer Village
- Montgomery Inn, Etobicoke
- Club House (1918), Royal Canadian Yacht Club

**Masonry Restoration, Churches & Office Buildings**

- Warwick Office Building (1905) Restoration, 401-409 King St. W.
- Kingsway-Lambton United Church (1937), 85 The Kingsway
- Emmanuel Howard Park United Church, 214 Wright Ave.
- Timothy Eaton United Church, 230 St. Clair Ave. West

**Heritage Retail & Commercial Development**

- Warwick Office Building (1905) Restoration, 401-409 King St. W.
- Old Fire Hall Redevelopment, 23 King St., Niagara-on-the-Lake
- Retail Restoration (1910), Baby Point area
- Retail building (1912) adaptive reuse, Bloor West Village
- Prescott Harbour, development financing, Prescott
- First London Centre: Rezoning & financing

**Measured Drawings of Heritage Residences**

- Henhoefer House (Italianate), Fisher Hallman Rd. Kitchener
- Becker House (1850), Fisher Hallman Rd. Kitchener
- Napier Simpson House, Caledon Hills
- Hall House (Classical Revival), Hallstone Rd. Brampton
- Tudor Revival House, The Kingsway
- Home Smith House, The Kingsway
- Harrison House, Gore Road, Brampton
- Laidlaw House, Winston Churchill, Georgetown



ELLEN KOWALCHUK, *COMMON BOND COLLECTIVE***ELLEN  
KOWALCHUK**

M.A., CAHP (Historian)

Partner, Common Bond Collective

**EDUCATION**

- Master of Arts (Canadian History, Carleton University).
- Bachelor of Arts (Hon. History), Queen's University.

**WORK EXPERIENCE**

- Common Bond Collective, Partner (2017 - present)
- Taylor Hazell Architects, Associate & Manager of Heritage Planning (2012 - 2017)
- Infrastructure Ontario, Cultural Heritage Specialist (2007 - 2012)
- Contentworks Inc., Historian and Policy Specialist (2001 - 2007)
- Consulting Heritage Specialist (1994 - 2000)

**PROFESSIONAL  
DEVELOPMENT**

- Canadian Association of Heritage Professionals - Ontario Chapter Secretary (2015-present)
- Project Management Certification I & II (March-May 2013) University of Waterloo.

**LECTURES & PANELS**

- "From Space to Place: The Role of the Intangible in Identifying Significance," Architectural Conservancy of Ontario Symposium, April 2019.
- Technical Experts Panel, Toronto Citywide Heritage Survey, Heritage Preservation Services, 2018.

Ellen draws on 25 years of experience in the public and private sectors, providing expert advice to clients in the cultural heritage field. She is a founding partner of Common Bond Collective, a Toronto-based heritage planning firm. Ellen specializes in project management, stakeholder consultation, public speaking, heritage policy, evaluation, research and writing. She routinely collaborates with architects, planners, landscape architects, urban designers and engineers to identify and conserve cultural heritage landscapes of local, provincial and national significance. Ellen is a faculty associate at the Willowbank School for Restoration Arts and a lecturer at the Turner Fleischer Academy.

**PROFESSIONAL EXPERIENCE****COMMON BOND COLLECTIVE, PARTNER**

Project management and heritage planning, including:

- *West Toronto Junction Historic Context Statement* for Toronto Heritage Preservation Services, in process.
- *Oakville Harbour Cultural Heritage Landscape Evaluation and Conservation Plan* for Town of Oakville, in process.
- *Interpretative Panels, SoHo Square (London)* for SHIFT, in process.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* for Perkins+Will/City of Toronto, 2019.
- *2385 Bayview Avenue, Toronto (Crescent School) Heritage Impact Assessment* for Perkins+Will, 2019.
- *Bowmanville Urban Centre Secondary Plan Update* for SxN/ Municipality of Clarington, Phase 1, 2019.
- *Midtown in Focus Phase II Heritage Recommendations* for Heritage Preservation Services, 2018.
- *61-69 Niagara Street, Toronto Cultural Heritage Evaluation* for Private Client, 2018.
- *37-39 Mutual Street, Toronto Cultural Heritage Evaluation* for Private Client, 2018.
- *901 Lawrence Ave. W., Toronto (Columbus Centre) Cultural Heritage Evaluation* for Heritage Preservation Services, 2017.

**TAYLOR HAZELL ARCHITECTS, ASSOCIATE  
AND MANAGER OF HERITAGE PLANNING**

Project management, stakeholder consultation, public presentations, research and report writing.

- *Bloor Street West Avenue Study*, 2017.
- *Kensington Market National Historic Site Heritage Conservation District (HCD) Study*, 2017.
- *Midtown in Focus Cultural Heritage Screening*, 2017.
- *Downsview Park Cultural Heritage Master Plan*, 2017.
- *Distillery District National Historic Site HCD Study*, 2016.
- *King-Spadina Districts HCD Study & Plan*, 2016.
- *Bathurst Street Avenue Study*, 2015.

COMMON  
BOND  
COLLECTIVE



## DAVID DEO, COMMON BOND COLLECTIVE

DAVID  
DEO

B.A., Dipl. Heritage Conservation

CAHP (Historian)

Partner, Common Bond Collective

## EDUCATION

- 2015 Diploma Heritage Conservation, Willowbank School for Restoration Arts
- 2012 Bachelor of Arts, (History), Concordia University

## WORK EXPERIENCE

- Common Bond Collective, Partner (October 2017 - present)
- Taylor Hazell Architects, Heritage Specialist (October 2015 - August 2017)
- Freelance Heritage Consultant, Niagara Falls (March 2015 - August 2015)
- McMichael Canadian Art Collection, Project Assistant to the CEO (October 2014 - March 2015)
- Vitreous Glassworks, Stained Glass Conservator, Assistant (February 2014 - June 2014)

PROFESSIONAL  
DEVELOPMENT

- Lectured at Willowbank School on approaches to cultural landscapes (2017, 2018)
- Student Participant in the Canada Research Chair, Built Heritage's annual round-table on heritage issues, Montreal. (2012)

As a graduate of Willowbank, Cultural Landscape theory was the foundation of his education and remains central to his thinking as a professional. With five years of experience as a heritage specialist, his work involves all aspects of the heritage planning process. He is well-versed in diverse traditional architecture and building materials and has extensive experience documenting, assessing and evaluation sites. He has worked with rural and urban sites of local and international significance, in addition to numerous National Historic Sites. David has returned to Willowbank as a lecturer, teaching about approaches to cultural landscapes.

## PROFESSIONAL EXPERIENCE

## COMMON BOND COLLECTIVE, PARTNER

Historical research, writing, heritage evaluations and impact assessments. Projects include:

- *West Toronto Junction Historic Context Statement* (Toronto) for Heritage Preservation Services, in process.
- *Oakville Harbour Cultural Heritage Landscape Evaluation and Conservation Plan* for Town of Oakville, in process.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* (Toronto) for Perkins+Will/City of Toronto, 2019.
- *Midtown in Focus Phase II Cultural Heritage Evaluations* (Toronto) for Heritage Preservation Services, 2018.
- *Knox College Conditions Assessment* (University of Toronto) for Michael Scott Architect, 2018.
- *37-43 Mutual Street Cultural Heritage Evaluation* (Toronto) for Private Client/HPS, 2018.
- *Cultural Heritage Landscape Impact Assessment for Residential Infill* (Mississauga) for Private Client, 2018.
- *Heritage Impact Assessment for Residential Infill* (Mississauga) Private Client, 2018.
- *Western Fair District Cultural Heritage Evaluation and Heritage Impact Assessment* (London) for Timmins Martelle, 2018.
- *UTM Cultural Heritage Landscape Impact Assessment* (Mississauga) for Robyn Huether Architect, 2018.

TAYLOR HAZELL ARCHITECTS,  
HERITAGE SPECIALIST

Heritage planning, research and evaluation projects:

- *Kensington Market National Historic Site Heritage Conservation District (HCD) Study*, 2017.
- *Distillery District National Historic Site Heritage Conservation District (HCD) Study*, 2017.
- *Guild Park and Gardens HIA*, 2017
- *Bloor West Village Avenue Study* for DTAH, 2016.
- *Union Station Rail Corridor & Bathurst Street Bridge Cultural Heritage Evaluation Reports*, 2016
- *Dominion Public Building, 1 Front Street Heritage Advisory Services*, 2016.

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BOND  
COLLECTIVE