

HERITAGE IMPACT ASSESSMENT



16 STEVEN STREET PEARL CO. / REID PAPER BOX CO.
HAMILTON, ON

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APPENDIX A: SITE PHOTOS

ATTACHED

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ATTACHED

EXECUTIVE SUMMARY

The subject property contains a 3-storey brick industrial building located at 16 Steven Street that was constructed in 1910 for the Reid Paper Box Company. In the 1980s, the former factory building was re-purposed as a community theatre, art gallery and private residence and renamed as The Pearl Company. The applicant is proposing to convert the building into 15 residential units. The proposed development includes demolition of a residential building adjacent to the Pearl Company located at 436 King William Street and construction of a duplex on that lot. The brick dwelling at 436 King William Street has been heavily altered and does not have cultural heritage value. The brick factory at 16 Steven Street is Listed on the *Inventory of Buildings of Historical and/or Architectural Value* and has historical, architectural and contextual value. The proposed residential conversion of 16 Steven Street represents an appropriate and sustainable use for a former industrial building located in a residential neighbourhood. The conversion will require minor alterations to the building that will not have an adverse impact on its cultural heritage value. It is therefore recommended that the alterations be permitted.

1.0 BACKGROUND & METHODOLOGY

This *Heritage Impact Assessment* was undertaken by built heritage consultant Megan Hobson for T. John Consulting Group, as a requirement of a planning application. The subject property is listed on the *Inventory of Buildings of Historical and or Architectural Interest* and a *Heritage Impact Assessment* was requested by planning staff at the City of Hamilton. This report was prepared according to requirements of scoped assessment outlined by heritage staff. A site visit was undertaken by Aly Bousfield in December 2020 to assess and document the current condition of the building. Historical research was undertaken with assistance provided by Alissa Golden, heritage planner at the City of Hamilton and Marisa Purdy, Local History & Archives librarian at the Hamilton Public Library. Relevant heritage policies were reviewed and impacts of the proposed alterations were assessed according to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The architectural drawings for the proposed alterations by Invizij Architects are included in the appendix of this report.

2.0 LOCATION & SITE DESCRIPTION

See Appendix A: Site Photos

The subject property is located in the central part of the City of Hamilton, north of King Street East in the Lansdale neighbourhood between Victoria Avenue North and Wentworth Avenue North. The subject property includes 16 Steven Street that contains the Pearl Company, a former industrial building and 436 King William Street that contains a single-detached dwelling.



AERIAL VIEW: 16 Steven Street & 438 King William Street located in the Lansdale Neighbourhood

The side property line of 436 King William Street is contiguous with the rear property line of 16 Steven Street. There is an alleyway through the block that connects Steven Street and Ashley

Street. The former industrial building is a 3-storey brick structure with a rectangular form, a flat roof and large windows. The building fills the entire lot with frontages on Steven Street and the alleyway. The residential lot at 436 King William Street is a long narrow lot and the dwelling is located close to the street edge with no side yards and a long narrow back yard that extends alleyway. There is a jog in King William Street at Steven Street.



STREETSCAPE VIEW – view towards the south-east corner of King William & Steven Street

16 Steven Street



The Pearl Company located at 16 Steven Street is a former industrial building that has been re-purposed as a community theatre, art gallery and private residence. It is brick construction with a rectangular form and a flat roof. The main elevation on Steven Street has five bays, each bay containing a tripartite window with shallow brick arches and cut stone lintels. The windows include a mix of original wood sash windows covered with modern aluminum storm windows and later replacement windows. The façade is generally symmetrical, but the front door is placed off center. The only decorative features are a raised section of the parapet in the center of the main elevation (that does not correspond to the location of the front entrance) that has a raised brick panel supported by stone scrolls, a horizontal band of raised brick just below the roofline and two inset panels in the brick on either side of the front entrance. There is ivy covering most of

the north half of the front façade. Beneath the ivy there is a painting on the brick between the 2nd & 3rd floors with lettering that says "Reid Paper Box Co.". Most of the windows on the side and rear elevations have been blocked up, either with brick or wood sheathing.



REID PAPER BOX CO. – the original sign painted on the brick is still visible [Historical Hamilton]

436 King William Street



Heavily altered dwelling located at 436 King William Street to be replaced by a duplex

The dwelling at 436 King William Street is an early 20th century brick dwelling that is part of a row of similar detached dwellings on the south side of King William Street in this block. It has been so heavily altered that its original form is barely discernible. The alterations are not sympathetic to the original design and are poorly conceived and executed. These changes are irreversible and include the installation of a cement brick veneer on the main elevation, replacement of the original vertical windows in the front bay with a modern horizontal picture window, and changes to the roofline to increase the 2nd floor area with a faux mansard that is clad with asphalt shingle.

3.0 HERITAGE PLANNING CONTEXT

The 3-storey brick building located at 16 Steven Street is included on the *Inventory of Buildings of Historical and/or Architectural*. It was built c. 1910 for Charles Reid who owned a paper box manufacturing business. The building is a representative example of an early 20th century factory building in its brick construction, large windows for natural light, and mechanical hoist for moving materials between floors. The mix of industrial and residential uses is typical of the Landsdale Neighbourhood due to its central location and early development as one of the City's early neighbourhoods.



HERITAGE MAPPING (left) and 1911 FIRE INSURANCE PLAN Sheet 91 (right) – 16 Steven Street is included on the *Inventory of Buildings of Historical and/or Architectural Interest* and was built c. 1910 for the Charles Reid Paper Box Company.

The 1911 Fire Insurance Plan indicates that the factory was built in a residential context that included a row of brick dwellings along King William Street. The property located at 436 King William Street that will be demolished is one of these dwellings but it has been extensively and irreversibly altered, including cement brick cladding on the main elevation, changes to the bay window and alteration of the roofline in the form of a mansard roof. The brick factory at 16 Steven Street has retained its original character.

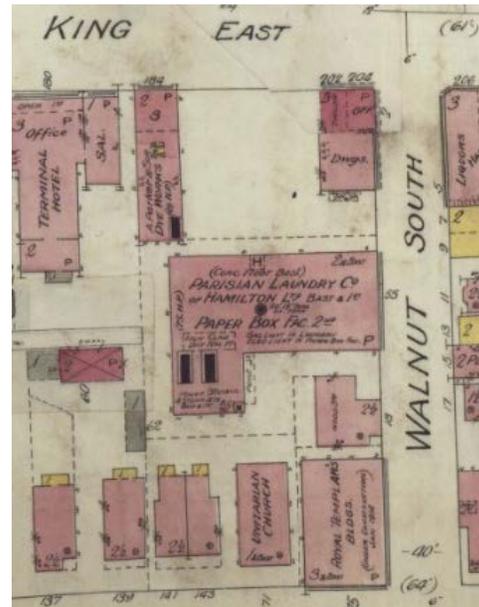


1927 HISTORIC PHOTO – *Employees of Reid Paper Box Co., Hamilton* in front of 16 Steven Street. Charles Reid seated in the center. Employees at this time were primarily women. [HPL Special Collections]

Charles Reid moved his box manufacturing business to this purpose-built factory around 1910. *City Directories* from 1904 & 1908 indicate there were dwellings located there prior to construction of the factory. The company relocated from premises at King Street East & Walnut Street built in 1903. An article in the *Spectator* describes the earlier factory on Walnut Street as having 6,000 square feet of floor space with modern plumbing and electricity. The building was called the Parisian Building because it was built for the Parisian Laundry Company that occupied the main floor. Reid & Company must have outgrown these premises and accumulated enough capital to construct their own 3-storey factory building on Steven Street, or Charles Reid may have left the to start a separate company. The new factory on Steven Street was purpose-built for the Charles Reid Paper Box Company.

REID & CO.'S NEW FACTORY

One of the recent changes in the manufacturing line here is the removal of the paper box business of Charles Reid & Co. to fine new quarters in the big Parisian building at Walnut and King streets. The new factory has over 6,000 feet of floor space, and a splendid system of heating and ventilation, as well as up-to-date accommodation in the way of dressing rooms and lavatories, furnished with hot and cold water. The installation of new labor-saving devices of various kinds will put this enterprising firm in a capital position to handle the increased trade which the new factory and improved business conditions generally warrant it in expecting.



1903 HAMILTON SPECTATOR (left) and 1911 FIRE INSURANCE MAP Sheet 8 [HPL Special Collections & McMaster Map Library] – this is the earlier site of Reid & Company on Walnut Street above the Parisian Laundry Company (demolished).

BOXES (PAPER)

Gibb Paper Box Co., 151-153 King William.
 Hamilton Paper Box Co., 196-206 King William.
 Reid, Chas. & Co., Steven street.
 Robinson Paper Box Manfg. Co., 17-19 Hunter street west.

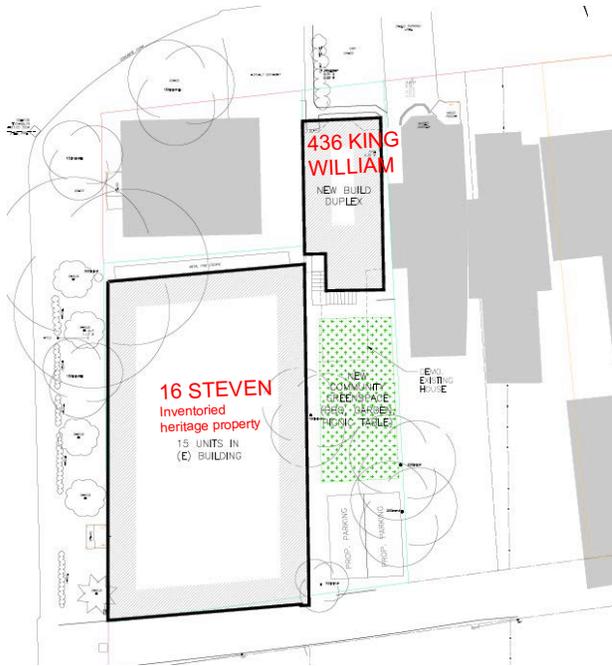
1913 CITY DIRECTORY – Charles Reid & Co. located on Steven Street, is one of 4 paper box companies listed in 1913 directory.

4.0 PROPOSED DEVELOPMENT

See Appendix B: Architectural Drawings [INVIZIJ Architects]

The applicant proposes to renovate the Pearl Company (former Reid Paper Box Company) to create 15 residential units. A zoning amendment is required to permit a change to medium-density multi-residential use. Architectural drawings prepared by Invizij Architects include a site plan, floor plans for alterations to 16 Steven, and floorplans for a 2-storey duplex proposed for the residential lot on King William Street. Elevation drawings have not been provided.

The duplex will have a similar height, footprint and setback to adjacent residential properties. Residents of both buildings will have access to a shared green space built on the former rear yard of 436 King William Street and there will be two parking spaces with access from the alleyway.



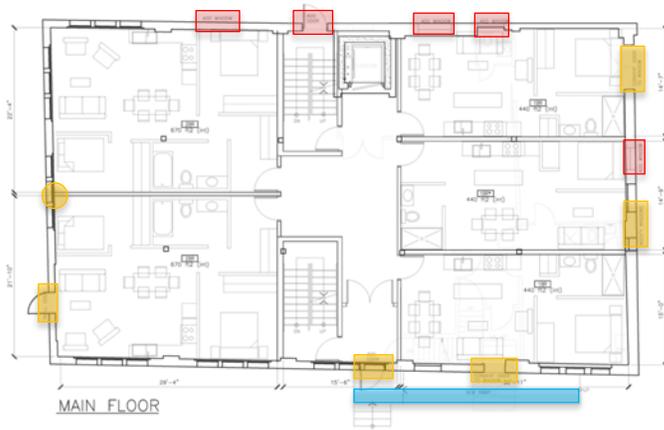
PROPOSED SITE PLAN – 16 Steven Street will be renovated to contain 15 residential units and the dwelling at 436 King William will be replaced by a new 2-storey duplex. Both buildings will have access to a new greenspace and two parking spaces with access from the alleyway. [Invij Architects]

5.0 IMPACT ASSESSMENT

The proposed residential conversion for 16 Steven Street requires minor changes to the building exterior based on the new interior layout. The new layout includes a center hall with stairwells at each end and an elevator at one end, with two larger units on the north side of the hall and three smaller units on the south side of the hall.

The side and rear windows that are currently blocked up will be reinstated. For the most part, the new interior partition walls are compatible with the existing fenestration. The windows are

grouped in threes, so this poses some logistical challenges for the new layout. There are a few locations where new partition walls will overlap the existing windows, but this does not occur on the front elevation.



1st FLOOR PLAN annotated to show impacts to the building exterior [floorplan by Invizij Architects]

-  new partition wall abuts an existing window
-  modification of an existing masonry opening
-  new masonry opening
-  new exterior accessibility ramp to front entrance

The only visible alteration to the main elevation on Steven Street will be the relocation of the front entrance to the center of the building. The existing front entrance will be converted to a window and the existing tripartite window located in the center bay will be modified to create a new front entrance. An accessibility ramp will be constructed for the new front entrance on Steven Street. The existing front door is a replacement door but the masonry opening with a brick arch and the brick panels on either side of the door are original features that should be preserved. The glazing in the transom above the door is not original



PROPOSED FRONT ENTRANCE – the existing front entrance will be converted to a window in one of the residential units. An existing window in the centre bay will be modified to accommodate a new front entrance into the shared lobby space.

6.0 CONCLUSIONS & RECOMMENDATIONS

The proposed alterations to 16 Steven Street (Pearl Company / Reid Paper Box Company) are minor and the rehabilitation for multi-residential use represents an appropriate and sustainable use for a former industrial building located in a residential neighbourhood. The following recommendations are provided so that the proposed alterations can be done sensitively with minimal impact to exterior elements:

- Further details regarding changes to the front door and window on the main elevation should be provided to staff in the form of an elevation drawing to ensure that these alterations are complimentary to the symmetry and materials of the heritage façade
- Photo-documentation of the interior should be provided to heritage staff prior to any interior alterations.
- Retain original masonry features including the brick arches, cut stone lintels and raised brickwork. Install new doors and windows within the existing masonry openings so these elements can be preserved.
- The original wood windows should be retained if possible. If retention is not possible, heritage staff should be notified to ensure that the replacement windows match the style and configuration of the original windows. The City of Hamilton has *Heritage Window Guidelines* that can be consulted for information on repairing and maintaining wood windows as well as upgrading their thermal performance.
- The painted sign from the 'Reid Paper Box Co.' should be preserved
- New masonry work should be visually and physically compatible with the existing masonry.
- The accessibility ramp for the front entrance on Steven Street should be 'reversible', i.e., it should be constructed in a way that avoids or limits direct impacts to the masonry wall so that it could be removed later if no longer needed and the original conditions restored
- Vegetation attached to the brick should be carefully cut back or removed to prevent damage to the masonry and mortar and to reveal the 'Reid Paper Box Co.' sign
- Information about the history of the building and its cultural heritage value should be communicated to residents and property managers to encourage ongoing engagement and stewardship
- 16 Steven Street should be added to the Municipal Heritage Register

7.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, one year as a municipal heritage planner at the City of Oakville, and nine years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

8.0 SOURCES

City of Hamilton, Heritage Resource Management Section. *Landsdale Neighbourhood; Draft Historic Context Statement*.

Fitzgerald, Sylvia. (Social Planning & Research Council of Hamilton-Wentworth). *Landsdale Lifeways; 1853-1940* (1995)

Heron, Craig et al. *All that our hands have done: A Pictorial History of Hamilton Workers* (1981)

Purdy, Marisa (Local History & Archives librarian at Hamilton Public Library). E-mail correspondence regarding 16 Steven Street and the Reid Paper Box Company (Dec 10, 2020)

Ontario Ministry of Tourism & Culture, *Heritage Resources in the Land Use Planning Process, Ontario Heritage Tool Kit* (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada*, (2nd edition, 2010)

APPENDIX A: SITE PHOTOS



MAIN ELEVATION – note the original painted sign and the off-centre entrance



MAIN ELEVATION – PARAPET DETAIL – centrepiece with decorative brickwork and scrolled stone brackets
– the brick is in poor condition



FRONT ENTRANCE - modern metal door and modern glazing in the transom above – the brick arch above the door and the 2 recessed brick panels beside the door are original. This may have been windows.



WINDOW – tripartite window with three 9 over 9 wood sash, segmental brick arch and cut stone lintel



SOUTH SIDE ELEVATION – the south elevation faces onto an alleyway – brick on the 1st floor has been painted – windows on the 1st & 2nd floors have been blocked up



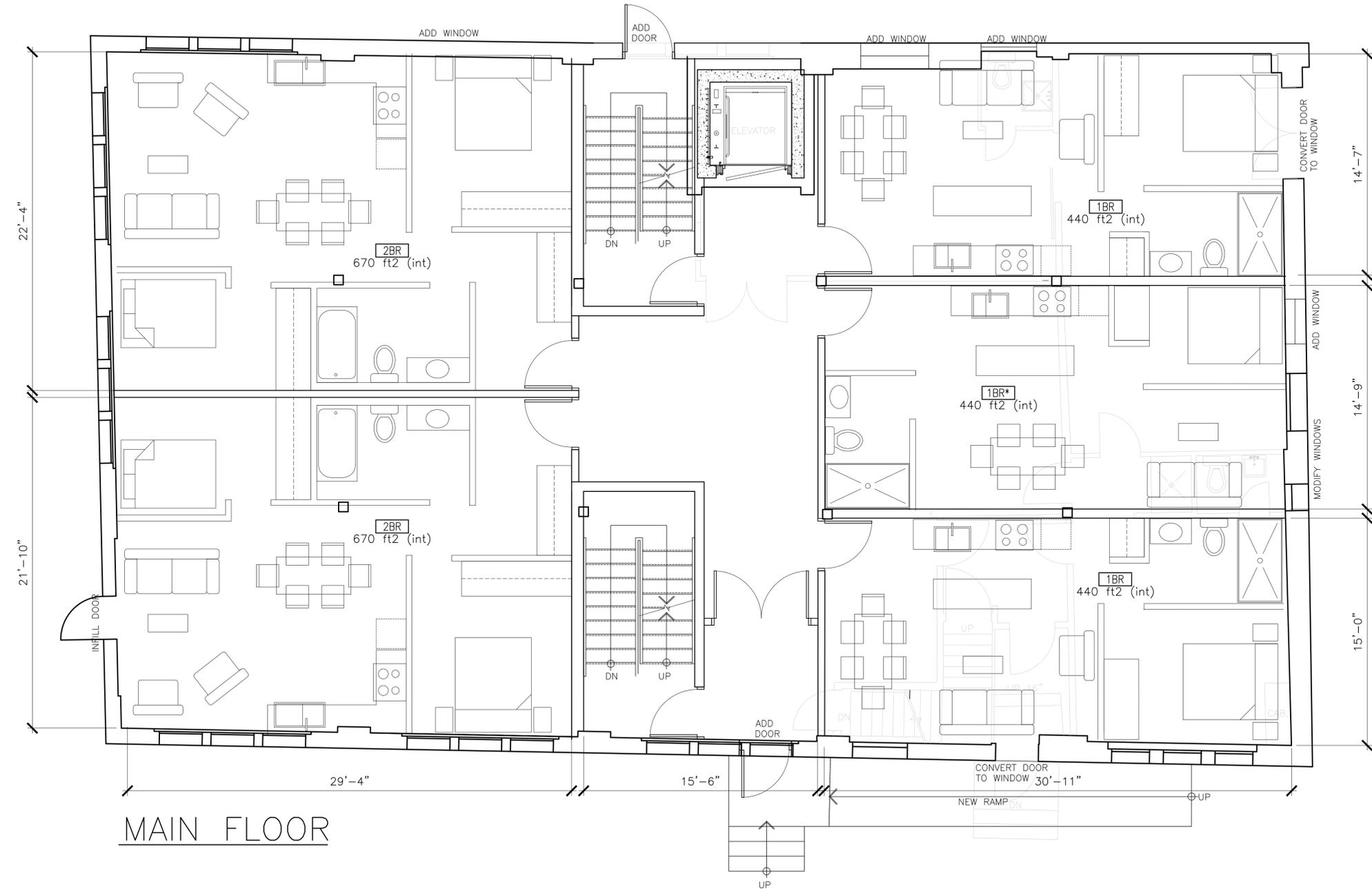
REAR ELEVATION – windows on the rear elevation have been bricked in or covered up



NORTH SIDE ELEVATION – windows have been covered – metal fire exit stair and new door on 3rd floor



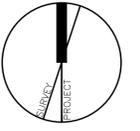
436 CHURCH STREET – heavily altered including cement brick veneer, picture window and mansard roof - the original dwelling was similar to the houses at 438 & 440 and it is likely that all three houses were built at the same time by the same builder.



MAIN FLOOR



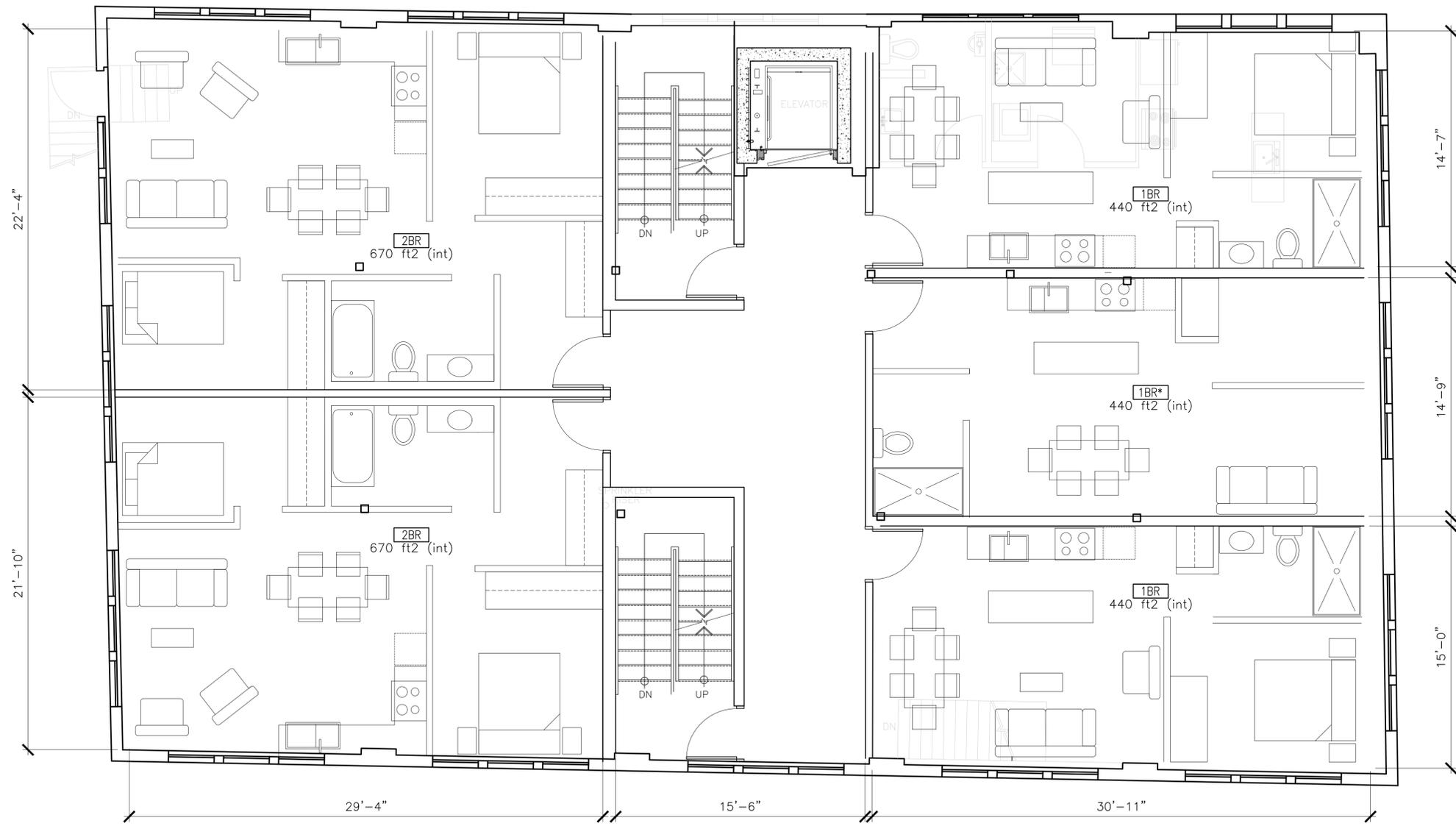
REV.	DESCRIPTION	DATE
A	OWNER REVIEW	SEP 16/20



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PROJECT NAME:	STEVEN STREET HOUSING CO-OP
PROJECT ADDRESS:	16 STEVEN STREET, HAMILTON, ONTARIO
PROJECT NO.:	20-004
DRAWING TITLE:	GROUND FLOOR PLAN
PLOT DATE:	
DRWN.:	KB
CHKD.:	EC
DATE:	SEPTEMBER
SCALE:	1:50
DRAWING NO.:	

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THIRD FLOOR



REV.	DESCRIPTION	DATE
A	OWNER REVIEW	SEP 16/20



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DRAWING NO.:	

A2.3

