



1107 MAIN STREET
WEST

Grace Lutheran Church





1107 Main Street West

- A gable-roofed sanctuary with steeple (built 1959)
- A one-storey flat-roofed wing/link (built 1959)
- A one-storey gable-roofed addition (built 1970)
- The former Grace Lutheran Church is one of over 6,000 properties listed on Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest* and is also included on the City's *Places of Worship Inventory*.

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
is a rare, unique, <u>representative</u> or early example of a style, type, expression, material, or construction method,	Y	It is a mid-20 th century religious structure that combines contemporary design elements with traditional Gothic elements. <u>Is reflective of typical architectural style applied to religious structures of the Christian faith at the time of construction.</u>
displays a high degree of craftsmanship or artistic merit, or	Y	Structure was constructed using standard construction techniques of the time, including cement block and laminated wood beams. <u>The exterior exhibits a higher-than-average quality of finish</u> , utilizing cut limestone opposed to more common cast elements. Design balances a simplified modernist aesthetic with traditional Gothic elements.
demonstrates a high degree of technical or scientific achievement.	N	Utilizes standard building methods of the time. The load bearing structure is of concrete block and the use of laminated beams was common in the building industry at the time of construction.
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,	Y	Structure was built in response to increase in the Lutheran congregation in Hamilton from 300 to over 3,000 following WWII. Built in <u>direct response to the influx of protestant residence to the planned community of Westdale.</u>
yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Property does not offer an opportunity to impart new knowledge or greater understanding of the Lutheran faith or community history.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Designed by the firm of well-known local Hamilton architect William R. Souter but is not essential to understanding or interpreting the importance of William R. Souter or his firm. Numerous examples of his and his firms work are present in Hamilton area.
The property has contextual value because it,		
is important in defining, maintaining or supporting the character of an area,	Y	Reflective of the success of the <u>initial intent of Westdale to be a protestant community.</u>
is physically, functionally, visually or historically linked to its surroundings, or	Y	The structure has been part of the Main Street West streetscape for over 60 years and is historically linked to the Protestant development of Westdale.
is a landmark.	N	The property does not serve as a landmark. The structure is not prominent in the landscape, being obscured from site from all sides at distances greater than one block. It does not serve as a local or regional tourist attraction nor does it serve as a significant point of local orientation.

Character Defining Elements:

- ❑ Rectangular and symmetrical massing with steep gable roof line
- ❑ Stained glass windows with emphasis on main façade
- ❑ Carved limestone detailing: window tracery, main door surround, continuous plinth course
- ❑ Rusticated limestone exterior
- ❑ Simplified Gothic style pointed arched punched windows
- ❑ One storey flat roofed wing, clad to match main church building
- ❑ Slim metal steeple
- ❑ Central placement on lot with east-west orientation

Liturgical Elements:

- ❑ East-west orientation of structure
- ❑ Stained glass windows depicting Christian scenes

The CHVI of the former Grace Lutheran Church structure is to a large extent based on two factors:

- ❑ It reflects the growth of the Lutheran congregations and growth in religious congregations of all denominations in Hamilton, particularly after the Second World War.
- ❑ The association with well-known Hamilton architect William Russell Souter.

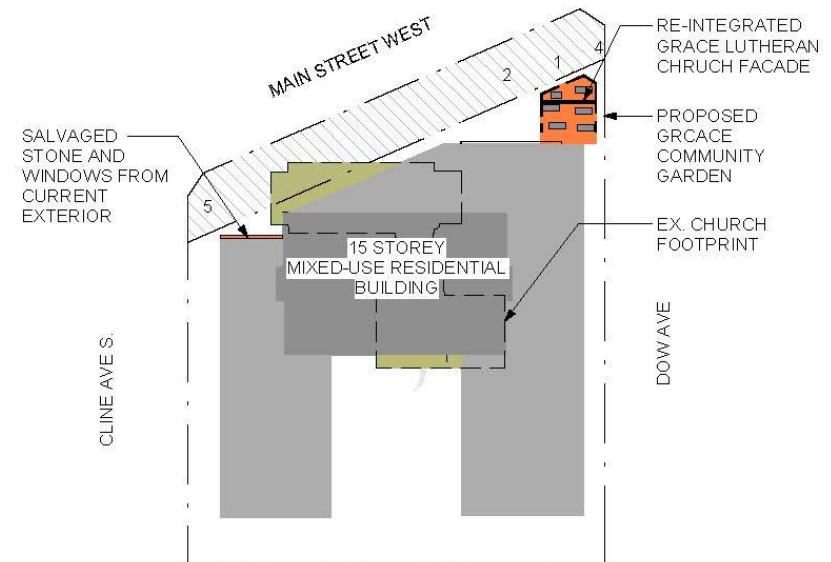
Alterations in the Lutheran population of Hamilton triggered the construction of Grace Lutheran Church and an alteration in the Lutheran population of Hamilton has resulted in the sale of the property.

Working Group recommendation to list the property at 1107 Main Street West, Hamilton on the Municipal Heritage Register as a non-designated property under Section 27 of the *Ontario Heritage Act*.

Working group also recommended property to be added to the Council-approved staff work plan for designation.

Challenges to Retention/Reuse

- ❑ Current configuration of existing Church makes it difficult to retain and incorporate into a new development.
- ❑ Integration of a non-secular design into a secular structure. How to retain character defining elements and remain secular.
- ❑ Hamilton City Planning Improvements to Main Street.
- ❑ It is not about MONEY, it is about COMMUNITY.
 - ❑ *Provide affordable housing to the community including students of McMaster University and the thriving congregation of Adas Israel Synagoge.*



1 HERITAGE FEATURES KEY MAP
N.T.S.



THE FRONT FAÇADE WILL BE RECONSTRUCTED AND RETAIN ITS CURRENT VISUAL PRESENCE ON MAIN STREET WEST. THE RECONSTRUCTED FAÇADE WILL INCLUDE THE DATE STONE, CUT STONE ENTRANCE SURROUND AND EXISTING STAINED-GLASS WINDOWS

THE PROPOSED RE-DEVELOPMENT OF THE PROJECT AREA REQUIRES THE DEMOLITION OF THE FORMER GRACE LUTHERAN CHURCH. IT SHOULD NOT BE VIEWED AS A LOSS OF HERITAGE AS THE STRUCTURE WILL BE COMMEMORATED IN THE NEW DEVELOPMENT.



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The re-development will provides an opportunity to educate the community on the work of William Russell Souter, establish a new community garden where the objectives of the Grace Lutheran Church congregation will have the opportunity to continue to enhance and influence the community.



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THIS REDEVELOPMENT PROJECT HAS THE ABILITY TO RETAIN THE HERITAGE OF THE PROPERTY WHILE CREATING NEW OPPORTUNITIES WHICH WILL ENHANCE THE VITALITY OF THE SURROUNDING AREA

srm ARCHITECTS INC



Salvaged exterior finishes including sections of the plinth, rusticated stone finish and decorative cut stone window arches will be integrated into the main entrance of the proposed structure.

As communities grow and evolve change is inevitable.

The physical growth and the related development pressure of intensification is both a positive sign of health, as well as a force of change.

In the past, change often resulted in the loss and complete erasing of heritage but today we understand more clearly the value of celebrating a continued connection to community history.