

**Authority:** Item 2, Planning and Economic  
Development Committee  
Report 14-003 (PED14028)  
CM: February 26, 2014

**Bill No. 077**

## **CITY OF HAMILTON**

### **BY-LAW NO. 14-077**

**To Designate:**

#### **LAND LOCATED AT 1284 MAIN STREET EAST, CITY OF HAMILTON**

As Property of:

#### **CULTURAL HERITAGE VALUE**

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

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

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

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

1. The property located at 1284 Main Street East, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
  - a. to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;

To Designate Land Located at 1284 Main Street East, City of Hamilton  
As Property of Cultural Heritage Value

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

**PASSED** this 9<sup>th</sup> day of April, 2014.

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R. Bratina  
Mayor

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R. Caterini  
City Clerk

**Schedule “A”**

**To**

**By-law No. 14-077**

**1284 Main Street East  
Hamilton, Ontario**

PIN: 17239-0002 (LT)

Legal Description:

LTS 1, 2, 3, 4, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199 & 222, PL 512; PT LT 3, CON 3 BAR, AS IN BR23840, EXCEPT BL830; PT LT 3, CON 3 BAR, AS IN HA267995; CITY OF HAMILTON

**Schedule “B”**  
**To**  
**By-law No. 14-077**

**1284 Main Street East**  
**Hamilton, Ontario**

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

**Statement of Cultural Heritage Value or Interest**

The property known as Delta Collegiate Institute when the school opened in 1924 and Delta Secondary School since it was enlarged in the 1948-50 additions is designated for its historical significance, architectural merit and important place in the Delta East neighbourhood.

Built in response to a surge in secondary school enrollment after the Province of Ontario had in 1921 raised the age of compulsory school attendance to 16 and had abolished school fees, Delta Collegiate Institute stands at a turning point in secondary school education. When Ontario Premier and Minister of Education G. Howard Ferguson opened Delta Collegiate Institute, it had become the second collegiate institute – the highest order of secondary school in Ontario in the 1920s – in all Wentworth County. After the destruction of Central Collegiate Institute by fire in 1946, Delta remained as the oldest surviving collegiate institute in the city.

The 1948-50 enlargement, which added technical and commercial programs to the school's academic curriculum, came immediately after the school board had recommended a system ending secondary schools specializing in academic, technical or commercial programs and offering instead a combined academic/technical/commercial school in each of the city's central, east, west and eventually, Mountain districts.

In 2013, Delta Secondary School is the oldest public secondary school still operating in the City of Hamilton.

Considered one of the finest secondary schools in Canada, Delta Collegiate Institute represented a major public investment in an area about to be developed as a working-class neighbourhood. It symbolizes the high social value placed on post-elementary education in the early twentieth century in Hamilton. Delta Secondary School still boasts handsome building elevations in Milton red rug brick and Tyndall limestone – the first such use of this stone building material in Hamilton and one of the first instances of its use in Ontario. The school also exhibits a formal front entrance made of the finest materials, a beautifully adorned central lobby, a large auditorium with

proscenium arch at the stage and an upper tier of seating in its gallery, four cast-iron and marble stairways, a light-filled room atop the school's central tower where art classes were originally held, and other high-quality design elements.

The design of Delta Collegiate Institute by Hutton & Souter shows their mastery of the Modern Gothic style. Gordon Hutton and William Souter, whose partnership began in 1921, were appreciated for their scholastic work, having designed schools in Hamilton and other Ontario cities. Also in the Modern Gothic style, Gordon Hutton had designed Memorial Public School; and after Delta Collegiate Institute, Hutton & Souter designed Cathedral Roman Catholic High School. The Hutton & Souter firm rose to prominence in Hamilton in the early twentieth century, and is best-known for the Royal Connaught Hotel addition, Basilica of Christ the King and Dominion Public Building (John Sopinka Courthouse).

The 1948-50 additions to the school were designed by Prack & Prack, another important architectural firm in Hamilton. The firm is celebrated for the Lister Block, the Pigott Building, Westdale Collegiate Institute and for their many large industrial buildings in Hamilton, Toronto and elsewhere. With their extensive experience in industrial design, Prack & Prack were well positioned to venture into Modernism, an emerging style in the 1940s, for Delta Secondary School. Their additions are early illustrations of Modernism in Ontario.

Besides the many enduring architectural features from the 1923-24 building and from the 1948- 50 additions, the school grounds, which fill an entire city block and are laid out according to Beaux-Arts Classical principles, retain the "U"-shaped central walk to the formal entrance on Main Street East and the walks to the school's primary east and west entrances in the same locations as shown in the Hutton & Souter block plan of 1923. As well, the school is centred in the block; the school's central tower is on axis with Houghton Avenue North; and the front facade, with its central tower and end pavilions, is set back from Main Street East, identifying a special place in the townscape. Furthermore, the arched canopy at the northeast corner of Graham Avenue South and Maple Avenue, a recent addition to the school's grounds and an entrance to the community park, helps further in defining the importance of the school within the Delta East neighbourhood. Intended as an architectural point of interest in the east end of the Lower city, the school continues to be a landmark on Main Street East and a focal point in the Delta East neighbourhood.

### **Description of Heritage Attributes**

The following elements give meaning to the cultural heritage value of Delta Collegiate Institute/ Delta Secondary School.

#### School Grounds

Heritage attributes of the school grounds include:

- the "U"-shaped central concrete walk to the formal entrance on Main Street East;
- the concrete walk from Wexford Avenue South to the school's east entrance;
- the concrete walk from Graham Avenue South to the school's west entrance;

- the arched canopy at the northeast corner of Graham Avenue South and Maple Avenue;
- the time capsules in the front lawn;
- the open space of the front lawn and side yards, which provide views of the school's front facade (north elevation) and secondary facades (east and west elevations);
- the open space of the rear yard accessed by the public for park purposes; and,
- the east court between the south centre wing and southeast wing, and the west court between the south centre wing and southwest wing.

#### North Front Wing Exterior

Heritage attributes of the north front wing's exterior comprise:

- all features of the front facade (north elevation), including the central tower and its front entry porch and flag mast, the end pavilions and the bays between the central tower and end pavilions; and,
- all features of the secondary facades (east and west elevations).

In the front facade and secondary facades, the fenestration design is a heritage attribute; but the replacement window sash, that perpetuates the original design, and the vents where once were glass panes are dispensable. Those original windows surviving in the north front wing are heritage attributes.

#### South Centre Wing Exterior

The heritage attributes of the south centre wing's exterior are focussed on the wing's gable-roofed portion with its vent stack. They include both court-facing elevations.

#### Southeast and Southwest Wings Exterior

Heritage attributes of the exteriors of the southeast and southwest wings comprise:

- all features of the street-facing east elevation of the southeast wing, except for the one-storey addition from the 1970-72 renovations;
- all features of the street-facing west elevation of the southwest wing; and,
- the wings' court-facing elevations.

#### South Back Wing Exterior

Heritage attributes of the south back wing's exterior comprise all original features of the 1948-50 work on the south, east, west and north elevations but exclude work from the 1970-72 renovations. The banding applied at the top of the walls is also excluded.

#### Interior of North Front Wing

Heritage attributes of the north front wing's interior include:

- the front vestibule's doorways and vaulted plaster ceiling;

- the front lobby's marble floor and baseboard, war memorial wall plaque, plaster cove ceiling executed in strapwork, and doorways to the east-west corridor and to the auditorium;
- all original features of the auditorium – the raked floor, curving rows of seating, walls of ornamental plaster, the stage and its proscenium plaster arch, panelled and bracketed plaster ceiling, gallery and its columns and brackets, and flat-headed or pointed-arched entrances/exits;
- the ramped corridors running along the auditorium's outer east and west walls and beside the windowed walls of the south centre wing;
- the layout of the other corridors in the north front wing, the corridors' marble baseboard and the moulded wood casing to doors facing the corridors;
- the four cast-iron and marble stairways and the provision of natural light to them;
- the fenestration and open layout of the room atop the tower and the marble staircase leading to it; and,
- the pattern of original wood window trim in classrooms.

#### Interior of Southwest Wing

The wood-block floors in the woodworking rooms are heritage attributes.