

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 5, 2018

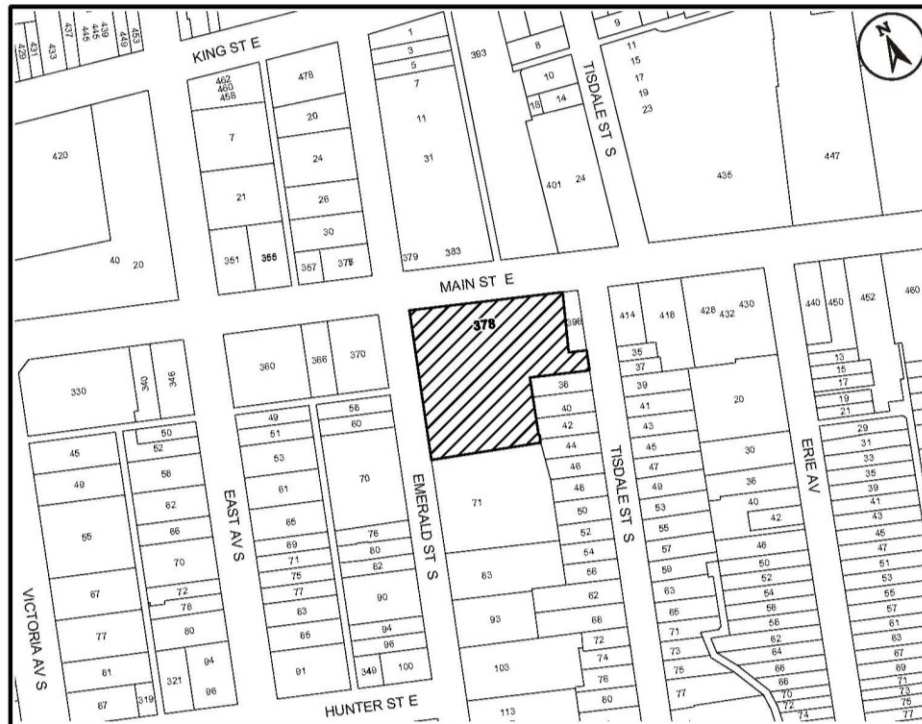
PED18089 – 378 Main Street East, Hamilton (Former Cathedral Boys' School)

Recommendation to Designate 378 Main Street East, Hamilton
Under Part IV of the *Ontario Heritage Act*

Presented by: Chelsey Tyers

PED18089

Appendix A



● Site of the Application



Ward 2 Key Map

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
378 Main St E

Date:
August 13, 2013

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AG/AL

Subject Property

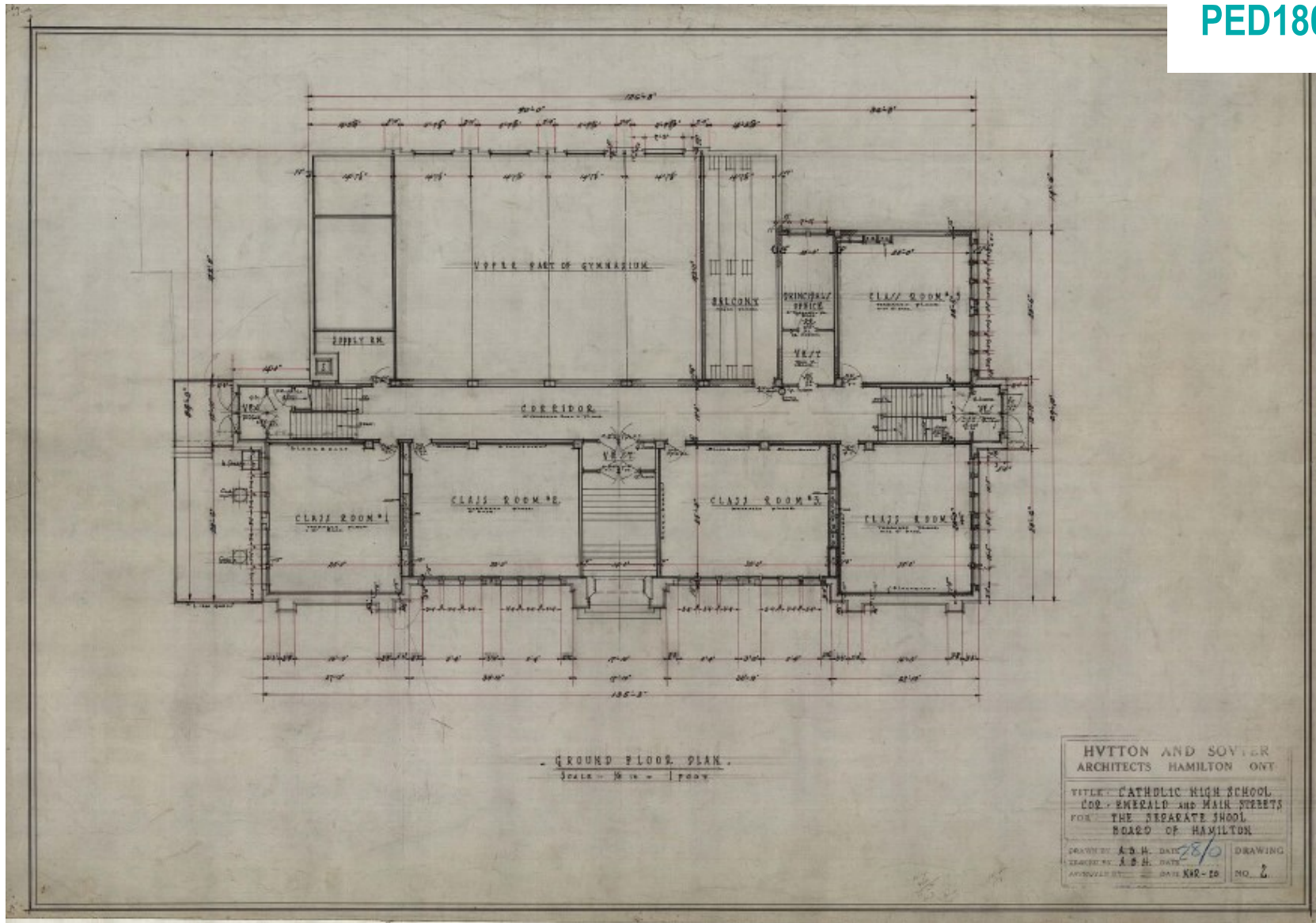
 378 Main Street East

Request to Designate

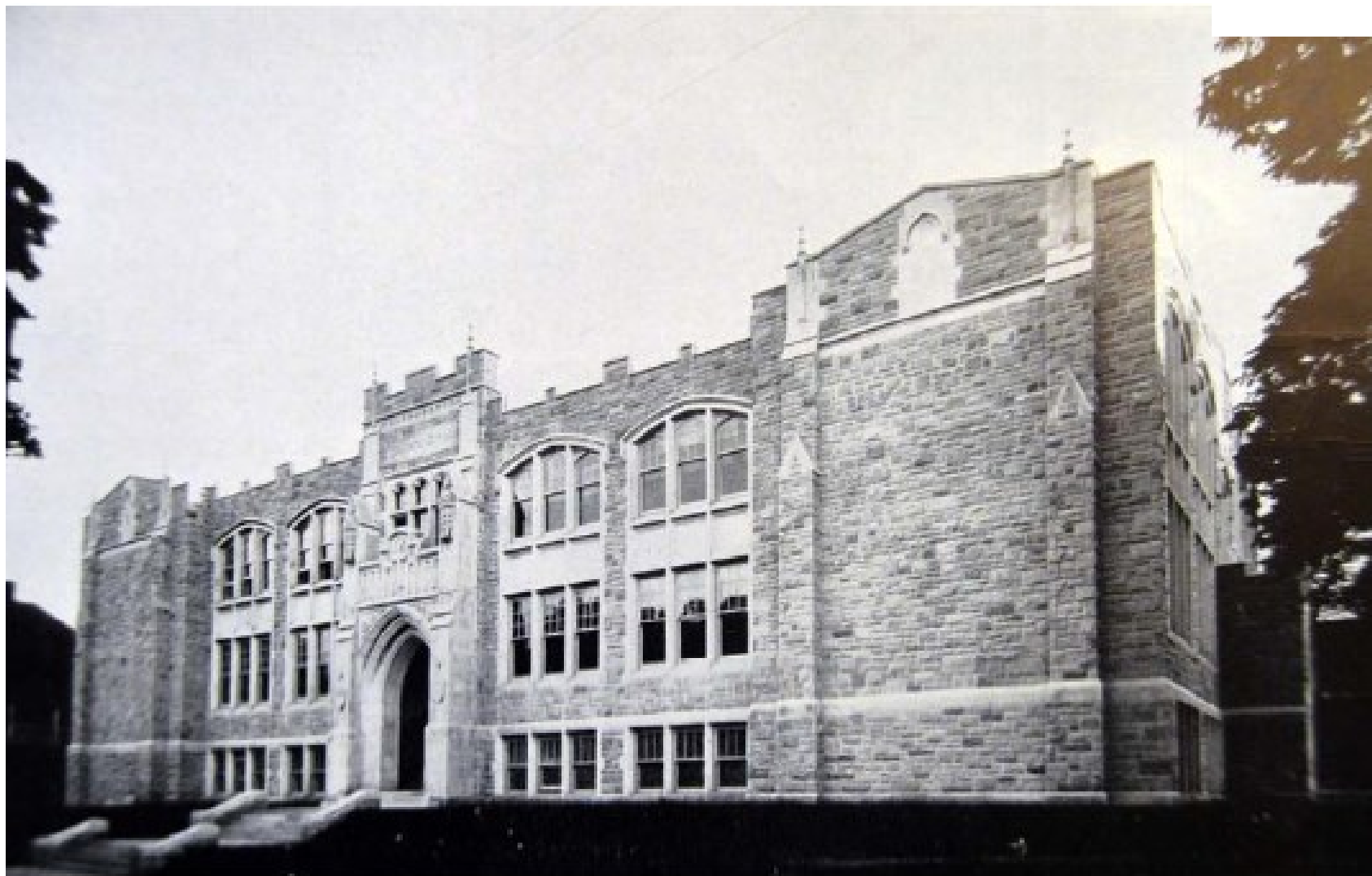
- Request to designate property on August 4, 2013 from the Stinson Community Association
- October 23, 2013, Council added the Property to the Register of Property of Cultural Heritage Value or Interest and designation work plan



Aerial Image (USDA FSA, Digital Globe, GeoEye, CNES/Airbus DS)



Hutton and Souter, "Catholic High School, Cor. Emerald and Main Streets" Mar./Apr. 1928, Archives of Ontario, Barcode B867663



“The Cathedral Separate School, Hamilton, Ontario”, *The Journal of the Royal Architectural Institute of Canada* V. 6 N. 7 (July 1929), p.269



Front (north) façade, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



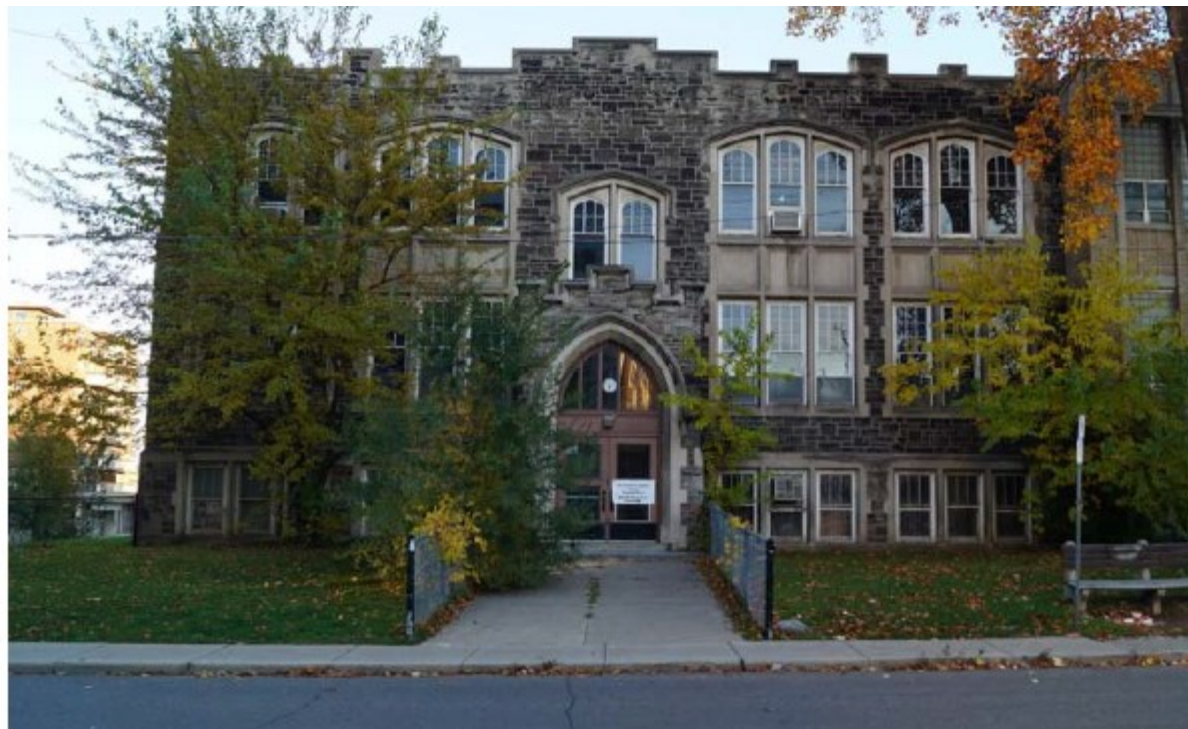
Front entrance (L) and front terrace, (R) Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



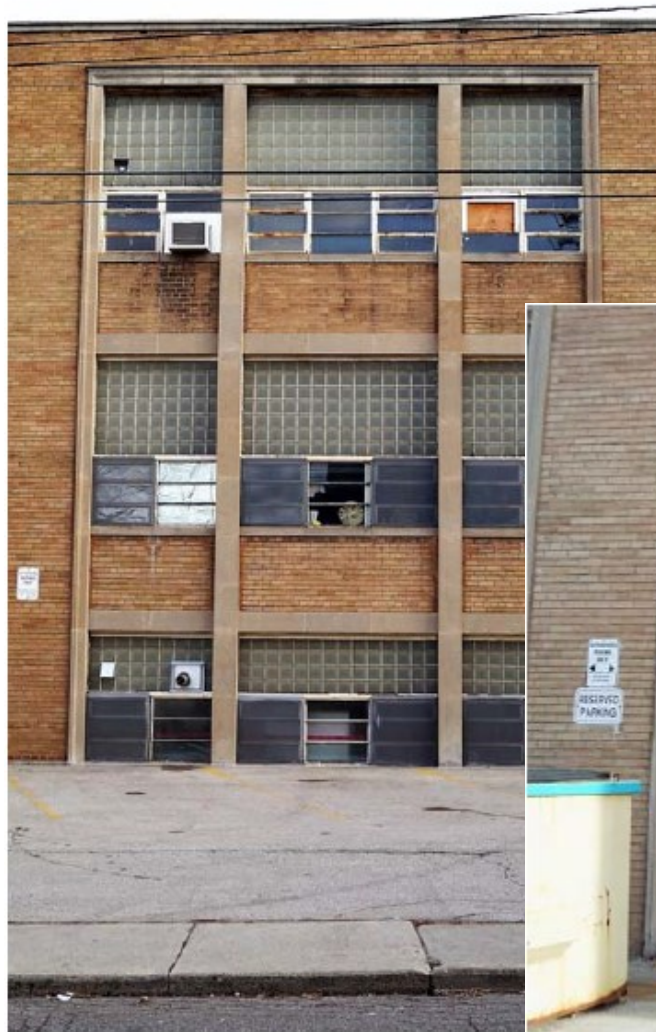
East façade of 1928 building (L) and Detail of upper floor windows (R) ,Cultural Heritage Assessment Report on the Former Cathedral Boys’ High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



West facades of 1928 building and 1951 wing, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



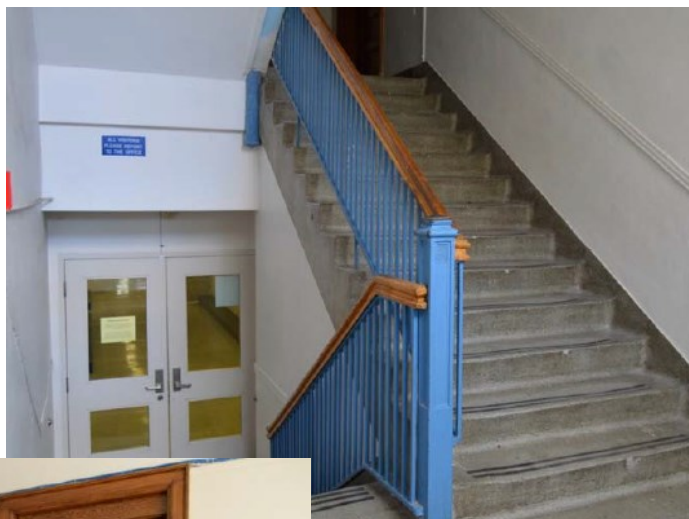
West facades of 1928 building and west entrance vestibule, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



1951 west façade bay of windows (L) and west façade entrance bay (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



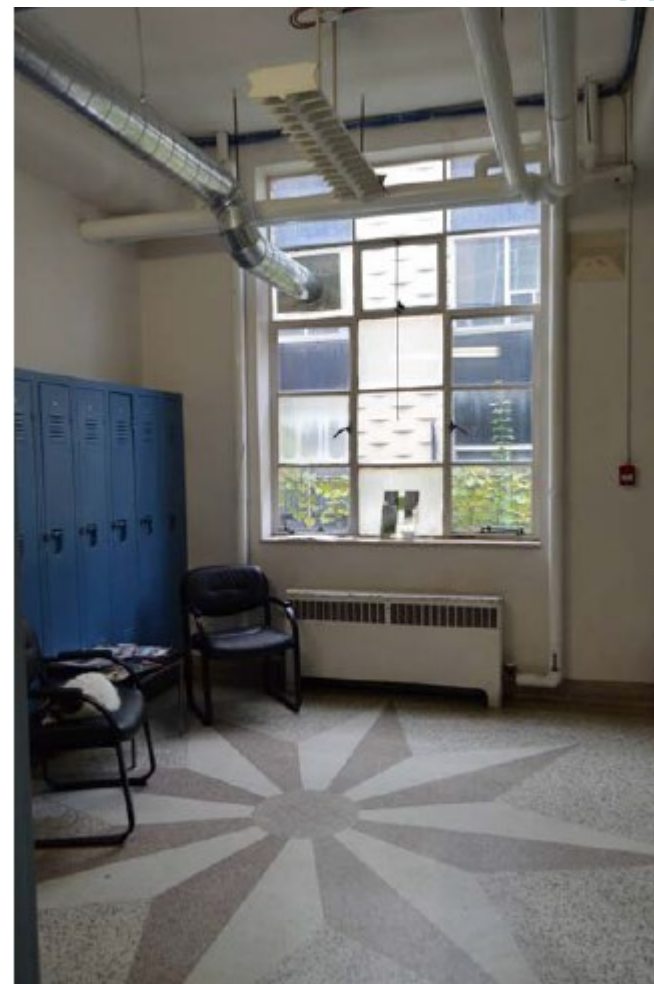
East (rear) elevation of 1951 wing, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



Five-paneled doorways in 1928 building (L), 1928 west entrance staircase (C), Front entrance vestibule (L) Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



Gymnasium Doors(L), Proscenium arch in gymnasium (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



1951 ground floor lobby entrance(L), Ground floor lobby star motif terazzo floor (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



1951 ground floor north-south corridor (L), 1951 Metal-and-glass frame (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



1951 cafeteria (L), Exit stairs from cafeteria (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Cultural Heritage Assessment for Heritage Designation

Prepared by Paul Dilse and George Robb Architect

The property was found to meet nine of the City's twelve criteria pertaining to built heritage value and seven of the nine criteria in *Ontario Regulation 9/06*.

1. Design / Physical Value:

- ✓ The property is a representative example of Modern Gothic Architecture (aka Collegiate Gothic or Neo-Gothic).
- ✓ The property does demonstrate a high degree of craftsmanship in the stone work on the front façade, east and west elevations including the ceremonial entrance porch and the terrazzo floor in the 1951 wing.
- ✗ The property does not demonstrate a high degree of technical or scientific achievement.

Cultural Heritage Assessment for Heritage Designation

Prepared by Paul Dilse and George Robb Architect

2. Historical / Associative Value:

- ✓ The property does have direct associations with the local Catholic population and Diocese of Hamilton and the beginnings of Catholic High School education in Hamilton.
- ✓ The property does have the potential to yield information about Hamilton's Catholic population.
- ✓ The property does reflect the work of Hutton and Souter, prominent architects responsible for a number of other notable buildings in Hamilton.

3. Contextual Value

- ✓ The property is considered to have contextual value as it dominates the corner of Main Street East and Emerald Street.
- ✗ The property is not considered to be linked to its surroundings as its surroundings have changed drastically since the school was built in 1928.
- ✓ The property is considered a landmark in the Stinson neighbourhood and along Main Street East.

Statement of Cultural Heritage Value

Heritage Attributes

Front, East and West Facades of 1928 Building

- Heritage attributes are replete on the front (north), east and west facades and include:
- the setback from Main Street East, the terraced rise up from the street and the front entrance walk of flat stone landings and low stone walls;
- rock-faced Credit Valley sandstone walls laid in broken courses, Indiana limestone trim and all stone carvings;
- the symmetrical front facade consisting of an entrance bay in the middle, two (2) windowed bays to either side of the entrance bay and a pedimented blind bay at either end of the building;



Front Façade, 2017, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes

Front, East and West Facades of 1928 Building (cont'd)

- the front entrance pointed-arched portal with its embrasure, carved spandrels and wrought-iron gate;
- the buttresses to either side of the portal and their wall-mounted lamps and carved crests;
- the ceremonial entry porch, recessed from the front facade and almost wholly enclosed, and its marble staircase, marble wainscoting, vaulted ceiling decorated with a plaster relief in a pattern of grape vines and Tudor roses, and pendant ceiling lamp;
- the front entrance doorway composed of oak-and-glazed double doors with their door handles and escutcheons and a border of sidelights and transom light;

Statement of Cultural Heritage Value

Heritage Attributes

Front, East and West Facades of 1928 Building (cont'd)



Front Doors, 2017, Paul Dilse in association with George



Front Doors, 2017 (L), Front Entrance (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes

Front, East and West Facades of 1928 Building (cont'd)

- the projecting vestibules on the building's east and west sides with their pointed-arched doorways;
- all window openings on the basement, ground and uppermost floors and original sash where it exists; and,
- the parapets and their battlements at both the main roof line and at the vestibules' roof line.



East Vestibule, 2017 (L), East Façade battlements, 2017 (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse, Heritage Planning Consultant in association with Peter Stewart, Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes (Continued)

West Facade of 1951 Wing

Heritage attributes are found across all six bays of the wing's west facade and include:

- the buff brick wall;
- limestone trim expressed as the grid-like frame around windows, stringcourses, the cornice atop each end bay, and roof line coping;
- windows with their fixed glass block uppers and operable clear glass lowers; and,
- the entrance bay at the building's southwest corner, featuring double doors, transom light, embrasure beside the doors, wall-mounted lamps and columnar window filled with glass block.



West Façade, 2017 (L), 1951 West Entrance, 2017 (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes (Continued)

1928 Building Interior

Heritage attributes that are accessible to visitors and remain from the 1928 construction include:

- the east and west stairwells and staircases (but not the replacement fire doors);
- the terrazzo floor laid in a checkerboard pattern on the ground-floor east-west corridor;
- the front vestibule with its checkerboard terrazzo floor and wood-framed opening into the east-west corridor;
- the wood-framed transom light across the north-south corridor where it meets the east-west corridor;
- five-panelled oak corridor doorways each with a glazed panel and transom light; and,
- the six-panelled double doors to the gymnasium, industrial window sash emitting natural light into the gymnasium, the proscenium arch for the stage and ceiling trusses over the gymnasium space.

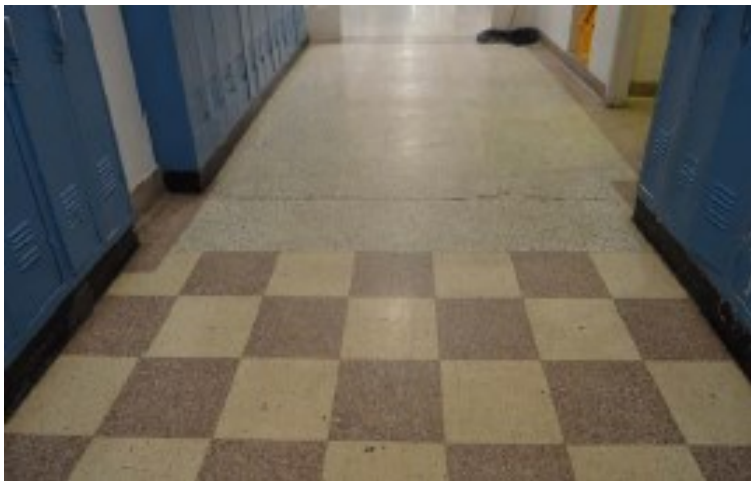


1928 east staircase, 2017, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes (Continued)

1928 Building Interior



Checkerboard terrazzo floor (L), Front Entrance Vestibule (C), Doorway (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes (Continued)

1951 Wing Interior

Heritage attributes that are accessible to visitors and capture the mid-twentieth century character of the 1951 construction include:

- the stairwell and staircase in the wing's southwest corner and the entrance to each floor that has double doors in a wall made of glass blocks;
- the ground-floor lobby's terrazzo floor and baseboard, rounded corners, and operable steel sash window with bronze hardware and travertine marble sill;
- the terrazzo floor and baseboard for the ground-floor north-south corridor and the metal-and-glass frame across the corridor; and,
- the cafeteria-auditorium in the basement, featuring a terrazzo floor in a checkerboard pattern, black mastic baseboard, circular posts with black mastic base trim, fixed glass block and operable clear glass windows, an operable steel sash window, and a short staircase in the room's southeast corner leading outdoors to the schoolyard.

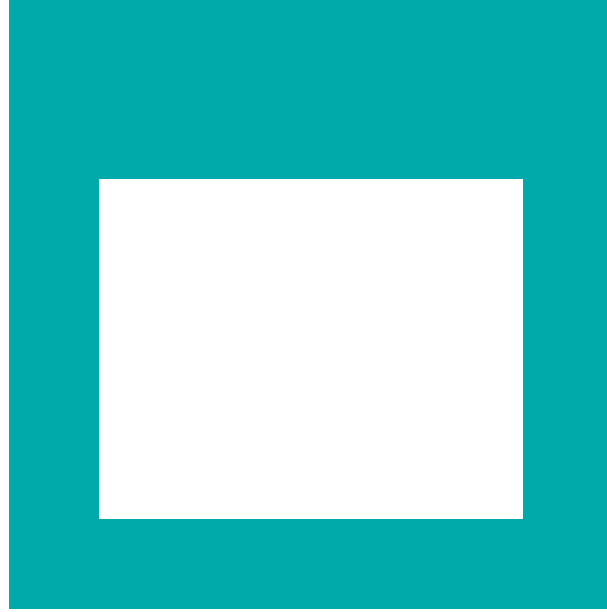
Statement of Cultural Heritage Value

Heritage Attributes (Continued)

1951 Wing Interior



Cafeteria (R), Basement entrance (C), 1951 lobby (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE