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City of Brampton  
PLANNING, DESIGN & DEVELOPMENT  
DATE AUG 14 2008 Pscd  
File No. 176

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 176-2008

To designate the property at 57 Mill Street North (The Hewetson Shoe Factory) as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 57 Mill Street North (The Hewetson Shoe Factory) more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 57 Mill Street North (The Hewetson Shoe Factory) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Kathryn Zammit attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL  
THIS 6 DAY OF August 2008.

Approved as  
to form  
[Signature]  
26 24 08

[Signature]  
SUSAN FENNELL - MAYOR

[Signature]  
KATHRYN ZAMMIT - CLERK

Approved as to Content: [Signature]

Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW **176-2008**

**LEGAL DESCRIPTION**

PL BR4 LOT 21 PT LOTS 19, 20 AND 22 PL A96 LOTS 1,2 PT LOTS 3,7 RP  
43R24684 PART 2 RP 43R27246 PART 1 OF MILL STREET NORTH;  
BRAMPTON

14068-0075 (LT)

**SCHEDULE "B" TO BY-LAW 176-2008**

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF THE HEWETSON SHOE FACTORY, 57 MILL STREET NORTH**

The cultural heritage value of 57 Mill Street North is related to its design or physical value as an important reminder of Brampton's 20<sup>th</sup> century industrial heritage. It is one of Brampton's last early industrial buildings and is, therefore, architecturally significant. The red brick industrial structure is representative of both function and style as it displays practicality and evidence of distinct architectural elements.

The most prominent style is that of the early 20<sup>th</sup> century Industrial Functional Style. This style represents the shift in industrial architecture from primarily load bearing masonry walls to steel framed construction with brick veneer. The most significant visual element of this evolution was that it permitted much larger window openings, which provided working environments with better lighting and ventilation. Although this type of construction was first used in industrial buildings, it was important in the establishment of the "Modern" and "Chicago" styles where it was used in office and residential buildings.

Another dominant feature of the building is the brick buttressing running around it at regular intervals. The concrete capped buttresses are an important visual feature that defines the bays and serves to strengthen the walls and allow for more height with less brick. This buttressing is a key feature of the Neo-Gothic style and was widely used on industrial buildings of the early 20<sup>th</sup> century. The main entrance to the building on Mill Street North has been defined for much of its history by a round arched pediment; however, it is not known if this is an original feature.

The Hewetson Shoe Company Building stands as an example of early 20<sup>th</sup> Century Industrial Architecture. Although alterations have occurred to the building that have impacted its original design, the building remains an important testament to Brampton's industrial heritage.

The property also has historical or associative value because it was home to the J.W. Hewetson Shoe Company, a major employer in the City of Brampton for over sixty-five years. The company also had a strong connection with former Premier Davis, who is regarded as one of Brampton's most famous citizen's.

57 Mill Street North reflects the industrial history of Brampton and is illustrative of broader events that affected Canada more generally. The personal figures associated with the site also played an important role in the development of Brampton and the province of Ontario.

The cultural heritage value of the property is also connected to its contextual value as it defines the industrial character of the central area of Old Brampton. The property contributes to the character and identity of the area because it forms part of an important historic industrial grouping.

Known as "The Flower Town of Canada" during the early 20<sup>th</sup> Century for its numerous flower-growing operations, Brampton was also a large shoe manufacturing center at this time. In addition to Hewetson's there were at least three other substantial shoe

manufacturing operations. The Canada Shoe Company and Elkman Shoe Company occupied the Haggert Block at the corner of Main and Nelson Streets, while William Shoe Limited occupied a sizable brick factory immediately west of the Copeland-Chatterson Factory. For several decades, the shoe manufacturing industry was the largest employer in Brampton after flower growing. Today, however, with the demolition of the William Shoe Factory and the burning to the ground of the Haggert Block the Hewetson Building is one of the last reminders of this industry in Brampton.

The statement explaining the cultural heritage value or interest of the property, including a description of the heritage attributes of the property along with all other components of the Heritage Report: Statement of Reasons for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

### **DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

Unless otherwise indicated, the reasons for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes, that contribute to its value, have been identified. They include:

- The former Hewetson Shoe Company
- Red brick structure built in the early 20<sup>th</sup> Century Industrial Functional Style
- Concrete capped brick buttresses
- Some evidence of Neo-Gothic style and Chicago architecture influence
- Entry is defined by a round arched pediment above the front door
- Part of the shoe manufacturing industry, the second largest employer in Brampton
- Significant figures in Brampton's and Ontario' history are affiliated with the structure, namely J.W. Hewetson, A. Russell Hewetson, and William (Bill) G. Davis
- A.G. Davis was a well known figure in Brampton as he was elected to the Canadian Lacrosse Hall of Fame and he also served as the Crown Attorney for Peel County for thirty-one years
- A.G. Davis was the father of W.G. Davis, Premier of Ontario from 1970-1985
- Located in the central area of Old Brampton

- The structure forms part of an important historic industrial grouping which serves as an important reminder of Brampton's industrial origins
- A testament to the importance of the shoe manufacturing industry as a significant employer in Brampton, second only the flower industry
- One of the last reminders of the shoe manufacturing industries left in Brampton

#### **DESIGN OR PHYSICAL VALUE:**

An influence on the design of the building may have been the Copeland-Chatterson building located immediately across the C.N.R. (Canadian National Railway) tracks. This was built in two stages from 1905 to 1914 as the head office and manufacturing location for the company. R.J. Copeland and A.E. Chatterson had spent a number of years conducting business in Chicago and were undoubtedly conscious of Chicago architecture when they had their Brampton factory built.

Although the western addition (c.1924) is clearly different in style from the original section of the building, the third storey addition (c.1922) is almost indistinguishable in design from the c. 1913-1914 section.

The original section of the building was two stories in height sitting and comprised of the three southerly bays on the Mill Street façade and the fourteen easterly bays facing the C.N.R. tracks. The building had a smokestack at approximately the same location as the current smokestack, however, it was considerably smaller. Although the openings and concrete lintels remain visible, all of the original windows on the south and east facing facades of the original section of the building have been replaced or bricked up. On the south facing façade each single round headed bay housed two 6/6 windows divided in the center by an 8/8 window section. The third storey addition (c.1922) carried on the window spacing, window frames etc, as did the north addition. However, the windows do not continue in the wider scale of the first three bays and instead are of the scale which houses the two 6/6 windows.

The west factory built c. 1924 continues the scale of the original building, however the windows differ in being square headed and consisting of forty individual square panes of glass. In order to avoid the route of a former spur line of railways track that once ran into the area between the building and the C.N.R. main line, the west addition of the building is angled slightly northwards out of alignment with the original section of the building. It was at this time that the chimneystack was enlarged.

#### **HISTORICAL OR ASSOCIATIVE VALUE:**

The J.W. Hewetson Shoe Company was founded in 1908 by John William Hewetson in a factory he built in Toronto. The company initially fared well but their progress was abruptly halted in 1913 when the Toronto factory caught fire and was completely destroyed. J.W. Hewetson was determined to rebuild his business and following the trend established eight years earlier by the Copeland-Chatterson Company, he decided to move his company to Brampton. Here both land and labour were less costly. An

ideal location was chosen for the factory on a sizeable property, conveniently situated at the junction of the Grand Truck and Canadian Pacific Railway Tracks.

Mr. Hewetson approached the Town of Brampton for a loan to finance the new construction. The Town Council agreed to this but in order to ensure the company's stability, they asked that A. Russell Hewetson, J.W. Hewetson's only son, join him in the business. A. Russell Hewetson was studying for the ministry at the University of Toronto at the time but in order to help his family he ended his studies and went into business with his father.

Russell Hewetson was a great visionary. He sought to integrate his social ideals into the operation of the Hewetson Shoe Company by turning the company into a cooperative where workers shared in the profits. Had it been achieved this would have been a significant innovation in the business realm. Unfortunately, he passed away in 1928.

Work began on the construction of the Brampton Hewetson factory in 1913 and all machinery and equipment was in place by November of that year. With the help of a large staff of workers, including carpenters, machinists, millwrights, and others the manufacturing of children's boots and shoes began in January 1914.

Production continued to grow through the first two years of the First World War but catastrophe struck in September 1916 when fire broke out on the company premises. The entire second floor was gutted, but unlike their former Toronto factory, the Brampton building was able to be repaired.

Following the conclusion of the War, business was booming once again for the Hewetson Shoe Company. In 1922 the business had expanded to such an extent that it was necessary to add a third floor to the existing building, bringing the total square footage to 26,280. In August of 1924, a three-storey building was erected immediately to the rear of the existing structure along the railway tracks to the west. By 1925, Hewetson children's shoes were known from coast to coast and a decision was made to expand the line to include women's shoes.

Founder, John W. Hewetson, passed away in 1930, and A.W. Thompson was engaged to replace him as general manager. At this time, Mrs. J.W. Hewetson assumed the presidency, a position she held until her death in 1945. She was succeeded as president in 1945 by Mr. A.G. Davis, the father of William G. Davis, Premier of Ontario from 1970-1985.

The J.W. Hewetson Shoe Company has a strong connection with the former Premier Davis, who is regarded as one of Brampton's most famous citizens. J.W. Hewetson was his maternal grandfather and Davis was named after him. As a child, William G. Davis lived with his parents and Hewetson grandparents in "the Castle," the stately Elizabethian style mansion on Church Street West. His father was a well-known figure in Brampton throughout his life. As a youth A.G. Davis excelled in several sports, most notably lacrosse where he became one of the best players in the country and played on the famous Brampton Excelsior Mann Cup Team of 1914. In recognition of his contribution to the sport, A.G. Davis was elected to the Canadian Lacrosse Hall of Fame. In professional life he practiced law after graduating from Osgoode Hall Law School and is most vividly remembered as the Crown Attorney for Peel County.

The firm continued to be family owned until 1956 when Hewetson was purchased by the Shoe Corporation of America (S.C.A.). Hewetson's along with three other Canadian shoe manufacturing firms owned by S.C.A. would be united to form the Shoe Corporation of Canada (S.C.C.). Despite this merger the Brampton factory and the shoes produced there continued to bear the Hewetson name.

In 1968 the S.C.C. decided to relocate its head office from Midland, Ontario to Brampton. This move necessitated extensive alterations to the office section of the building to accommodate the increased staff and equipment. In January 1970, Hewetson's and the other units of S.C.C. were sold to J.D. Cartier Shoe Co. Limited of Toronto, once again returning Hewetson Shoes to Canadian ownership. The company continued to manufacture shoes at the Brampton plant until 1979 when they were forced to cease operation due to escalating leather costs and inexpensive imported shoes. In recent years, Mr. David Nava has purchased the Hewetson building, which now houses several business simultaneously and is now known as "The Old Shoe Factory Business Centre".

### **CONTEXTUAL VALUE:**

The property helps to maintain, support, and define the character of Mill Street North and the industrial heritage of Brampton. The property contributes to the industrial character and identity of the area with Copeland-Chatterson building and the train station in close proximity. It has a dominant physical presence in the area set off by open space along the railway tracks, a sizeable parking lot, and the GO Station parking lot.

This building is an important landmark in this area as its surroundings and character denote Brampton's industrial past.

The property contributes to the character and identity of the area because it forms part of an important industrial grouping. South of the Hewetson Shoe Company Building, across the C.N.R. tracks at the southwest corner of Mill Street North and Railroad Street, is the Copeland Chatterson Building. Constructed over two stages in 1905 and 1914, the two-storey, red brick structure is another example of early 20<sup>th</sup> Century industrial architecture in Old Brampton. Immediately to the south of the Hewetson Building is the former Grand Trunk (now a Go Transit railway station) which further defines the historic industrial atmosphere of the area that is unique in Brampton and serves as an important reminder of Brampton's industrial origins. It is also located nearby a residential neighbourhood characterized by mid-nineteenth and twentieth century homes.

SCHEDULE "C" TO BY-LAW 176-2008

AFFIDAVIT OF KATHRYN ZAMMIT

I, **KATHRYN ZAMMIT**, of the Town of Caledon in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate "The Hewetson Shoe Factory, 57 Mill Street North" was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on Friday June 13, 2008.
3. The by-law to designate "The Hewetson Shoe Factory, 57 Mill Street North" came before City Council at a Council meeting on August 6, 2008 and was approved.
4. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on \_\_\_\_\_ 2008.

SWORN before me at the City )  
of Brampton, in the Region )  
of Peel, this )  
day of , )

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A Commissioner for Taking Affidavits, etc.