

City of Hamilton Heritage Permit Review Subcommittee 1284 Main Street East, Hamilton

15 August 2023

ERA

BACKGROUND

LOCATION

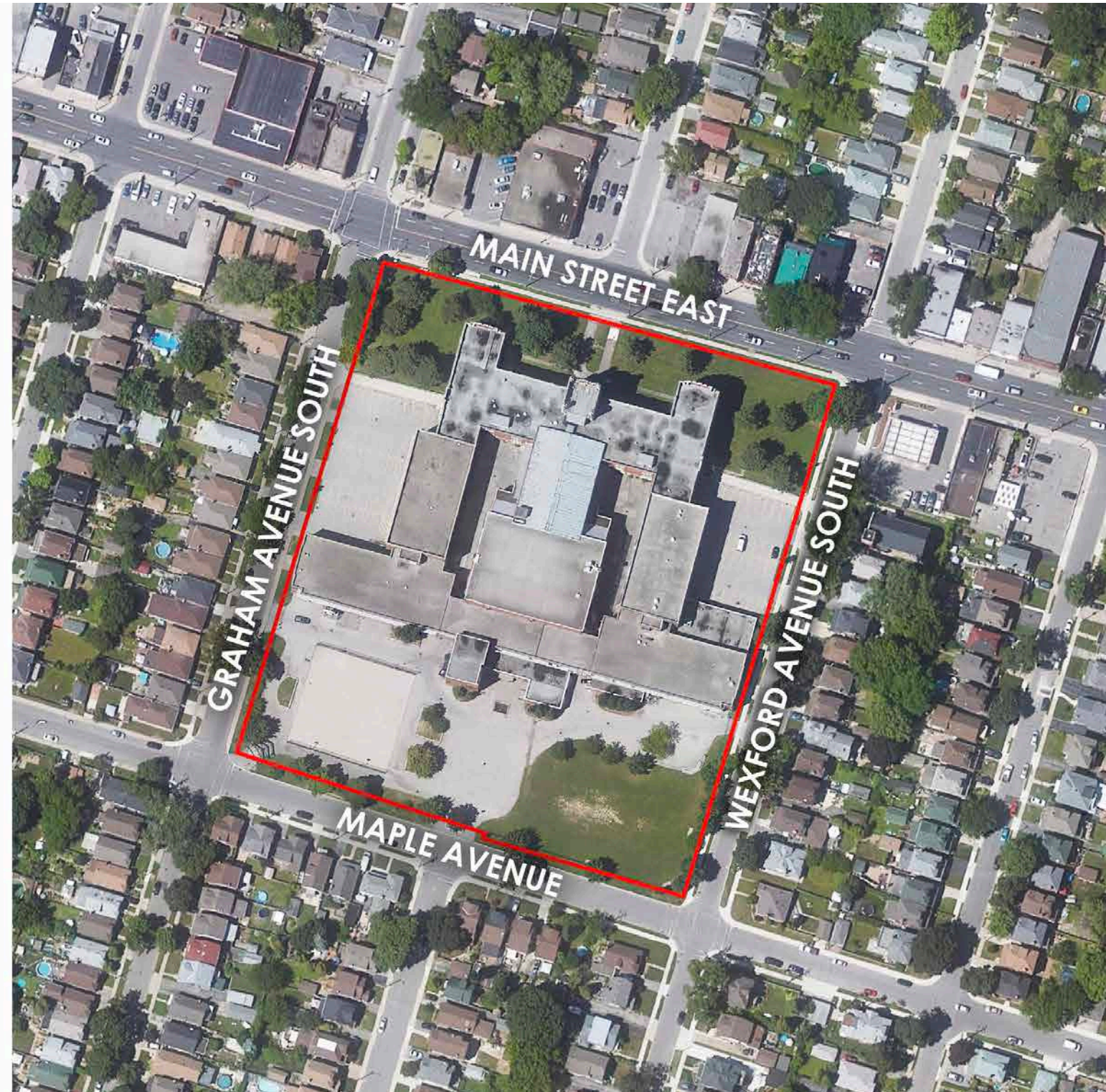
- 1284 Main Street East between Graham Avenue South, Wexford Avenue South and Maple Avenue, in the Delta East Neighbourhood,

SIZE

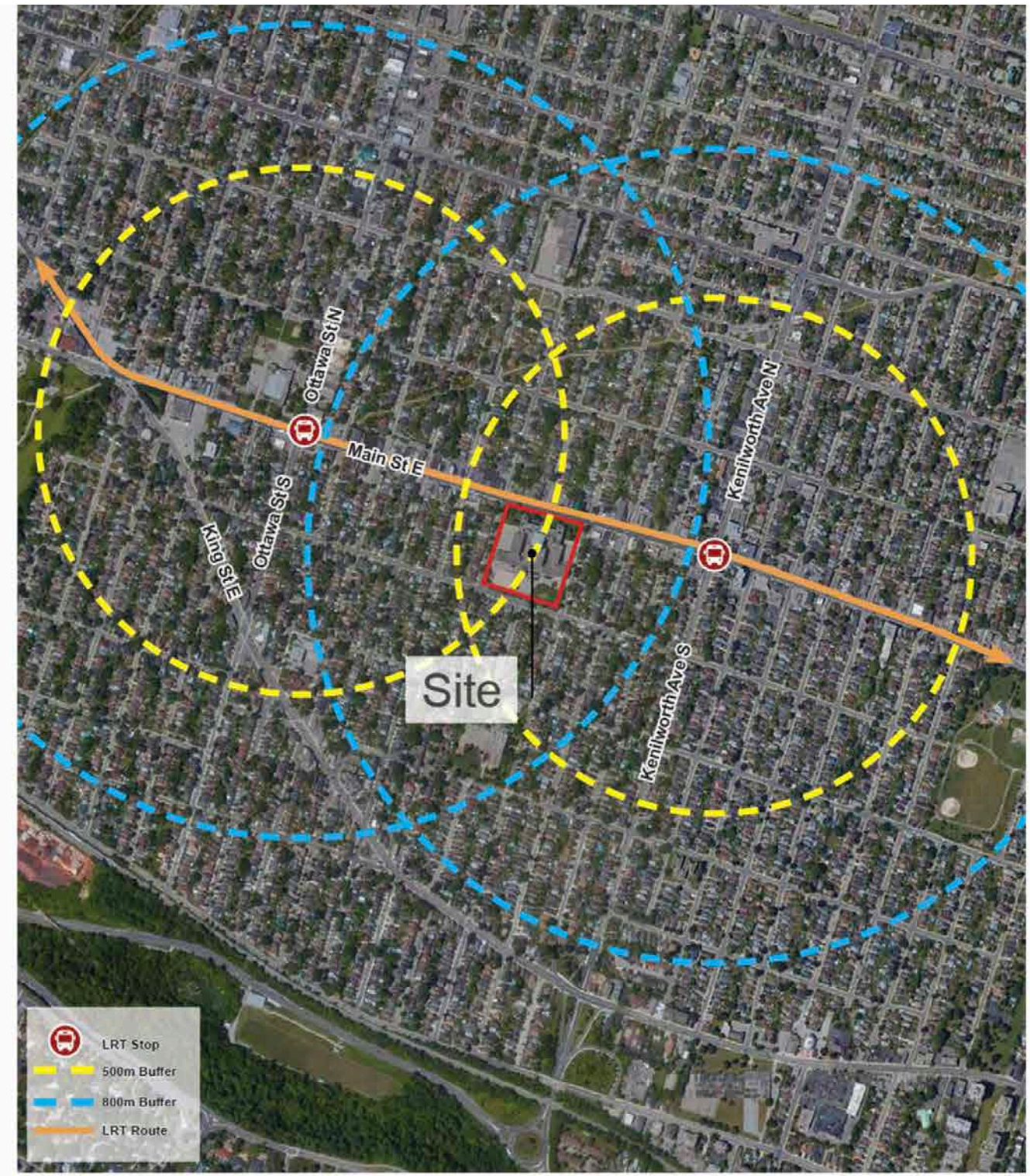
- 2.48 ha (6.15 ac)

CURRENT USE:

- Lands are currently occupied by the vacant, former Delta Secondary School building, with surrounding landscaped areas, school facilities and at grade parking,



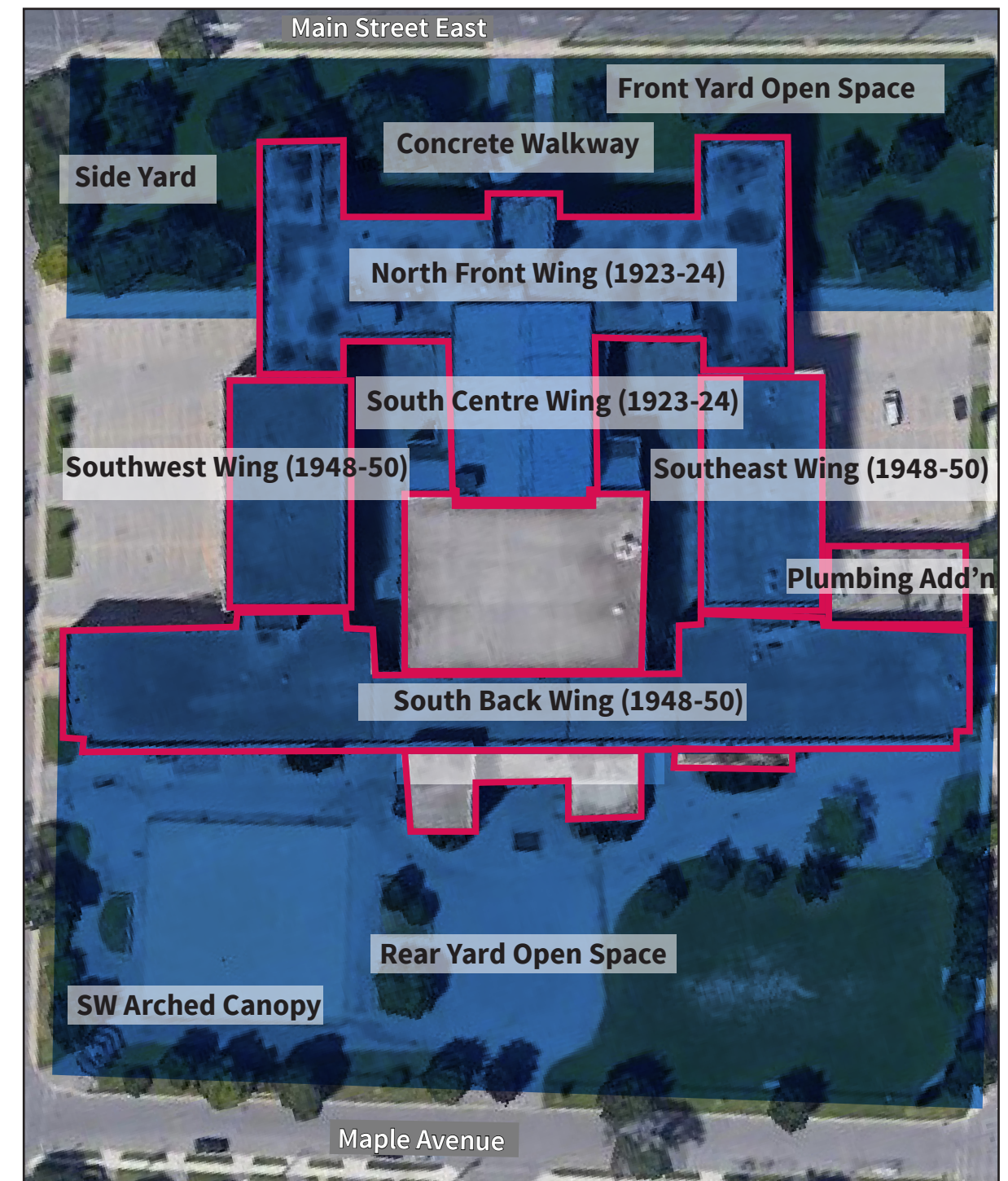
BACKGROUND



Designation By-law 14-077

Heritage attributes include elements of the school grounds, all four building wings, and interiors:

- School grounds: concrete walkways, front and side yard open spaces, rear yard open space, courts between wings, front lawn time capsules, and southwest corner arched canopy
- North Front Wing (1923-24 original building): all features of the north, east, and west elevations
- South Centre Wing (1923-24 original building): elevations, roof, and vent stack
- Southeast and Southwest Wings (1948-50 addition): all features of the exterior street-facing elevations and interior court-facing elevations, except 1970's alterations
- South Back Wing (1948 -50 addition): All exterior features, except 1970's alterations
- Interior elements include the vestibule doorways and vaulted ceiling, ramped corridors of the South Centre Wing, pattern of original wood trim in classrooms, original cast iron and marble stairways and provision of natural light to them, all original features of the auditorium, the front lobby's marble floor and plaster ceiling (North Front Wing - non-exhaustive) and wood block floors in the woodshop (Southwest Wing)

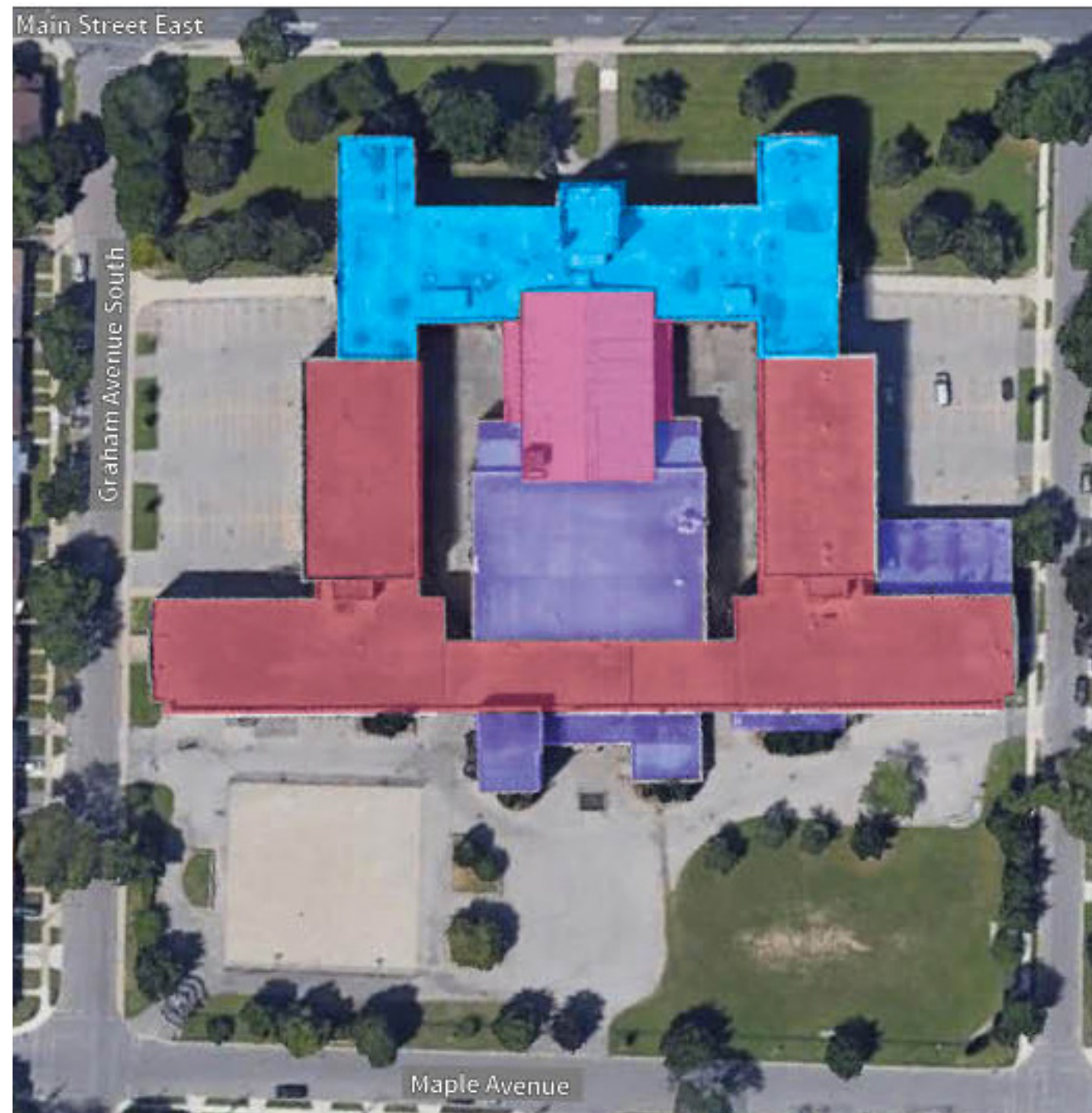


Approximate extent of Designation By-law Heritage Attributes in blue.

Conservation Priorities - Built



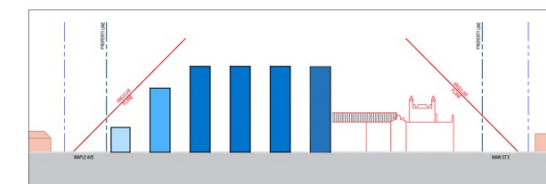
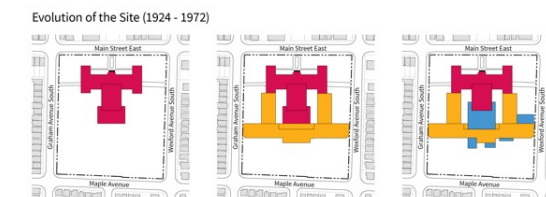
Conservation Priorities - Built and Landscape



CONSERVATION DESIGN PARAMETERS

The Conservation Design Parameters are heritage-driven urban-design directives intended to guide the conservation of value on site while addressing the site's urban context and achieving its planning goals.

- A** Highlight the retained original 1924 historic building
- B** Site new buildings in response to the school's historic evolution
- C** Form new massing to respond to and respect the historic building and the surrounding neighbourhood
- D** Draw on a sympathetic material palette
- E** Offer a meaningful contribution to the public realm through landscaping and adaptive reuse

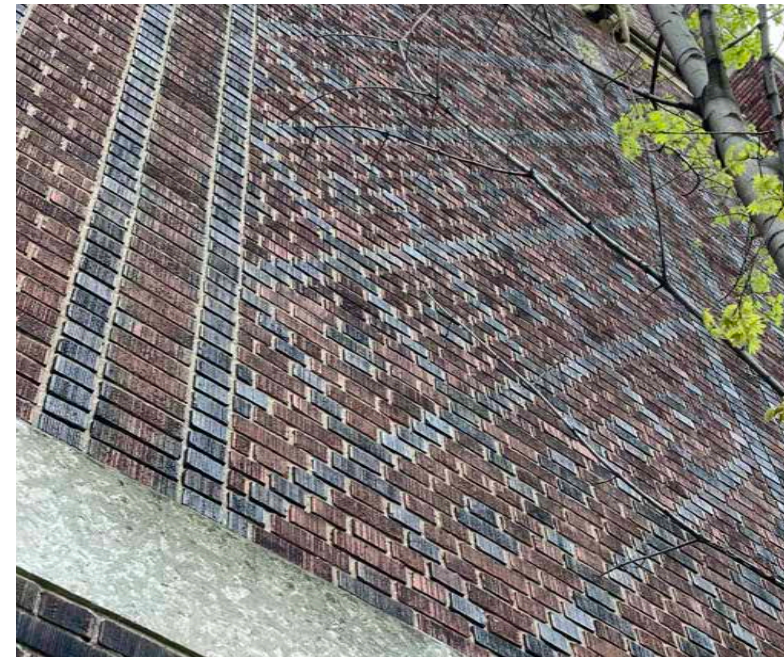


What We Heard

From HPRS (November 2022) and Public Open House (March 2023)

- Removal of 1948-1950 additions
 - More analysis of potential retention and salvage opportunities
- New building height and massing
 - Additional analysis of impact on the retained original 1924 school
- Interface between heritage building fabric and new construction
 - Details on materials and form
- Local precedents (e.g. former Stinson School and District Lofts)
 - Consideration of heritage fabric adaptation without additional density

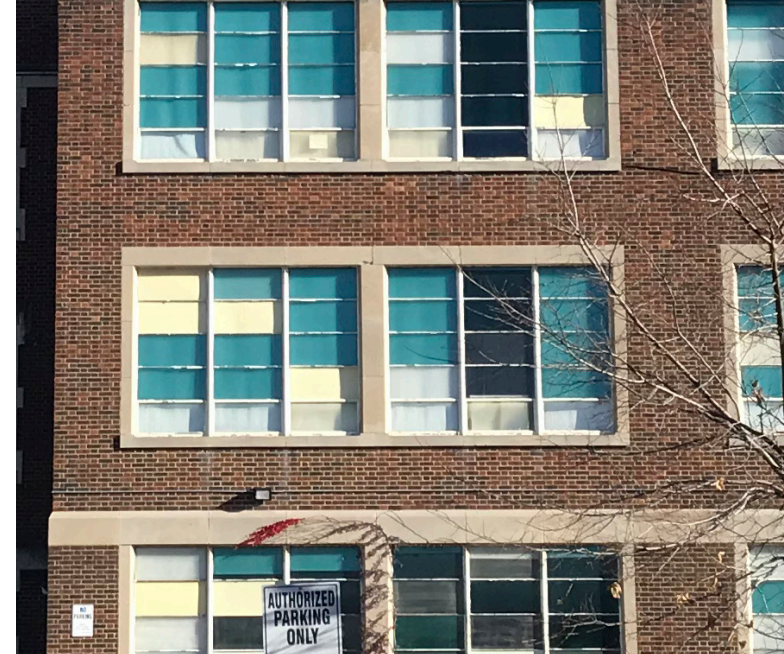
Original 1924 School Building



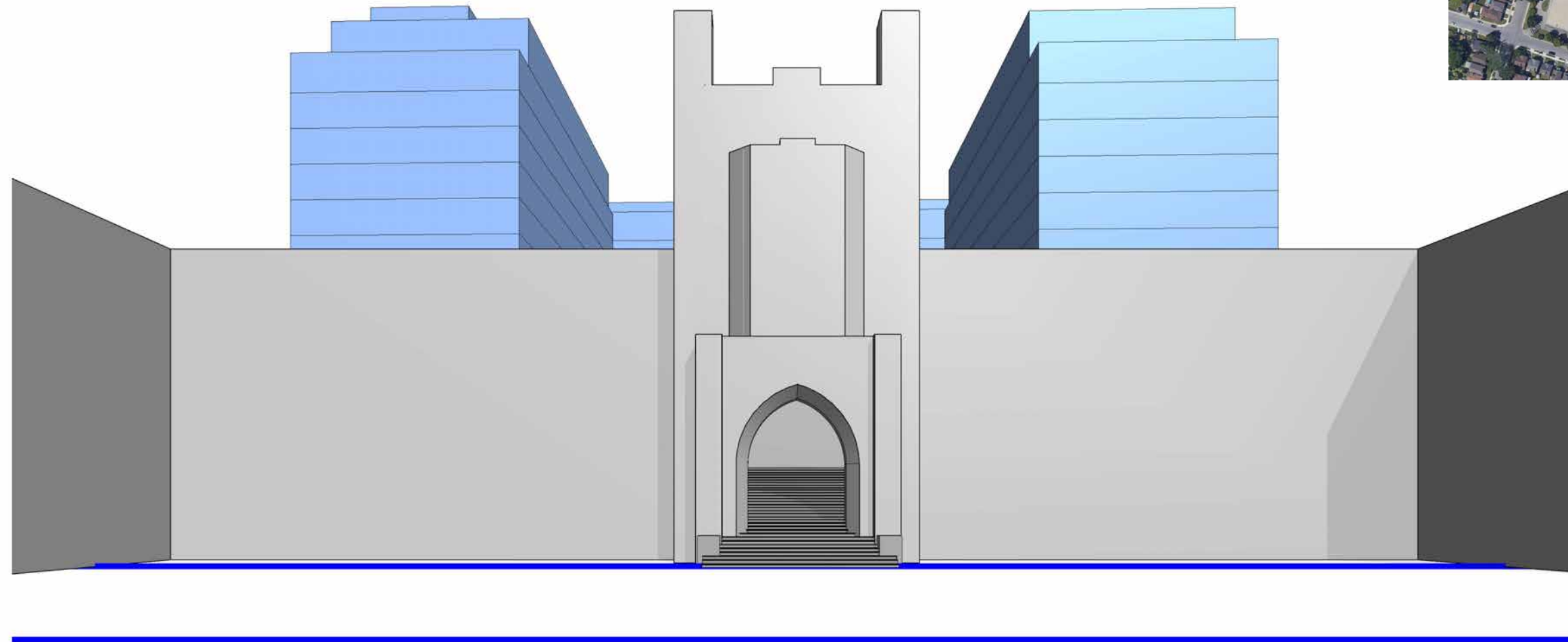
Original 1924 School Building



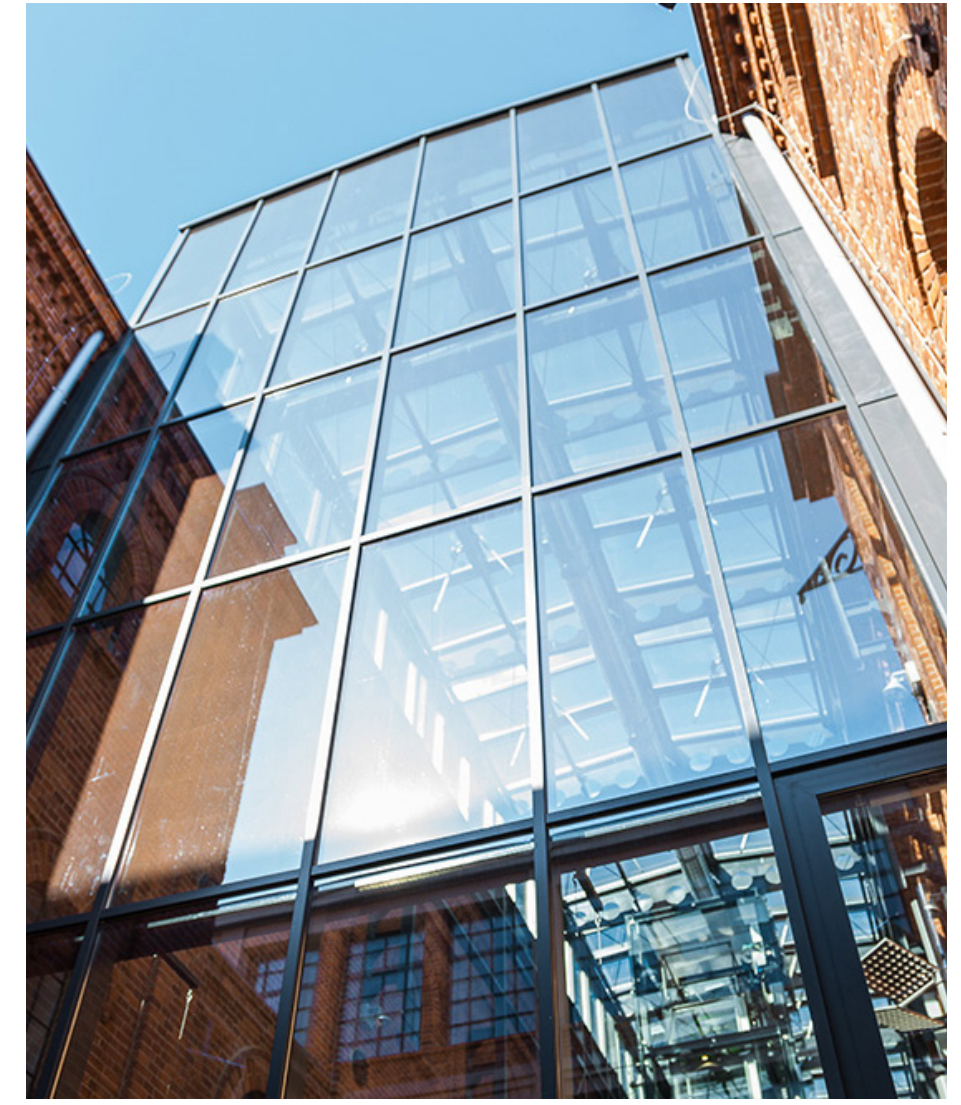
1948-1950 Additions



Height and Massing



Building Interface



Local Precedents



Stinson School

- Units: 66
- Purchase price per unit:
\$15,909



Dundas District Secondary School

- Units: 44
- Purchase price per unit:
\$13,636



Delta Secondary School

- Proposed units: 975
- Purchase price per unit:
\$15,487

Existing Building Fabric Potential Unit Yield

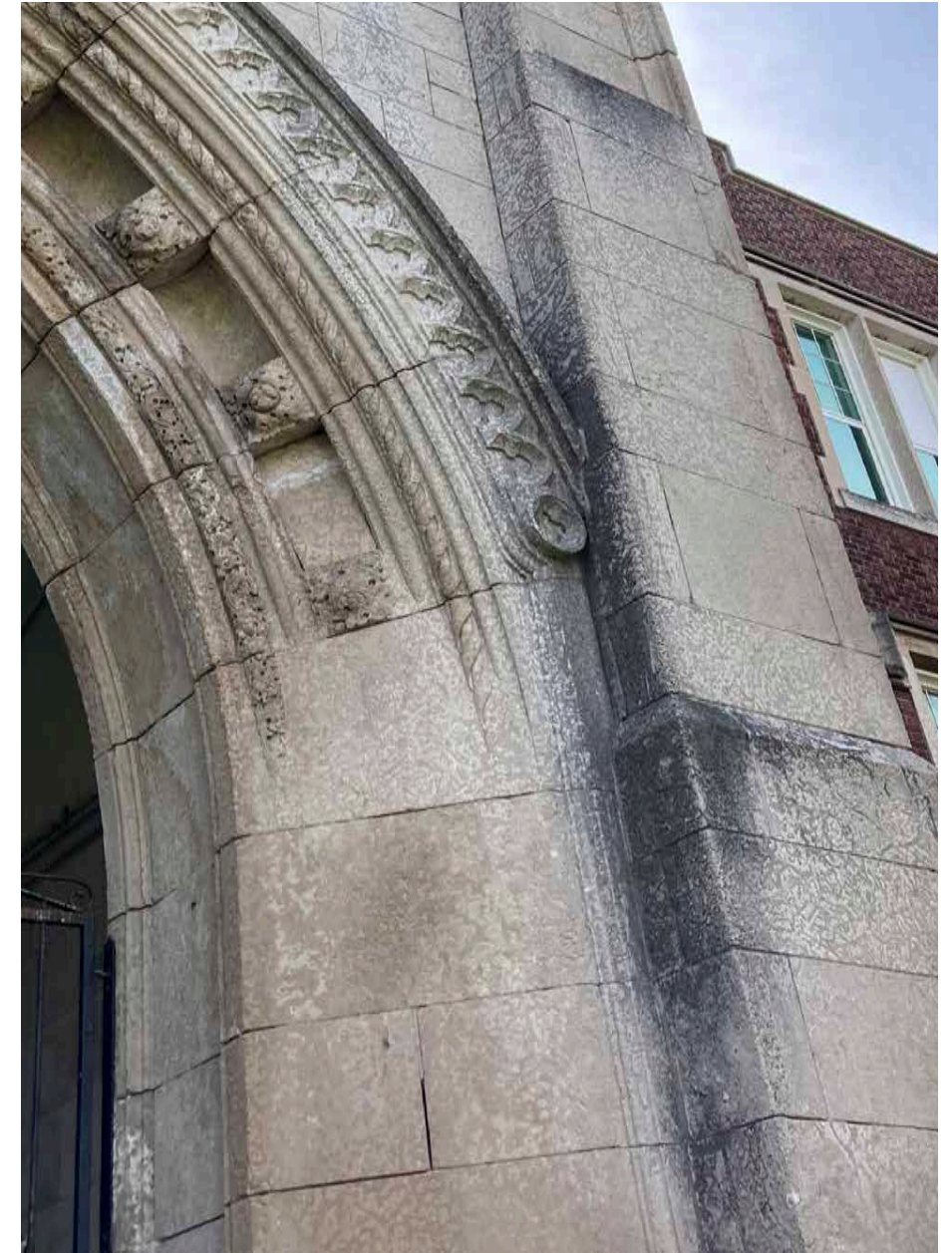
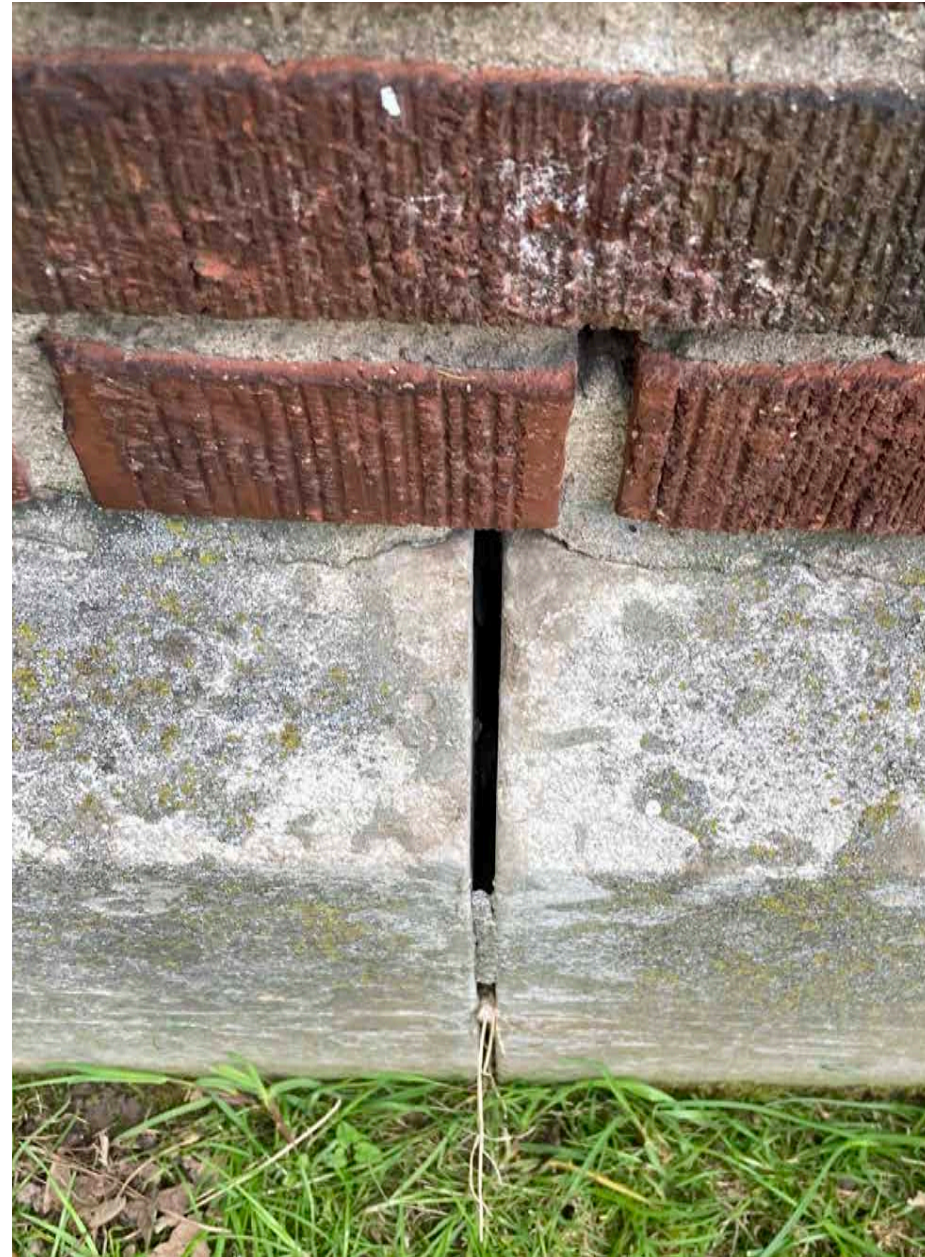
- Potential units: 270
- Purchase price per unit:
\$55,923

Retention of the original 1924 school building and adaptation for residential use

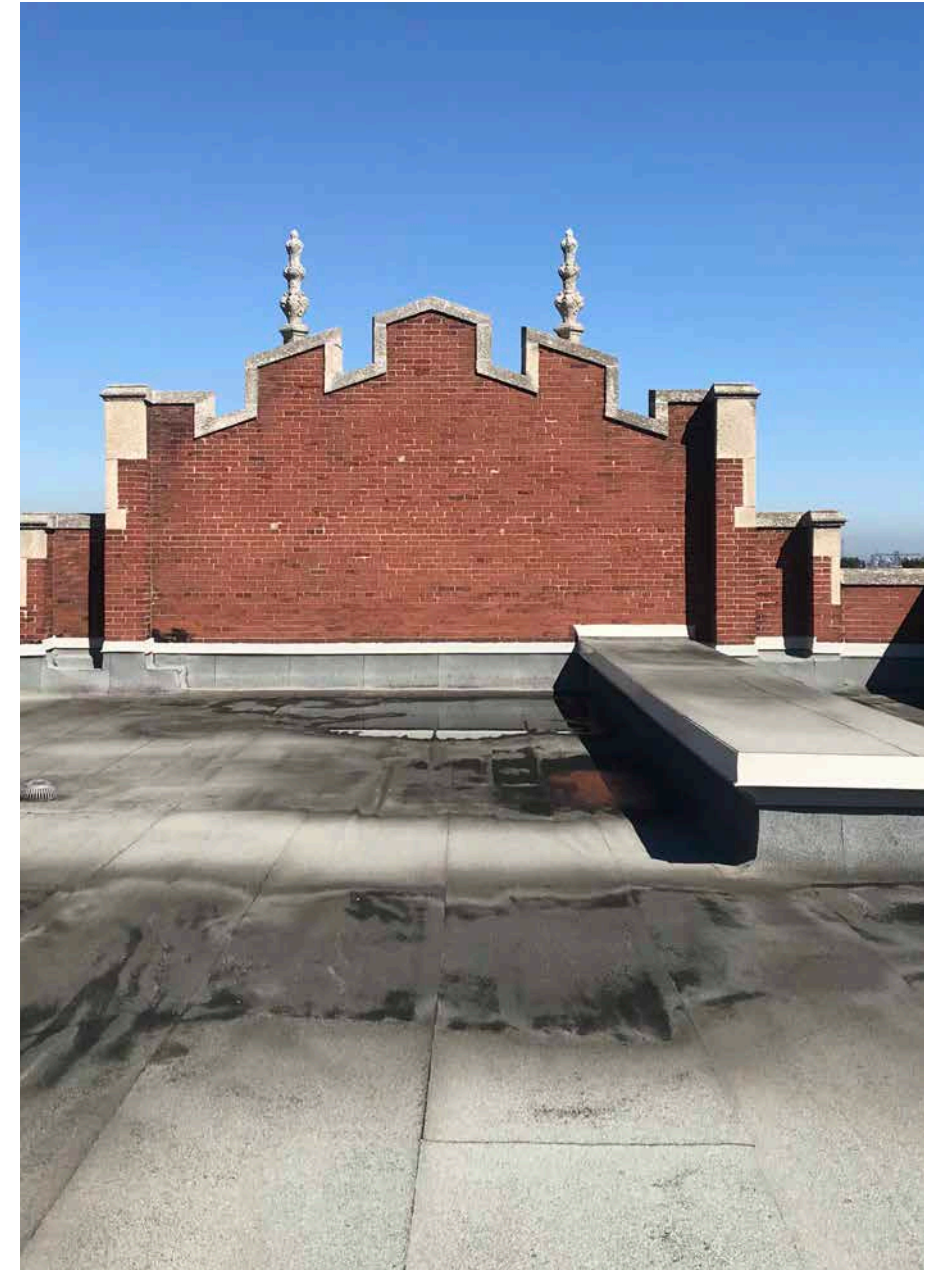
Doors and Windows



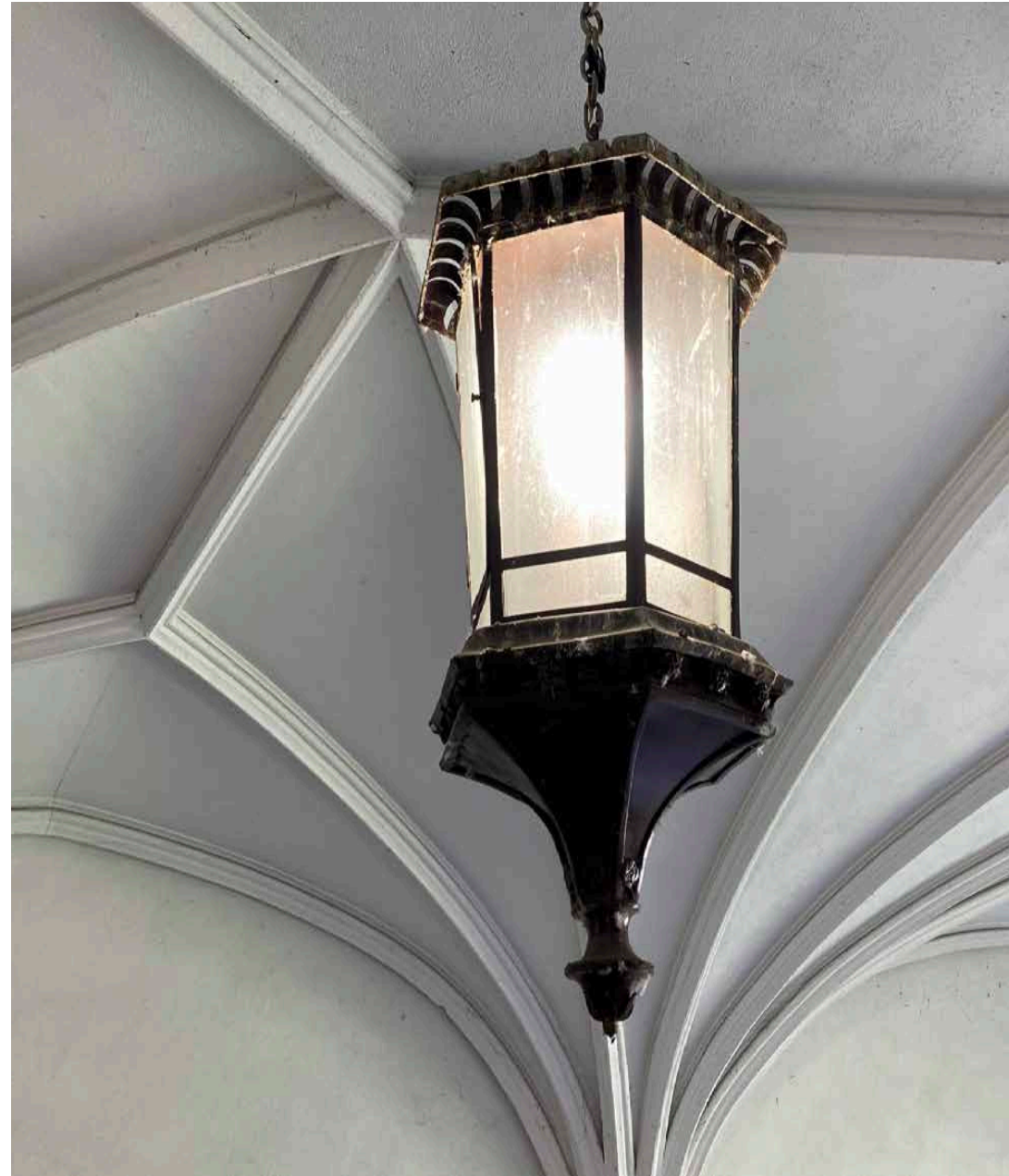
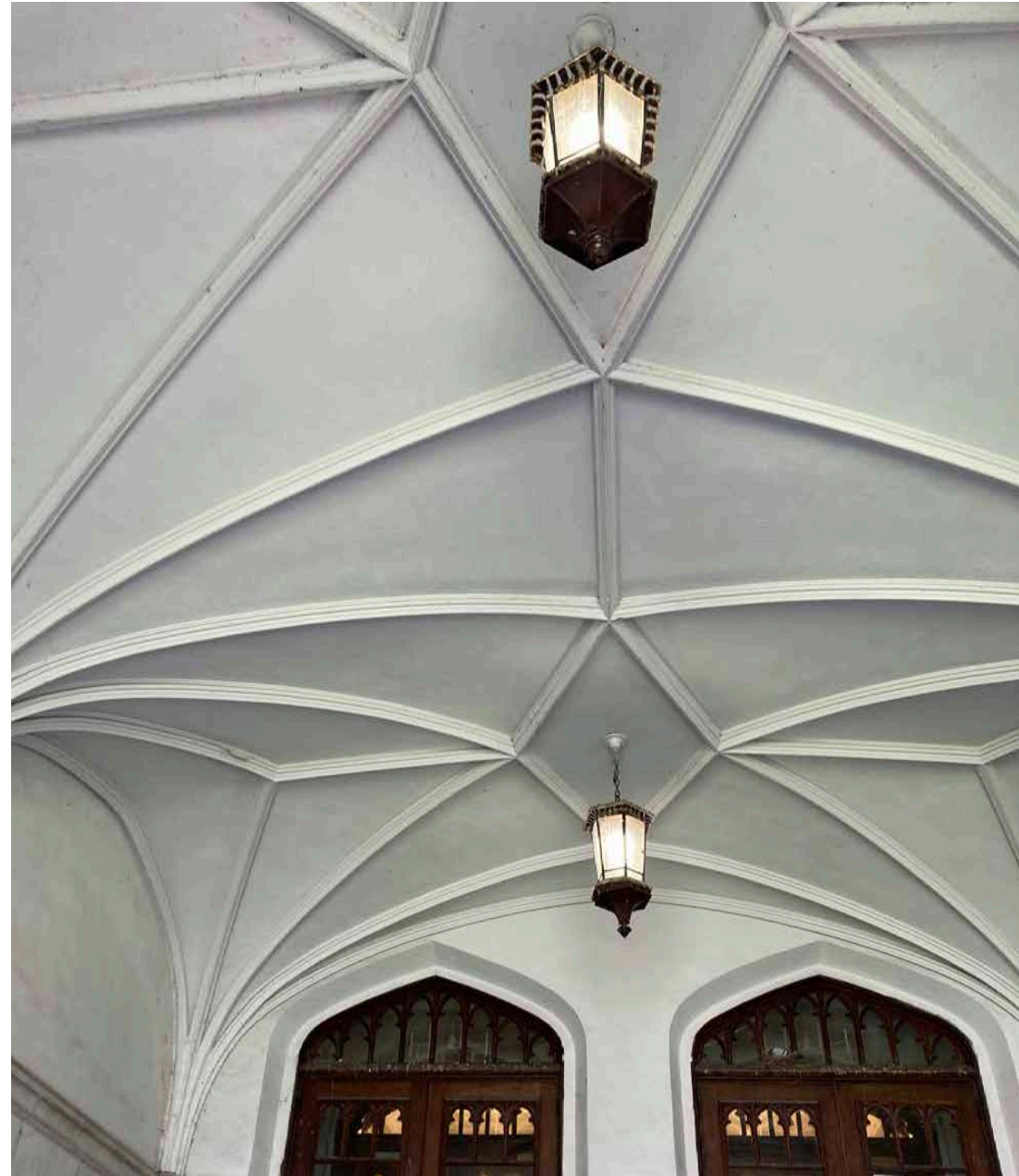
Masonry Cleaning, Repair and Repointing



Metalwork, Raingear and Roof



Exterior Light Fixtures and Bird Deterrence



Rehabilitation and renovation of the building interior

Stairwells and Plaster Ceilings

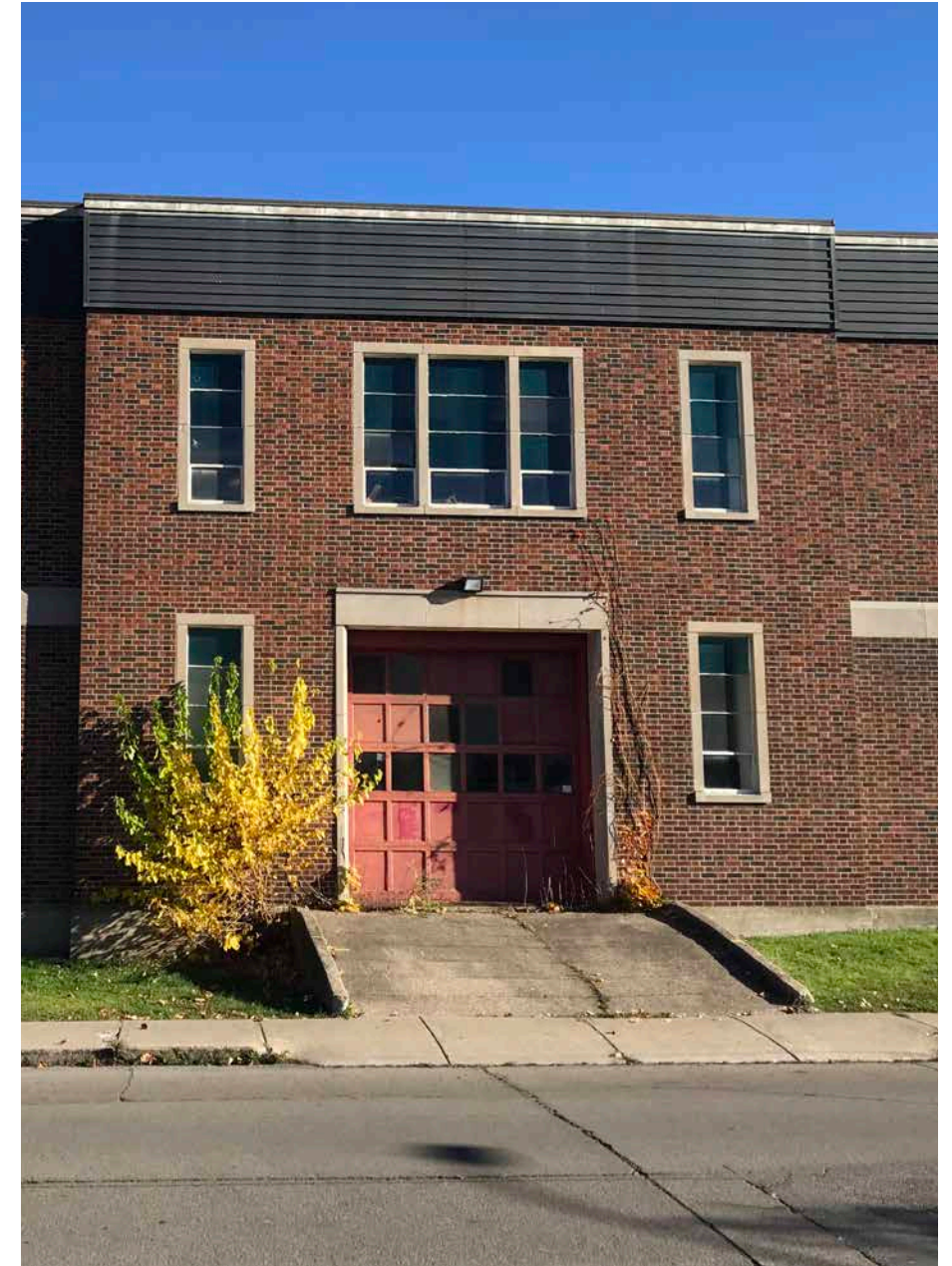
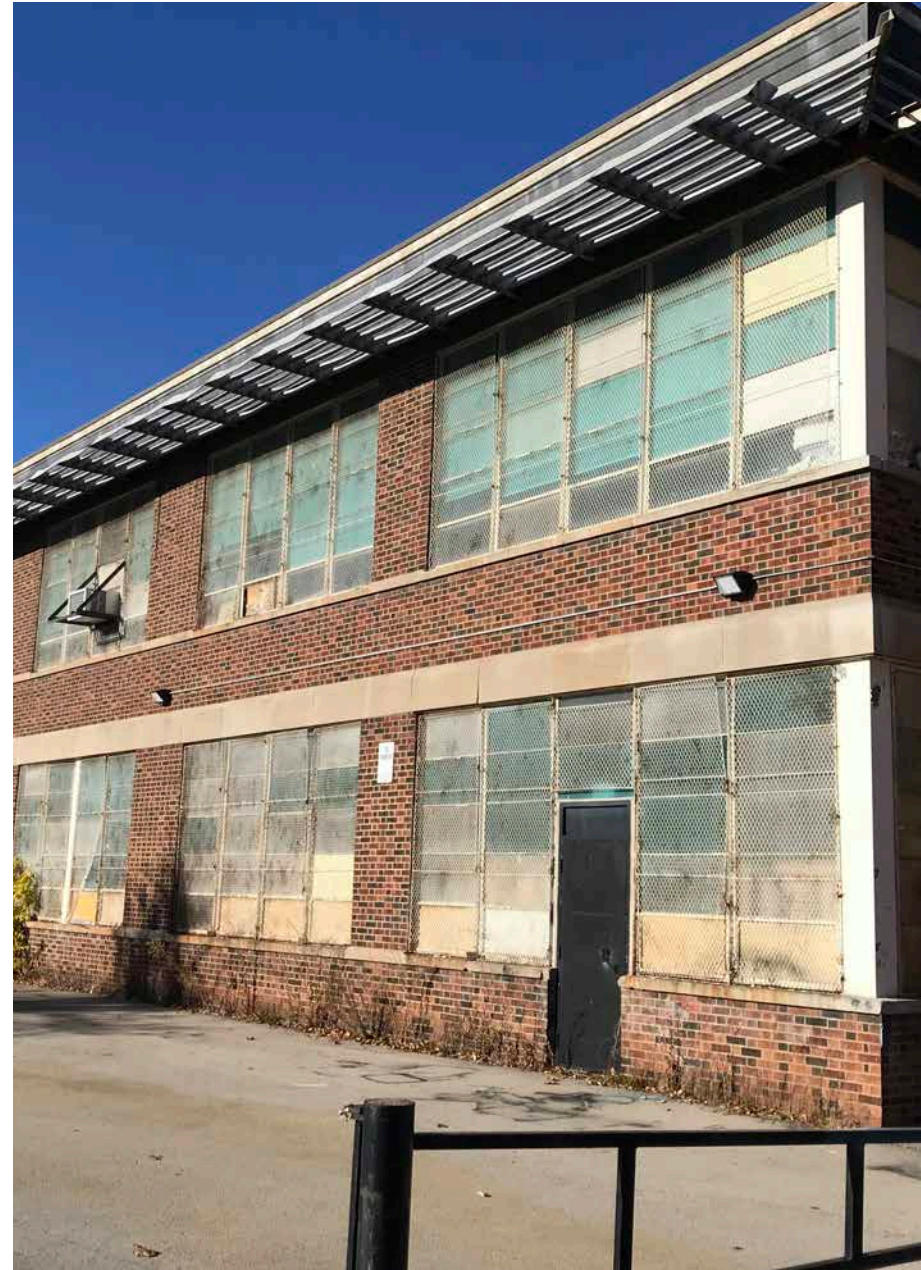


Auditorium and Interior Rooms



Removals and New Interface

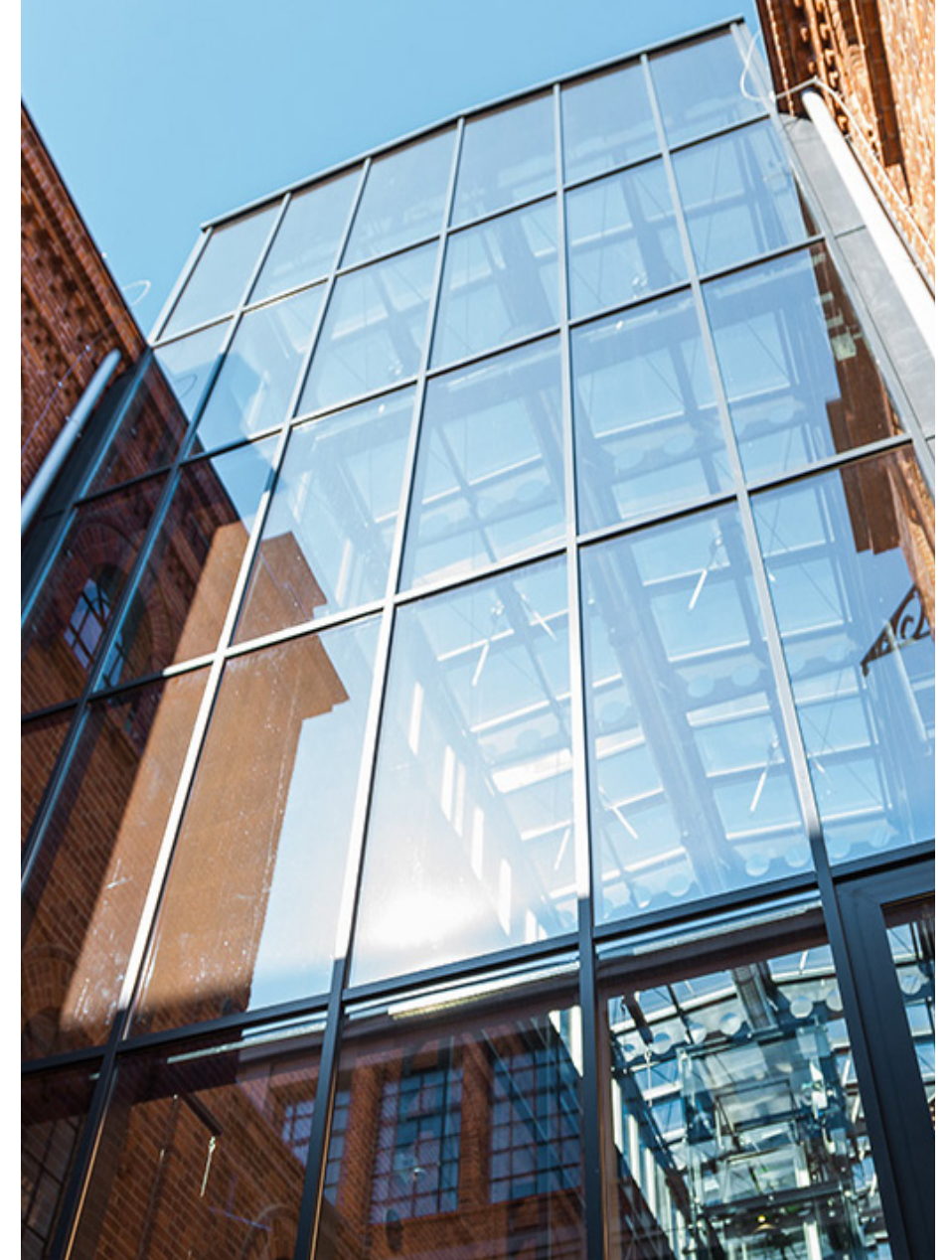
Removal of Rear Additions



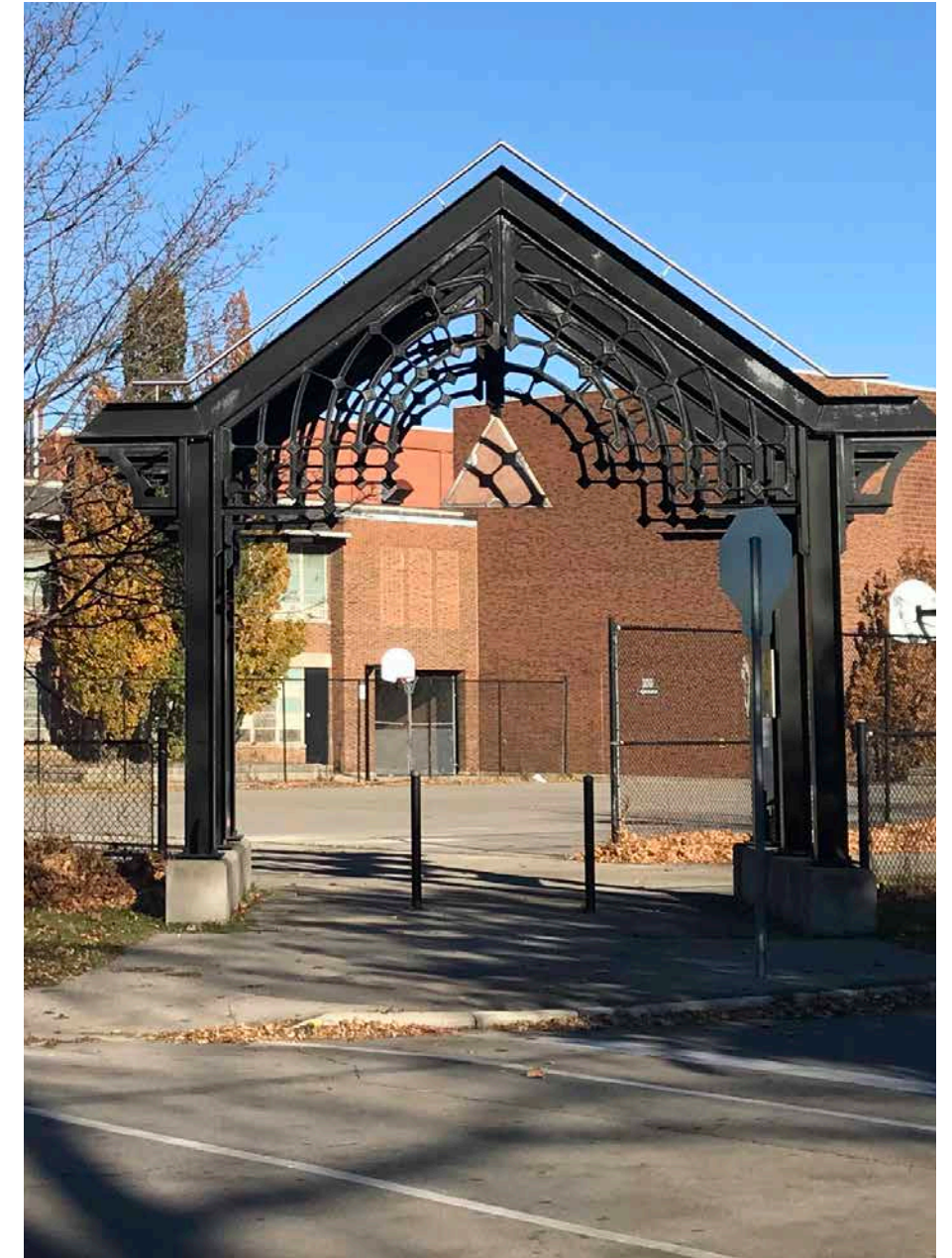
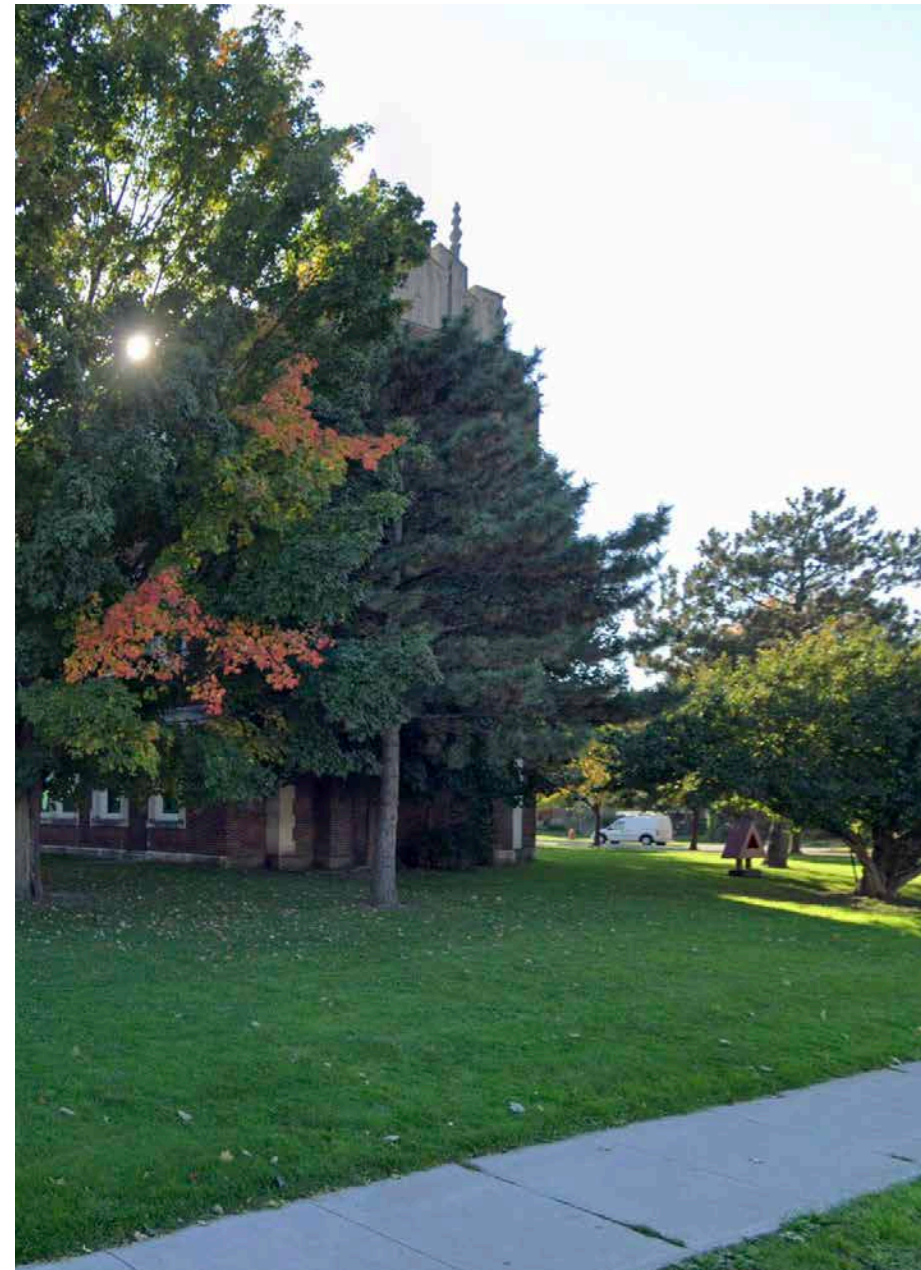
Salvage



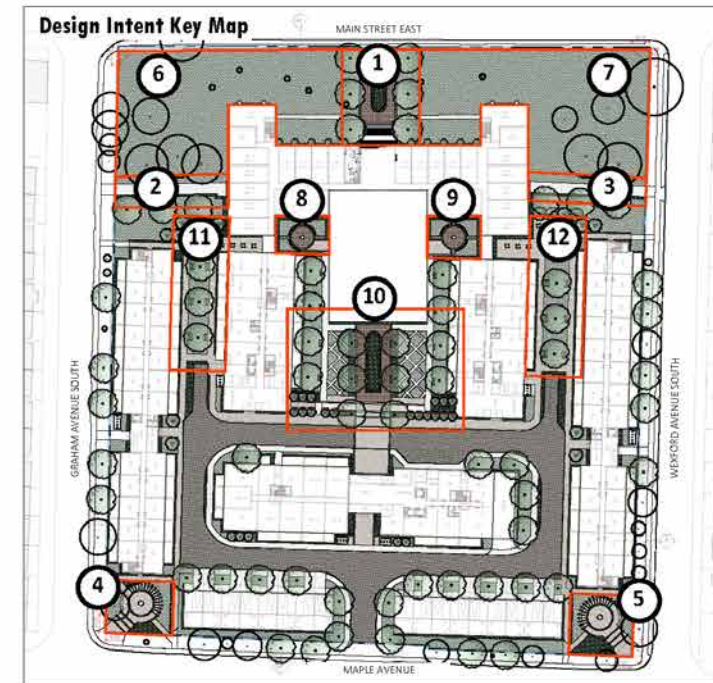
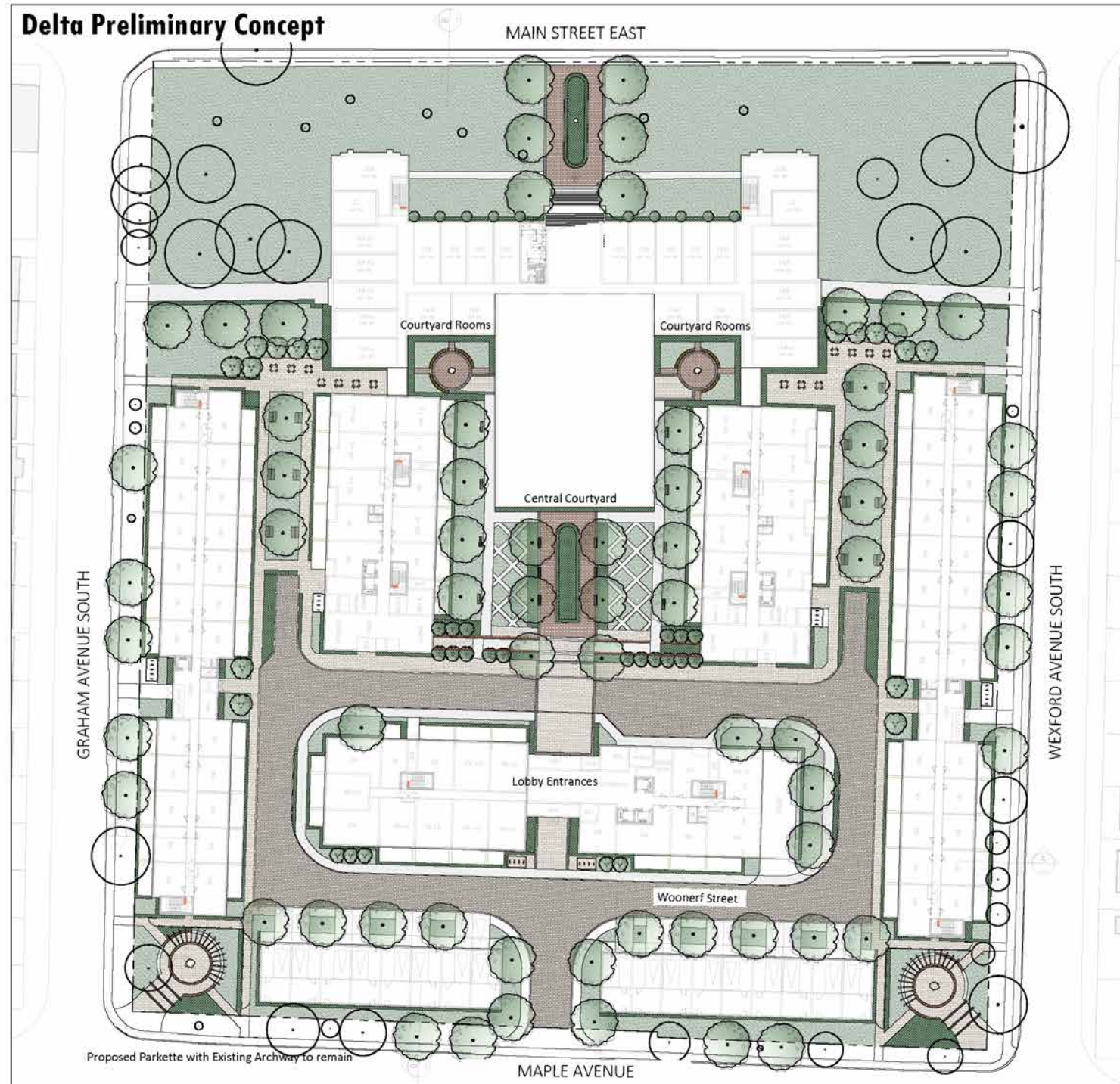
New Connections



Open Space



Open Space



- 1) Central Walk to the Formal Entrance on Main Street East**
Maintain and enhance the central, formal walkway as a tree lined Allee, and use upgraded paving materials that reflect the building's Milton red rug brick, Tyndall limestone and heritage significance.
- 2,3) Concrete Walk from Wexford Avenue South to The School's East Entrance, And Concrete Walk from Graham Avenue South to The School's West Entrance**
Maintain the alignment of these entrances as they currently remain as shown in the Hutton and Souter block plan of 1923. Enhancing these walkways to be lined with hedges is reflective of the sites era of significance and would provide a backdrop to the Main Street frontage, physically and visually separating it from the proposed new architectural components to the south. Plant material here and throughout will be carefully selected to also support CPTED principles.
- 4) Arched Canopy at the Northeast Corner of Graham Ave South and Maple Ave**
Preserve this arched canopy to maintain the landmark / focal point, which is recognizable to the Delta East Community.
- 5) Open Space**
The character of this corner at Maple Ave and Wexford will be enhanced to provide a parkette while maintaining it's public accessibility.
- 6,7) Main Street East Frontage**
Retain as many existing mature trees as possible by introducing only minimal intervention to this space. This will maintain the feeling of depth provided by the building's set back from the street and continue to celebrate its special place within the townscape. Should this space be enhanced it would be to incorporate the Beaux-Arts Classical principle of defining passive quadrangle lawns through symmetry and balance.
- 8,9) East and West Courts Adjacent to South Centre Wing**
Design courtyard garden rooms in the Beaux-Arts style through the use of materials and vegetation to recall school building's heritage.
- 10) Central Courtyard**
The central courtyard will be located at the centre of the site and serve as a focal point for the residential development. The symmetry of the existing beaux-arts style will be accentuated through visual accents such as sculptures and fountains to enhance this central feature and provide a visual terminus when looking into the site from the southern entrance.
- 11,12) Pedestrian Mews**
Create a pedestrian north-south connection that will provide a feeling of intimacy and privacy for adjacent residents while creating a classically designed walkway to encourage pedestrian activity.

Discussion Item 10.5

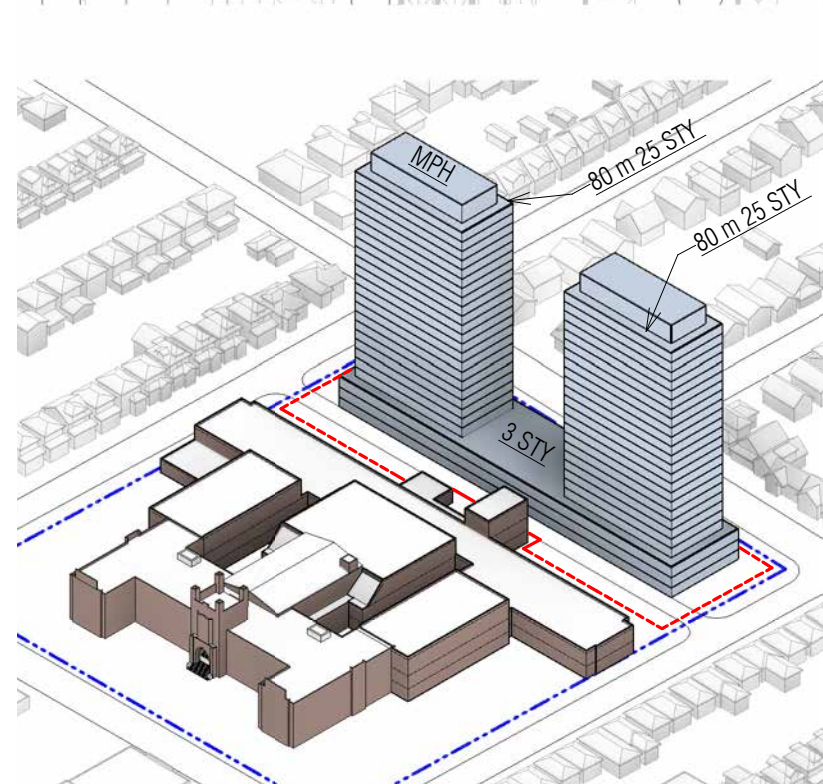
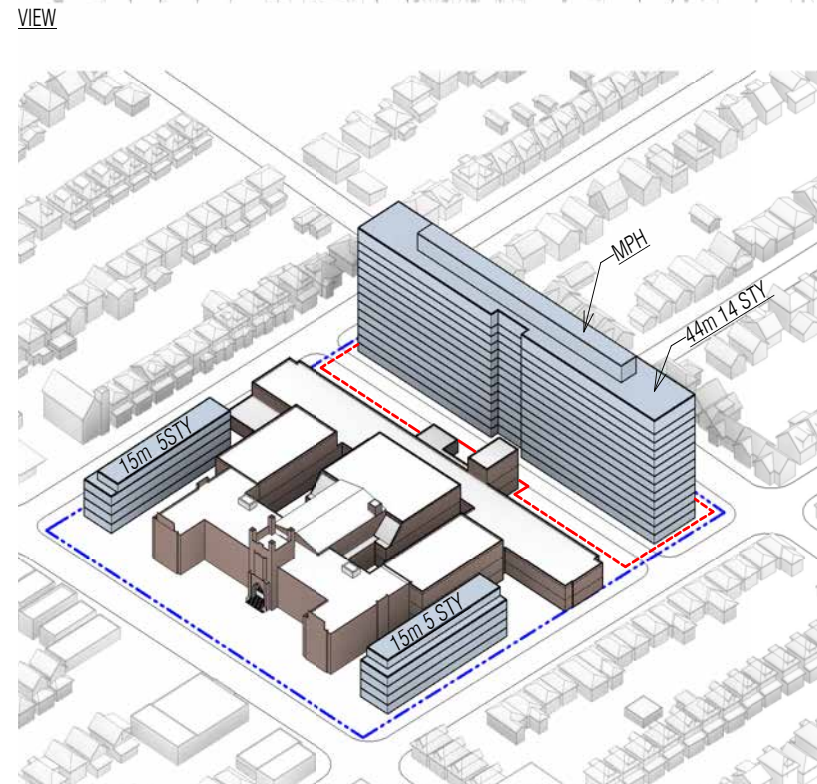
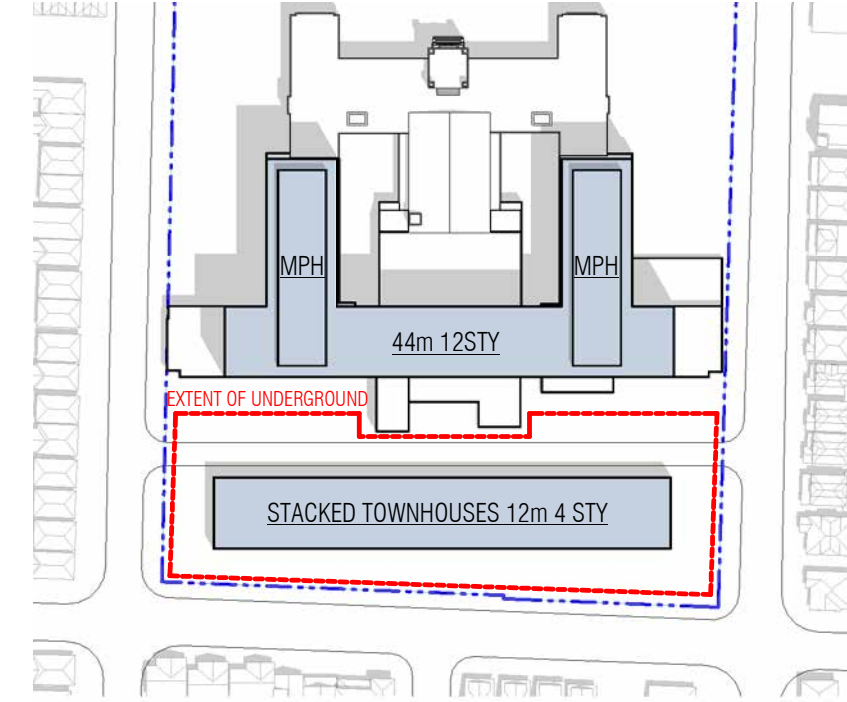
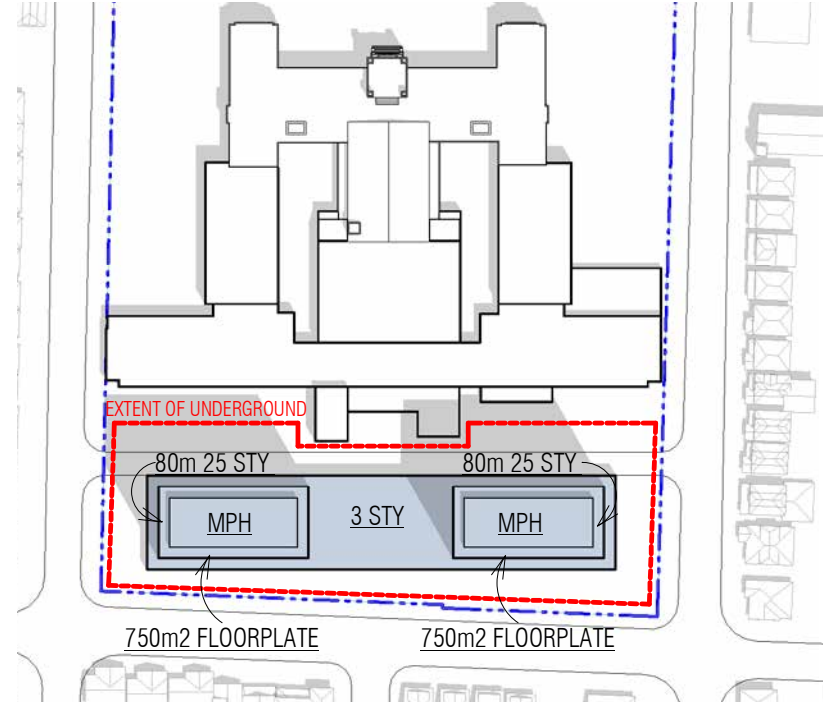
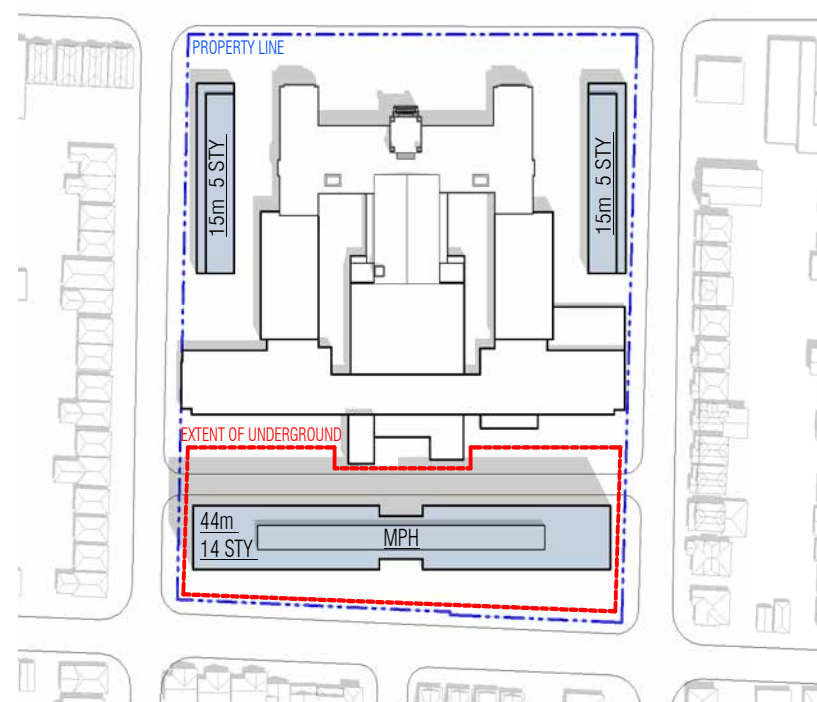
HP2023-036 – 1284 Main Street East, Hamilton (Part IV, Delta Secondary School)

- Retention of the original 1924 school building and its adaptation for residential use, including:
 - Rehabilitation and renovation of the doors, windows, masonry and roof of the exterior of the building;
 - Rehabilitation and renovation of the interior of the building;
- Removal of the 1948-1950 rear additions;
- Reduction of the rear yard open space to two publicly-accessible parkettes at the southeast and southwest corners to accommodate the construction of new town houses and residential towers, including the retention and integration of the arched canopy at the northwest corner of Graham Avenue South and Maple Avenue;
- Construction of two new rear east and west wings to be attached to the rear of the 1924 building by contemporary 4-storey connections; and,
- Removal of the side yard surface parking to allow for construction of new townhomes and additional grassed open space, enhancing views to the east and west side facades of the 1924 building.

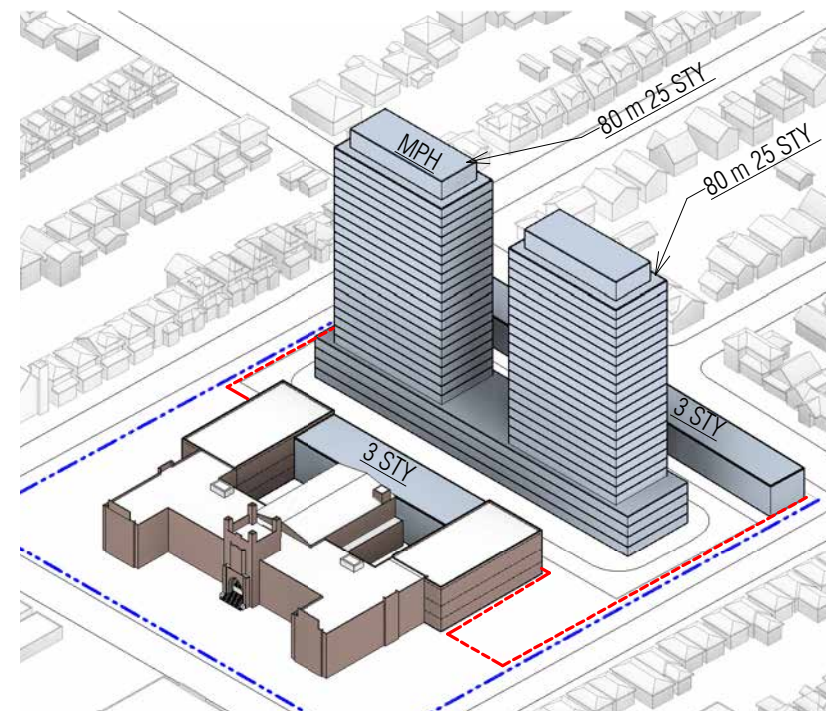
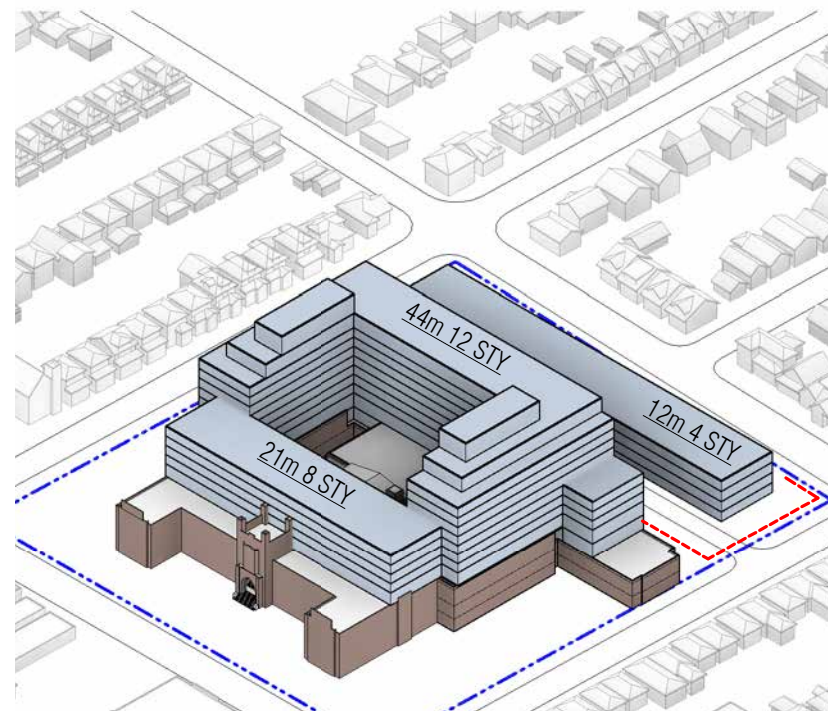
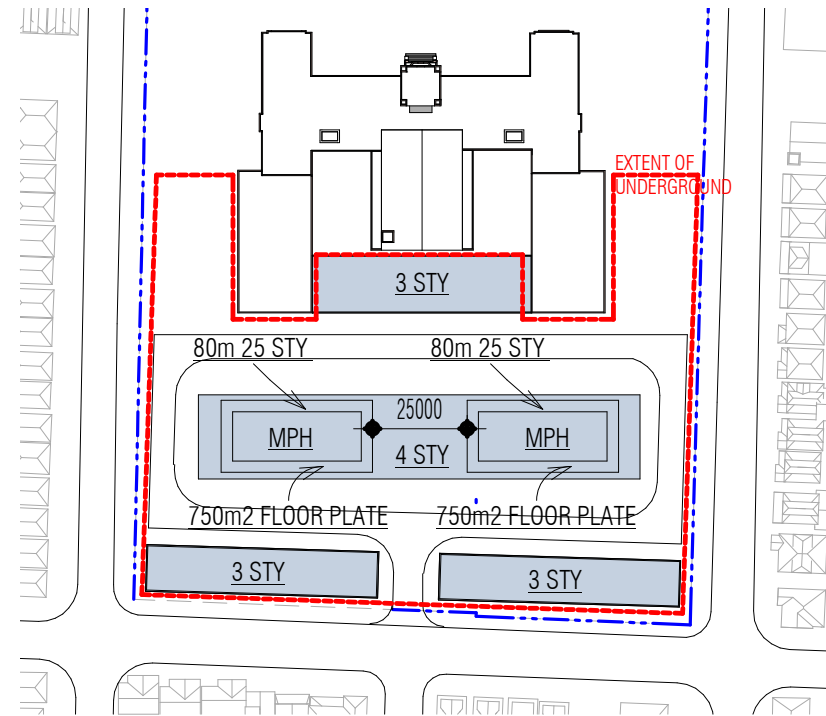
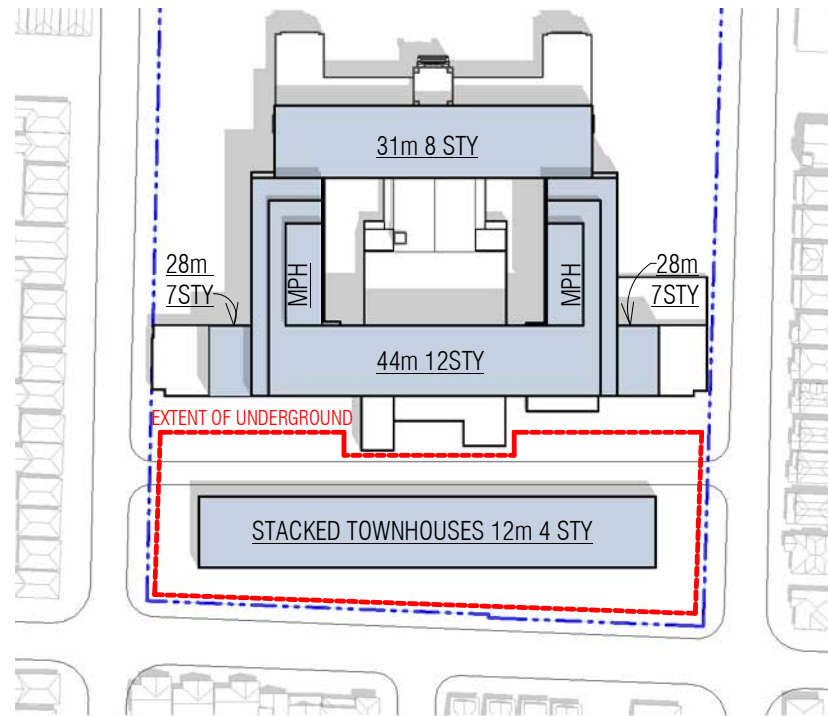


Appendix

Alternative Development Scenarios



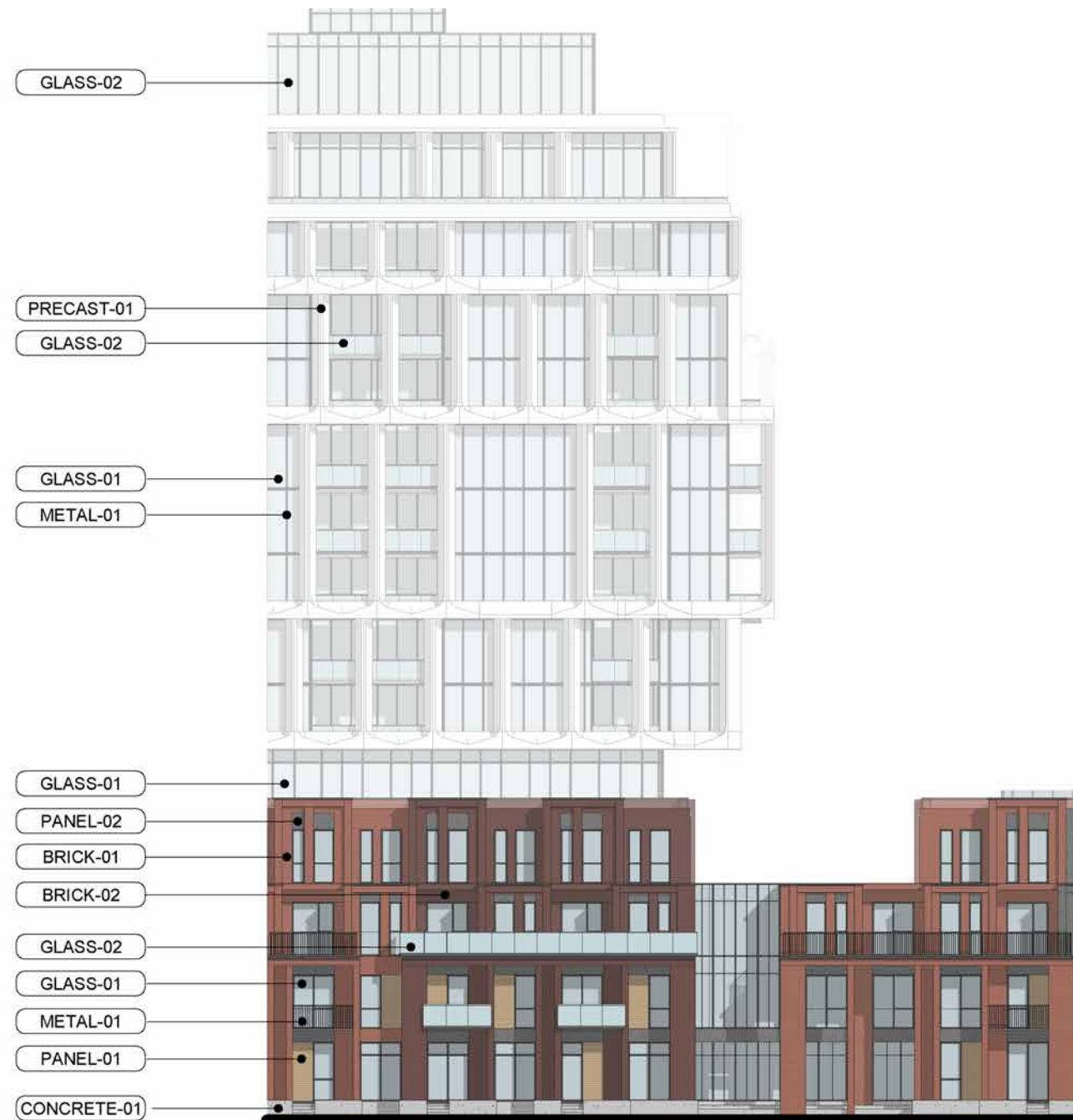
Alternative Development Scenarios



Material Palette

1939.21 DELTA SECONDARY SCHOOL
MATERIAL CHART

ITEM	TAG	PICTURE	PRODUCT INFO
PRECAST FAÇADE ELEMENTS	PRECAST-01		GFRC Glass Fiber Reinforced Concrete Color White
MASONRY	BRICK-01		MASONRY, shades of red, brown and grey, or Approved Equal
MASONRY	BRICK-02		MASONRY, shades of dark red, dark brown and black or Approved Equal
ELEVATION PANELS	PANEL-01		Aluminium elevation panels with wood imitation finish or Approved Equal
ELEVATION PANELS	PANEL-02		Fiber cement or other composite panels, shades of grey and dark grey or Approved Equal
FOUNDATION	CONCRETE-01		Concrete Cast in Place Color Light Grey
VISION GLASING	GLASS-01		
RAILING	GLASS-02		
MULLIONS RAILING FLASHING	METAL-01		Metal Color Black



Material Palette



ELEVATION FRAGMENT
1939.21 • 1284 MAIN STREET EAST DELTA, HAMILTON, ONTARIO • JUL.27. 2023

A.506

1:
100



Material Palette



3D VIEW FRAGMENT
•1939.21 • 1284 MAIN STREET EAST DELTA, HAMILTON, ONTARIO • JUL.27. 2023

A507



Site Plan - Proposed

