



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	February 18, 2014
SUBJECT/REPORT NO:	Recommendation to Designate 1284 Main Street East (Hamilton) (Delta Secondary School) Under Part IV of the <u>Ontario Heritage Act</u> (PED14028) (Ward 4)
WARD(S) AFFECTED:	Ward 4
PREPARED BY:	Alissa Golden (905) 546-2424 Ext.1214
SUBMITTED BY:	Jo-Anne Priel Acting General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the designation of 1284 Main Street East (Hamilton), shown in Appendix "A" of Report PED14028, as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act, be approved.
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED14028, be approved.
- (c) That the City Solicitor be directed to take appropriate action to designate 1284 Main Street East (Hamilton), under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED14028.

EXECUTIVE SUMMARY

The designation process for 1284 Main Street East (Hamilton) (see location map attached as Appendix "A") was initiated on April 24, 2013, when City Council endorsed a recommendation from Planning Committee to have Delta Secondary School considered as a high priority for future designation under Part IV of the Ontario Heritage Act. On April 24, 2013, City Council added the property to the City's Register of Property of Cultural Heritage Value or Interest (PED13064).

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The historical research, evaluation of the significance of the property, and detailed description of the heritage attributes, were prepared by Peter Stewart of George Robb Architect, and Paul Dilse, Heritage Planning Consultant. The detailed documentation is attached to this Report as follows: the recommended Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes as Appendix “B”; the draft Notice of Intention to Designate as Appendix “C”; and the full Cultural Heritage Assessment Report on Delta Collegiate Institute/Delta Secondary School, 1284 Main Street East, Hamilton, Ontario (December 2013) as Appendix “D”.

The subject property has been evaluated using both the Council-adopted heritage evaluation criteria, and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9/06 of the Ontario Heritage Act. It has been determined that the property has design/physical value, historical/associative value, and contextual value, and staff recommends designation of the property under Part IV of the Ontario Heritage Act.

Alternatives for Consideration - See Page 7

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Not applicable.

Staffing: Not applicable.

Legal: The designation process will follow the requirements of the Ontario Heritage Act, and provide for adequate notice of Council’s intention to designate the property. Formal objections may be made under the Ontario Heritage Act, and heard before the Conservation Review Board, prior to further consideration by Council of the designation By-law.

Designation under Part IV of the Ontario Heritage Act allows municipalities to recognize a property’s cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act. Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that “is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes” (Sub-section 33(1)).

Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grant and loan programs to assist in the continuing conservation of properties, once they are designated.

HISTORICAL BACKGROUND

At its meeting on May 17, 2012, during a discussion of proposed closures of Hamilton-Wentworth District School Board sites, the Hamilton Municipal Heritage Committee (HMHC) expressed concern with respect to the subject property and its future. The HMHC then requested designation of the subject property as a high priority. At its meeting on May 28, 2012, the Open Committee of the Whole for the Hamilton-Wentworth District School Board, during a discussion of the North Area Review, carried a motion to close Delta Secondary School, along with Parkview and Sir John A. MacDonald Secondary Schools, and build a new school at a centrally-located site, pending Ministry approval, with an opening date no later than September 2015.

At their meeting on November 15, 2012, the HMHC requested that 1284 Main Street East (Hamilton) (Delta Secondary School) be included in the Register of Properties of Cultural Heritage Value or Interest (Hamilton Municipal Heritage Committee Report 12-005). As per the Council-adopted Designation Process, staff prepared a Preliminary Screening Report (PED13064) for the subject property, which was received by Planning Committee at their meeting on April 16, 2013. Council adopted Planning Committee Report 13-006, as amended, at their regular meeting on April 24, 2013. As such, 1284 Main Street East (Hamilton) (Delta Secondary School) was added to the City of Hamilton Register of Property of Cultural Heritage Value or Interest, and further cultural heritage assessment work was assigned a high priority and added to the staff work program for 2013.

The historical research, evaluation of the significance of the property, and detailed description of the architectural features of the property are contained in the Cultural Heritage Assessment (December 2013), prepared by Peter Stewart of George Robb Architect and Paul Dilse, Heritage Planning Consultant (the full Report is attached as Appendix "D"). The Cultural Heritage Assessment contains an evaluation using the City's Council-adopted heritage evaluation criteria and the criteria contained in Ontario Regulation 9/06.

Through the consultants' evaluation, it has been determined that the subject property has design/physical value, historical/associative value, and contextual value, and the property is now being recommended for designation under Part IV of the Ontario Heritage Act (see Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B", and the draft Notice of Intention to Designate, attached as Appendix "C").

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that "significant built heritage resources and

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significant cultural heritage landscapes shall be conserved". The recommendations of this Report are consistent with this policy.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall "protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes" (B.3.4.2.1(a)), and "identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources" (B.3.4.2.1(b)). The policies also provide that the "City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the Ontario Heritage Act" (B.3.4.2.3).

The recommendations of this Report are consistent with these policies.

RELEVANT CONSULTATION

The property owner was notified of the request for designation in a letter dated February 21, 2013, and of Council's adoption of the staff recommendations in the Preliminary Screening Report (PED13064) for further cultural heritage assessment work, in a letter dated June 17, 2013. Staff provided the owner with a copy of the *Cultural Heritage Assessment* prepared by the consultants, and the recommendations of this Report, for information and for an opportunity to provide comment. At the time of preparing this report, staff have not received any comment from the owner. The owner was also notified of the HMHC meeting on December 19, 2013, at which the recommendations of this Report were received and given the opportunity to appear as a delegation.

Pursuant to Sub-section 29 (2) of the Ontario Heritage Act, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1). The Hamilton Municipal Heritage Committee indicated support for the designation of the subject property at its meeting on May 17, 2012, as well as the addition of the property to the City's Register of Property of Cultural Heritage Value or Interest at their meeting on May 16, 2013 (HMHC Report 13-003).

The Inventory and Research Sub-Committee of the HMHC reviewed the Cultural Heritage Assessment prepared by the consultants at its meeting on November 25, 2013, as per the Council-adopted Heritage Designation Process (attached as Appendix "E"). The Sub-committee was supportive of the designation of 1284 Main Street East (Hamilton) under Part IV of the Ontario Heritage Act, as outlined in the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes (attached as Appendix "B"), and the Sub-committees' comments were incorporated into the Cultural Heritage Assessment.

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At its regular meeting on December 19, 2013, the HMHC supported the designation of 1284 Main Street East (Hamilton) under Part IV of the Ontario Heritage Act, as per the recommendations of this Report.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the Ontario Heritage Act, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process, and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws.

Designation is guided by the process of cultural heritage evaluation and assessment. The evaluation process, as documented in the Cultural Heritage Assessment, attached as Appendix "D", attempts to clearly identify those heritage values associated with a property. Properties with clearly defined and distinctive heritage attributes are considered to be more worthy of designation, than those where heritage attributes are poorly demonstrated or non-existent.

Council-Adopted Evaluation Criteria:

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003, and were adopted by Council as The City of Hamilton: Cultural Heritage Evaluation Criteria on October 29, 2008 (Appendix "B" of PED08211). The criteria are used to identify the cultural heritage values of a property, and to assess their significance. This evaluation assists in determining a property's merit for designation under the Ontario Heritage Act, as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Archaeology is not considered to be a cultural heritage value exhibited at this site. Through the Consultants' evaluation, the property satisfies 11 of the City's 12 criteria pertaining to built heritage value, and 8 of the 9 criteria pertaining to cultural heritage landscapes. The Consultants' opinion is that the cultural heritage value of the property is primarily vested in its built heritage attributes, in conjunction with its cultural heritage landscape elements.

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest:

Section 29 (1) of the Ontario Heritage Act permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1(2) of Ontario Regulation 9/06, a property may be designated under

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Section 29 of the Ontario Heritage Act where it meets one or more of the identified criteria. Ontario Regulation 9/06 identifies criteria in three broad categories: Design/Physical Value, Historical/Associative Value and Contextual Value.

As outlined in the attached Cultural Heritage Assessment (Appendix “D”), the subject property satisfies 8 of the 9 criteria contained in Ontario Regulation 9/06 in all three categories.

1. Design/Physical Value:

- i. The north front wing of Delta Secondary School, constructed in 1924, is a representative example of the Modern Gothic style of architecture, while the additions from 1948-50 are early illustrations of Modernism in Ontario.

When the school was erected in 1923-24, it was the first building in Hamilton to use Tyndall, Manitoba limestone for trim and one of the first to use it in Ontario; and,

- ii. The design of the north front wing displays a high degree of craftsmanship and artistic merit. Considered one of the finest secondary schools in Canada when it opened, Delta Secondary School still boasts high-quality design elements and materials.

2. Historical/Associative Value:

- i. Delta Secondary School has direct associations with educational institutions and is the oldest public secondary school still operating in the City of Hamilton;
- ii. The school yields information that contributes to an understanding of the community. The public investment in building Delta Secondary School (originally Delta Collegiate Institute) in an area about to be developed as a working-class neighbourhood, symbolizes the high social value placed on education in the early twentieth century in Hamilton; and,
- iii. Delta Secondary School has direct associations with prominent architects Gordon Hutton and William Souter, who designed the original north front wing. Hutton and Souter were appreciated for their scholastic work, having designed schools in Hamilton and other Ontario cities.

The 1948-50 additions to the school were designed by Prack & Prack, another important architectural firm in Hamilton.

3. Contextual Value:

- i. Delta Secondary School plays an important role in defining the character of the area. Filling an entire city block, the school is a focal point in the Delta East neighbourhood;
- ii. Delta Secondary School is physically and historically linked to its surroundings. The school is centred in the block bounded by Main Street East, Wexford Avenue South, Maple Avenue, and Graham Avenue South, and the school's central tower is on axis with Houghton Avenue North; and,
- iii. Intended as an architectural point of interest in the east end of the Lower city, Delta Secondary School remains a landmark on Main Street East.

Conclusion:

The Consultants have determined that the Delta Secondary School, located at 1284 Main Street East (Hamilton), is of cultural heritage value or interest, sufficient to warrant designation under Part IV of the Ontario Heritage Act. Planning staff concurs with the findings of the *Cultural Heritage Assessment* and recommends designation of 1284 Main Street East (Hamilton) (Delta Secondary School) under Part IV of the Ontario Heritage Act according to the *Statement of Cultural Heritage Value or Interest* and *Description of Heritage Attributes*, attached as Appendix "B", and the draft *Notice of Intention to Designate*, attached as Appendix "C".

ALTERNATIVES FOR CONSIDERATION

Under Part IV of the Ontario Heritage Act, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate property, or decline to designate property.

Decline to Designate:

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant heritage resource (designation provides protection against inappropriate alterations, new construction and demolition), and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City's heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value. Staff do not consider declining to designate the property to be an appropriate conservation alternative.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn

Strategic Objective

1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

Staff Comments:

Designation of this property under Part IV of the Ontario Heritage Act will provide for the long-term, legal protection of this significant heritage resource. The approval of the recommendations of this Report demonstrates:

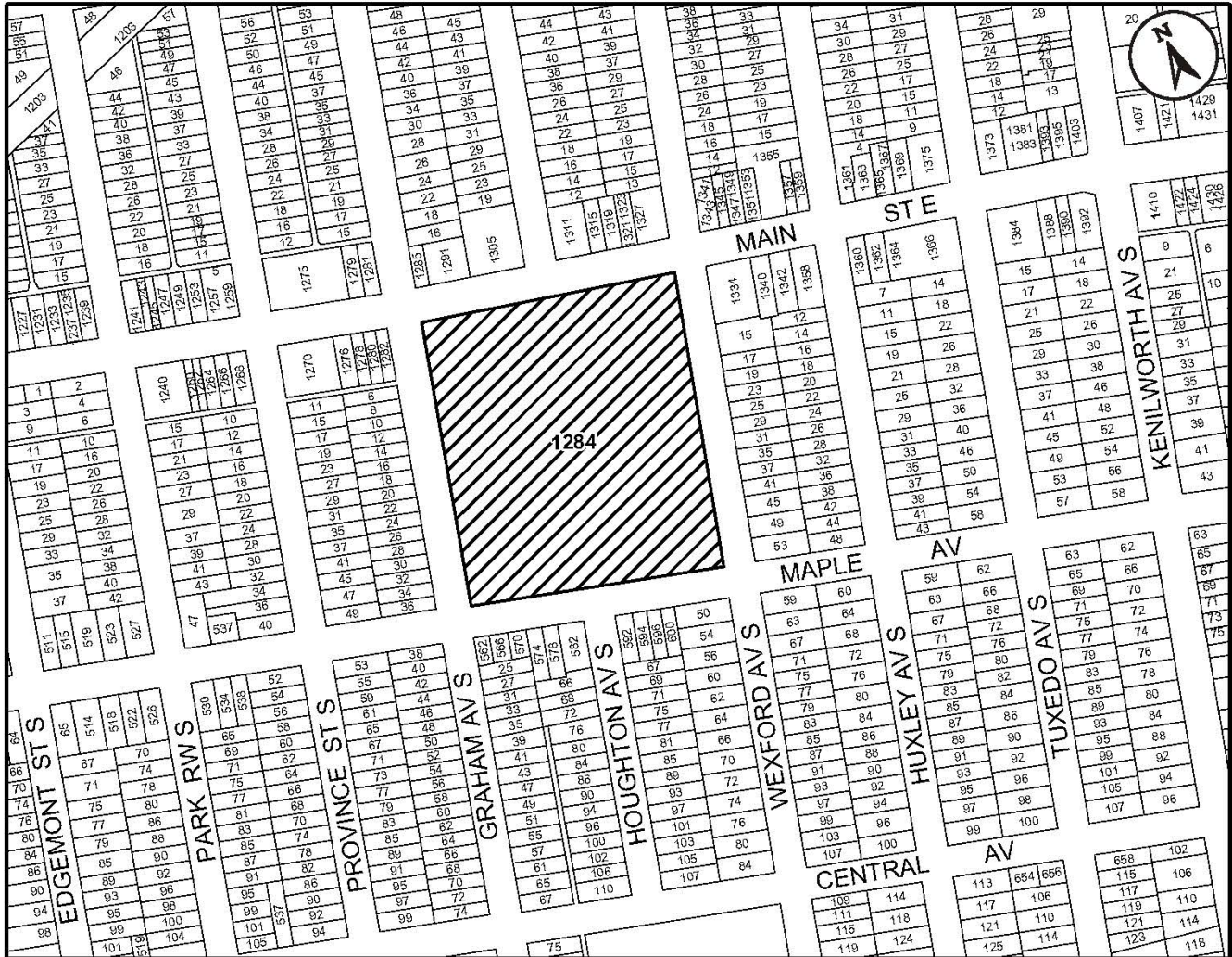
- Council's commitment to the Council-approved designation process and to existing planning policies; and,
- Council's commitment to conserving cultural heritage resources, as directed by Provincial and Federal level policies.

APPENDICES AND SCHEDULES ATTACHED

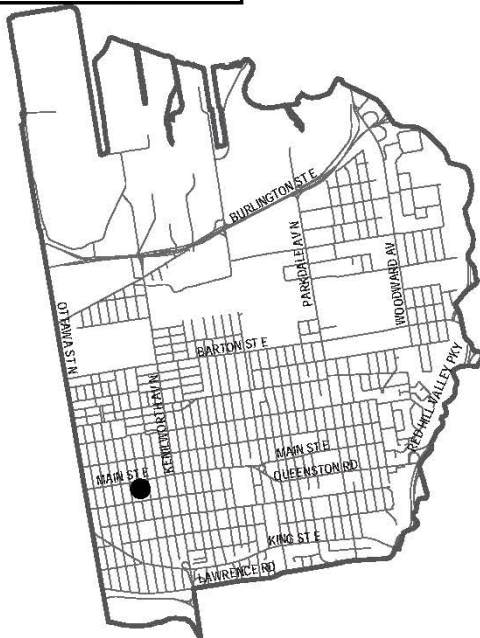
- Appendix "A": Location Map
- Appendix "B": Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix "C": Notice of Intention to Designate
- Appendix "D": Cultural Heritage Assessment Report on Delta Collegiate Institute/Delta Secondary School, Hamilton, Ontario, By Paul Dilse, Heritage Planning Consultant, and Peter Stewart, Principal, George Robb Architect (December 2013).
- Appendix "E": Council-Adopted Heritage Designation Process

:AG

Attachs. (5)



● Site of the Application



Ward 4 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
1284 Main Street East

Date:
December 12, 2012

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
TD MH/DB

Subject Property



1284 Main Street East, Hamilton

1284 Main Street East, Hamilton

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.

CITY OF HAMILTON

NOTICE OF INTENTION TO DESIGNATE

1284 Main Street East (Hamilton)

IN THE MATTER OF THE ONTARIO HERITAGE ACT and the property in the City of Hamilton, known municipally as 1284 Main Street East (Hamilton).

NOTICE IS HEREBY GIVEN that the City of Hamilton intends to designate this property as being a property of cultural heritage value.

Statement of Cultural Heritage Value

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.

The supporting *Cultural Heritage Assessment* may be viewed in the Office of the City Clerk, 71 Main Street West, 1st Floor, during regular business hours.

Any person may, within 30 days after the date of publication of the Notice, serve written notice of his or her objection to the proposed designation, together with a statement for the objection and all relevant facts.

Dated at Hamilton, this [REDACTED] day of [REDACTED], 2014

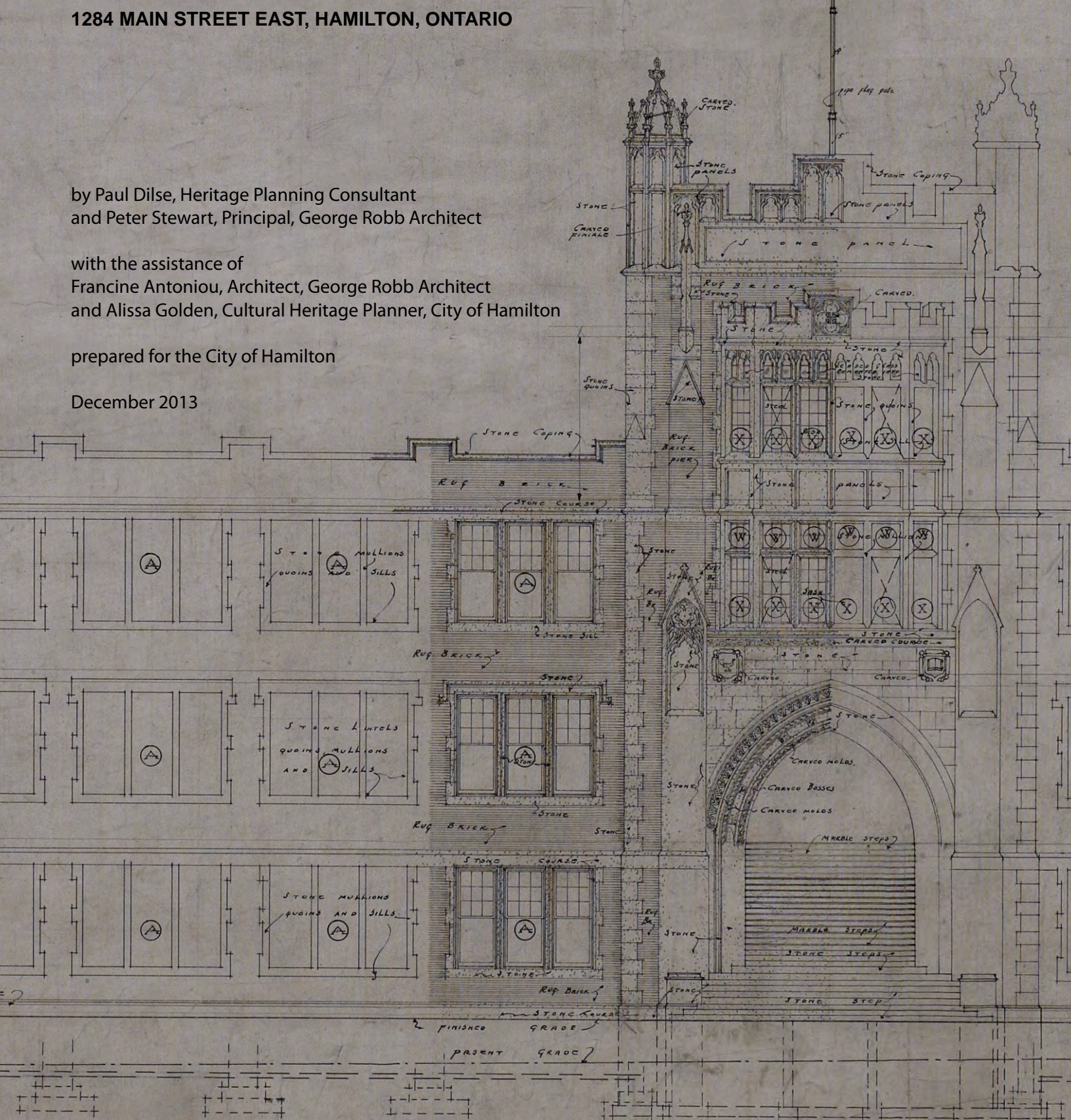
R. Caterini
City Clerk
Hamilton, Ontario

1284 MAIN STREET EAST, HAMILTON, ONTARIO

with the assistance of
Francine Antoniou, Architect, George Robb Architect
and Alissa Golden, Cultural Heritage Planner, City of Hamilton

prepared for the City of Hamilton

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REVISED FINAL DRAFT

Front Cover Illustration: Detail from Front Elevation on Sheet No. 7, Hutton & Souter, Architects and Engineers, Hamilton, Ontario, "Plans of East End Collegiate Building for Board of Education, Hamilton, Ont.," May 1923, Archives of Ontario, C 12-1-0-787, Container L-1224, Barcode B732604.

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CULTURAL HERITAGE ASSESSMENT REPORT ON DELTA COLLEGIATE INSTITUTE/ DELTA SECONDARY SCHOOL

1.0 Introduction

Delta Secondary School, originally called Delta Collegiate Institute, is included in the City of Hamilton Inventory of Buildings of Architectural and/or Historic Interest. Following the decision of the Hamilton-Wentworth District School Board to close the school, the request to designate the school property under the *Ontario Heritage Act* was initiated on May 17, 2012. In April 2013, the property was added to the City of Hamilton Register of Property of Cultural Heritage Value or Interest as a property City Council believes to be of cultural heritage value or interest.

In mid-August of 2013, the City of Hamilton Planning and Economic Development Department engaged George Robb Architect to undertake a cultural heritage evaluation of the property in order to determine whether it should be designated and to identify what heritage attributes exist at the school today. Paul Dilse, a heritage planner and historian working in association with Peter Stewart of George Robb Architect, began historical research on August 22, 2013 by visiting the Archives of Ontario and viewing and ordering reproductions of architectural drawings and photographs showing the school as first constructed.

On August 23, 2013, Tino Nabias from the Hamilton-Wentworth District School Board greeted Peter Stewart and Paul Dilse at the site. Jim Patterson, head caretaker at the school, showed Peter Stewart and Paul Dilse every room and corridor in the school so that they could decide which interior spaces to document on a subsequent visit. The same day, they recorded in photographs the school’s exterior appearance and the appearance of the school’s surroundings.

They returned on August 27, 2013 to photograph interior features of historic interest. They were accompanied by Francine Antoniou, an architect employed at George Robb Architect. In the afternoon, Paul Dilse met Al Duncan, who volunteers at the Delta Secondary School archives. Documents held in the school’s archives were copied.

On September 11, 2013, Paul Dilse met John Aikman at the Educational Archives and Heritage Centre of Hamilton-Wentworth. School board minutes from 1914 to 1930 were provided for study. During the month of September, Paul Dilse also noted newspaper articles collected in a Hamilton Central Library scrapbook; and examined in the collections of the Toronto Public Library books, newspaper and journal articles, and a fire insurance plan. Alissa Golden, Cultural Heritage Planner at the City of Hamilton, made available copies of architectural drawings stored at Hamilton City Hall; and visited Hamilton Central Library to make a copy of a map.

The report follows the customary format for cultural heritage assessments in the City of Hamilton. Two sets of criteria are used to evaluate cultural heritage value – those adopted by the City of Hamilton and those prescribed in Ontario Regulation 9/06. To illustrate phases in the school’s construction, Francine Antoniou has created massing models.

2.0 Property Location

Delta Secondary School takes its name from its location near the Delta where Main Street East following the grid pattern in the Lower city meets the winding route of King Street East (see Fig. 1 in Appendix A). The school grounds fill an entire city block, which is bounded on the north by Main Street East, on the east by Wexford Avenue South, on the south by Maple Avenue and on the west by Graham Avenue South (Fig. 2). The site is not perfectly rectangular so the depth on Wexford Avenue South is about 562 feet while the depth on Graham Avenue South is about 539 feet. The site measures approximately 483 feet across. The property’s municipal address is 1284 Main Street East, and its legal description is Part of Lot 3 in Concession 3 of Barton Township.

3.0 Physiographic Context

The Delta East and West neighbourhoods are found within the physiographic region known as the Iroquois Plain, the lowland that borders the western end of Lake Ontario. Settled at an early time and largely urbanized, the Iroquois Plain supports the most densely inhabited area in Ontario.

4.0 Settlement Context (Site History)

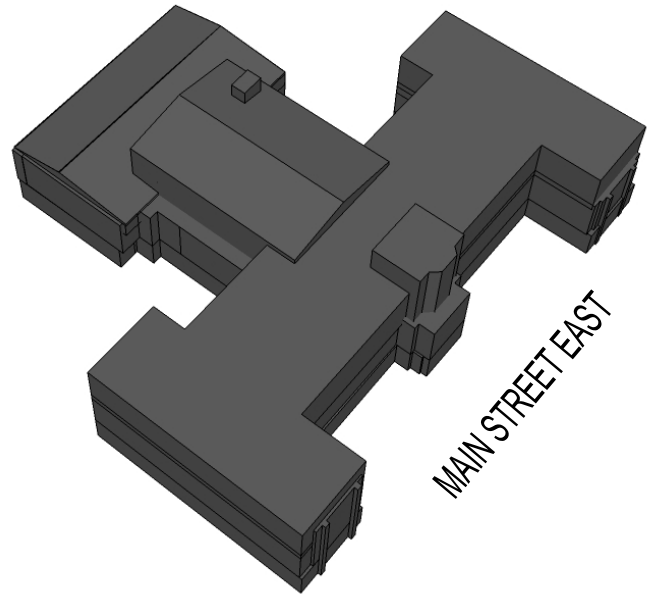
4.1 Three Phases in the Building of Delta Collegiate Institute/ Delta Secondary School

The school building evolved in three phases of construction: the first phase in the early twentieth century, the second phase in the mid-twentieth century and the third phase near the end of the third quarter of the twentieth century. Figure 3 is a series of massing models schematically showing the school at the three times in its development. To introduce each of the next three sections in the site history, a massing model is illustrated beside the text.

4.2 *First Phase: Establishing Delta Collegiate Institute in the East End*

A good account of secondary education in Ontario in the early 1920s is given in a published report by E.G. Savage. He explained that, in 1921, school fees had been abolished and compulsory school attendance raised to the age of 16 (with exemptions for adolescents from farm families). Students received secondary education in one of three kinds of secondary school: 1) the continuation school with a small staff of teachers – the lowest quality of secondary school; 2) the high school, the next level up; and, 3) the collegiate institute, the highest level, where at least five of its teachers had to be specialists in the cardinal subjects of the provincial curriculum.

For the 1923-24 school year, there were significantly fewer collegiate institutes in Ontario than continuation schools and high schools. There were 189 continuation schools, 133 high schools and 50 collegiate institutes. Savage also described three typical types of secondary school building: 1) three to four rooms which were part of the building serving as an elementary school; 2) a building about 50 years old, built of yellow brick and a slate roof but not of fireproof construction, often appointed with attractive gables and a decorative tower, and containing relatively narrow corridors inside; and, 3) a modern red brick building of fireproof construction with broad corridors, a large gymnasium, large classrooms, a good-sized library sometimes and an assembly hall (called an auditorium) if the school accommodated 400 or more pupils.



In the early 1920s in Wentworth County, there was only one collegiate institute – Hamilton Collegiate Institute. There were also a high school in Dundas and one in Waterdown and a continuation school in each of Copetown, Lynden and Winona. According to Murray Aikman and Robert Williamson's history of the Hamilton Board of Education, Hamilton Collegiate Institute, later called Central Collegiate Institute, was opened in 1896. The three-storey masonry building with five-storey clock tower served as an Ontario Normal School for the training of secondary school teachers as well (Fig. 4). From the illustration and because of its special dual use, Hamilton Collegiate Institute would have rated as the highest form of secondary school building.

With rapidly increasing enrollment due to the raising of the age of compulsory attendance in 1921, the Board of Education of the City of Hamilton decided to have plans and specifications prepared for a second collegiate institute in the developing east end of the city. School board minutes were meticulously indexed and printed in a bound book every year, and in the minutes published in 1923 the principal of Hamilton Collegiate Institute, A.W. Morris, reported on

Hamilton Collegiate Institute activities for the school year 1921-22. He said, “Additional accommodation, necessitated by the rapidly increasing attendance, is the most pressing need of the moment. The building of the proposed new Collegiate will give relief.”

The site for the new east-end collegiate institute was assembled from several parcels of land. In 1918, the school board had chosen the National Children’s Home property on Main Street East, extending southward to the proposed right-of-way of Maple Avenue, for a new public elementary school; but built the new Memorial School on another site, at the corner of Main Street East and Ottawa Street. A map compiled by civil engineers and surveyors, J.W. Tyrrell and Co., in 1921 shows the unused school lot on Main Street East (Fig. 5). It reached Graham in the west, but it did not include lots at the southeast corner of Main and Graham, four lots at or near Main and Wexford, lots subdivided for the Tuxedo Gardens development and a long strip of land in the middle of the block. Maple Avenue was not put through, blocked by land owned by D. Harris.

As the vendors in 1918 had accepted the purchase price for the National Children’s Home property in City of Hamilton debentures, the school board in 1922 accepted “... the offer of the [City of Hamilton] Parks Board to take over the liability of the Board of Education in connection with the Home property at the Delta ..., providing that all responsibility for the purchase and issuing of debentures be removed from this Board and that repayment of present expenditure be made” In 1923, the school board moved to purchase or expropriate “... all the lands in the block bounded by Main street, Graham avenue, Wexford avenue, and on the line of Maple avenue, partly in the City of Hamilton and partly in the Township of Barton”

Although the City’s Board of Control in 1920 had suggested engaging a City architect for joint work by the City and school board, the school board preferred its system of selecting from a roster of architects working in Hamilton. For the east-end collegiate institute, the school board picked Hutton & Souter in 1922. The board’s decision to choose Hutton & Souter was a close one: eight, as opposed to ten, of the school trustees favoured Witton & Walsh as architects instead.

Gordon Hutton’s first contracts with the school board were for an eight-room addition to the Robert Land Public School and an eight-room addition to the Adelaide Hoodless Public School in 1916. He landed his first contract for an entirely new school, Memorial School, in 1918 (Fig. 6). The important Canadian journal, *Construction*, in 1919 called the school the first building of its kind in Canada to honour Canadians who had fought in the First World War battlefields. Two marble slabs inscribed with the names of Hamilton citizens who had fallen or died from wounds, exposure or disease were placed in the school’s entrance hall. *Construction* described the Memorial School: “Externally the building is impressive both as to size and architectural character. The exterior walls are all terra cotta tile, faced with rug brick laid with a flush join in Flemish bond, and trimmed with carved stone detail. The wainscoting in the main entrance and the staircases are of marble.” The reinforced concrete school was equally impressive inside with a spacious central auditorium and gymnasium.

The architectural style Hutton chose for Memorial School and which Hutton and William Souter utilized for the east-end collegiate institute was frequently labelled Tudor Gothic in the early twentieth century and is now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Architectural historians, R.H. Hubbard, John Blumenson, Leslie Maitland and others, have explained the difference between the Gothic-inspired architecture of the nineteenth century and that of the first half of the twentieth century (see inset sidebar).

Hutton & Souter looked back to Memorial School in the design of Delta Collegiate Institute. The front facades of Memorial and Delta were similar, particularly in the blind end pavilions (Fig. 7). They made the central entrance at Delta grander with a four-plus-storey tower (Fig. 8).

The plans of the two schools differed significantly though. Memorial was laid out in a square with classrooms arranged around a large central auditorium and gymnasium. Delta, on the other hand, was laid out as an “H”-plan in the north front wing; and the south centre wing formed a “T” with the north front wing (Fig. 9). A “U”-shaped front concrete walk created an approach to the formal central entrance, but concrete walks leading from Graham Avenue South and Wexford Avenue South connected to the north front wing’s east-west corridor, the building’s main axis. Behind the south centre wing, Hutton & Souter put in an oval quarter-mile running track.

The basement did not have usable floor space except for a shooting gallery, built partly underground, at the far end of the south centre wing.

The Synonymous Names of the Gothic Style in the Twentieth Century: Modern Gothic/ Collegiate Gothic / Neo-Gothic / Tudor Gothic

Picturesque Gothic, Gothic Revival and High Victorian Gothic styles of the nineteenth century were products of the Romantic movement whereas the Gothic style of the twentieth century came out of the system of architecture taught at the Ecole des Beaux-Arts in France at the end of the nineteenth century and in the early twentieth century. Onto grand compositions laid out symmetrically in the axial, ordered method of the Beaux-Arts Classical system were added features derived from the English Perpendicular Gothic period (during the reigns of the Tudors).

Characteristic of a Modern Gothic building is a long and low symmetrical mass, a squat central tower rising above a crenellated parapet, a monochromatic brick or stone cladding over steel frame, shallow pointed-arched doors and large windows with stone transoms and mullions. Inside, a pattern of organic motifs called strapwork may appear on ceilings.

Early examples of the style in Canada include:

- St. Mary’s Church, Windsor, 1903-04, by the American architect, Ralph Adams Cram;
- All Saints’ Cathedral, Halifax, 1907-10, also by Ralph Adams Cram;
- Rosedale Presbyterian Church, Toronto, 1908, by Chapman & Oxley;
- Burwash Hall, Victoria College, Toronto, 1910, by Henry Sproatt who had worked in the office of Cram & Goodhue; and,
- Hart House, University of Toronto, 1911-19, by Henry Sproatt, with the Soldiers’ Tower added in 1924.

In Canada, the United States and England, the style became widely accepted as the style for large schools; thus the label of Collegiate Gothic to describe it. The best collections in Canada of buildings in the style are considered to be at Victoria College, Hart House and McMaster University (whose buildings were designed by William Lyon Somerville and J. Francis Brown, 1929).

On Henry Sproatt’s death in 1934, the Journal of the Royal Architectural Institute of Canada explained Sproatt’s interest in Collegiate Gothic architecture: “ ... In his talks he always said, ‘Each style has its place, but Gothic collegiate architecture is the one architecture developed for scholastic work. It has proved a success and a joy. Why throw it away?’ He felt that a building not intended as a school might definitely call for another traditional style, or for purely modern treatment, but that the artist of all kinds must be free. ...”

Hutton & Souter, who formed a partnership in 1921, were also masters of the style. In addition to Memorial School and Delta Collegiate Institute, they designed Cathedral Roman Catholic High School, opened in 1928, and Basilica of Christ the King, completed in 1933.

In the front centre of the ground-floor plan (Fig. 10), Hutton & Souter placed lesser small rooms (a transformer room, bedroom, battery and generator room, dark room, blueprint room, dining room, washroom, kitchen, pantry and stock room). Beside this collection of small rooms, there was a large domestic science room and, on the other side, a large manual training room. Three classrooms were contained in each of the northeast and northwest pavilions. The main east-west corridor, finished in a terrazzo and marble floor, marble base, painted dado and picture mould, intersected with the north-south corridors in the pavilions. Ramped corridors extending south from the main east-west corridor ran along the outside walls of the south centre wing. In the south centre wing on the ground floor, there were a large lunch room for the boys, another for the girls, bicycle rooms for each gender, a pantry, an armoury, a fan room, two instructor's rooms, two team rooms, locker rooms for the boys and for the girls, a shower room for the boys, toilet rooms for each gender, a boiler room, ash room and coal room.

Hutton & Souter made the first floor plan (the second floor in contemporary usage) the principal floor in the building (Fig. 11) and the front entrance leading up to the first floor instead of the ground floor. In the centre of the plan, stone steps led up to marble steps and landings, over which was a plaster ceiling designed in a complex star pattern. Two doorways with fanlights opened to a vestibule with tile floor and plaster vaulted ceiling. Past the vestibule there were another two doorways with fanlights. They opened to a lobby adorned with panelled oak wainscoting, eight feet high, and a plaster cove ceiling, the ceiling beautifully executed in strapwork. Directly behind the lobby was an aisle enclosing the amphitheatre-inspired auditorium, the jewel of the interior (Fig. 12). An orchestra pit and stage were at the front, and a gallery was at the back. The auditorium floor was finished in maple, the auditorium's walls fashioned in smooth, tooled or moulded plaster, and the proscenium arch enriched with plaster mouldings. Corridors running along the outside walls of the auditorium led to the boys' gymnasium and the smaller girls' gymnasium in the far back of the south centre wing. Rooms in the north front wing included the principal's office, general office, supply room, men teachers' room and their toilet room, the women teachers' room and their toilet room, two classrooms, toilet rooms for the boys and for the girls, and two janitor's rooms. The northeast and northwest pavilions accommodated classrooms, a lecture room and a library.

The north front wing's second floor (the third in contemporary usage) was devoted mainly to labs – a physical laboratory, chemical laboratory, physiography laboratory and biology laboratory (Fig. 13). There were classrooms too and a museum which connected to the biology lab. The upper parts of the auditorium and gyms were found in the south centre wing.

The classroom atop the central tower – a light-filled art room – was finished with wood floor and base and a five-foot-high painted dado with picture mould.

Throughout the building, woodwork was made of chestnut, stained a fumed oak colour, and varnished in a bright finish.

Stairwells and staircases were placed in the middle of each floor on either side of the south centre wing, at the east and west ends of the main east-west corridor, and near the back of the south centre wing. The handsome stair design consisted of marble treads and risers, a cast-iron newel post and moulded balustrade (Fig. 14).

W.H. Yates Construction Co. Ltd. of Hamilton and its subcontractors readied the school for the arrival of students in September 1924 (for a list of the tradespeople, see the inset sidebar).

Both the architectural press and local press lauded the school building. *Contract Record and Engineering Review* summarized its opinion in the subtitle to an article called “Hamilton’s Newest Collegiate Institute”: “A Handsome Educational Building Carried Out in Tudor Gothic Style – Layout Arranged to Meet Every Requirement Demanded of Secondary Schools – Cost Over Half a Million Dollars.”

Selected List of Contractors for Delta Collegiate Institute

- W.H. Yates Construction Co. Ltd., engineers and contractors, Hamilton, specializing in industrial plants and public buildings
- Hamilton Bridge Works for structural steel
- Trussed Concrete Steel Co., for reinforcing steel and steel sash
- Milton Brick Co., which provided Special Red Range Rug Brick
- The Hamilton Pressed Brick Co. Ltd., which supplied red pressed brick
- Tyndall Quarry Co. Ltd., Winnipeg, which supplied limestone trim
- Kent, Garvin & Co. Ltd., Hamilton, which supplied marble from Phillipsburg, Quebec, tile made in Kingston, Ontario and hardware from Belleville Hardware Co. of Belleville, Ontario
- Patterson & Crosthwaite, Hamilton, which installed interior woodwork
- The Consumers Lumber Co. Ltd., Hamilton, which supplied Beaver Brand Seaman-Kent hardwood flooring
- Hannaford Brothers for plasterwork
- Canada Wire & Iron Goods Co. for ornamental ironwork

Construction declared:

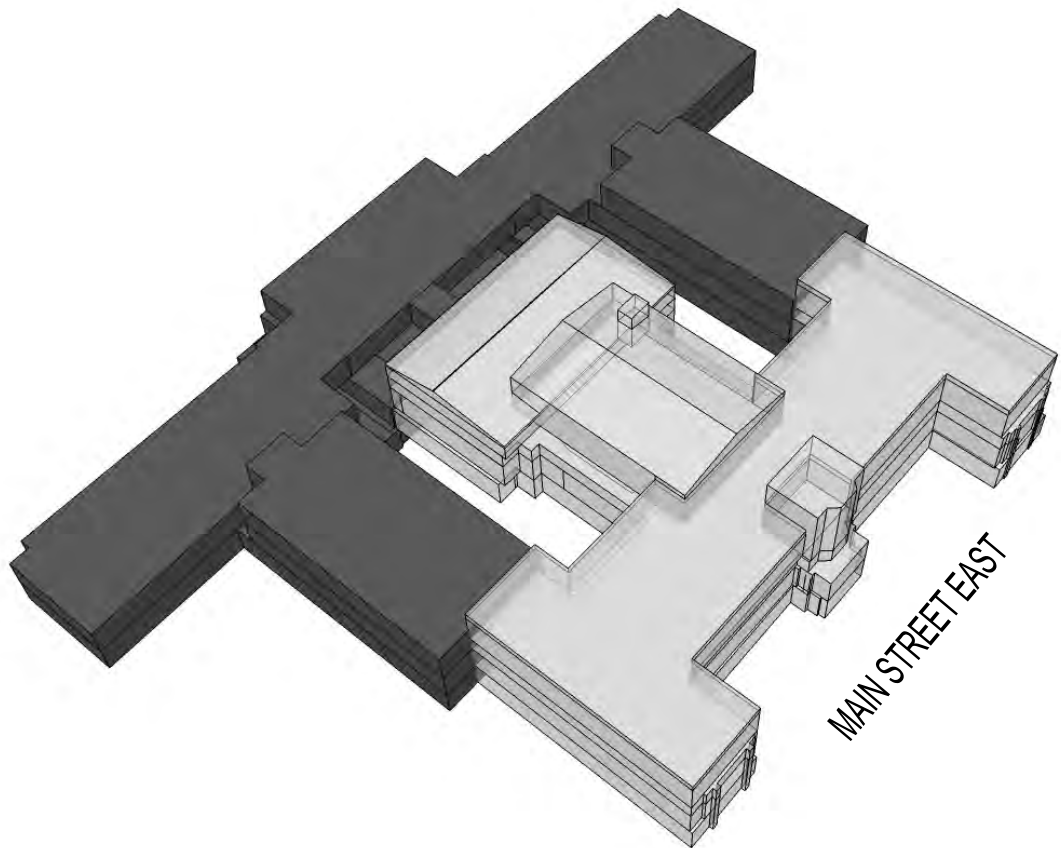
“The new Delta Collegiate, which was opened at the beginning of the fall term in September last, and since brought to completion, again adds to the reputation of the City of Hamilton of having a most up-to-date school system. Few cities it must be said have more fully kept pace with their educational needs, and fewer still have shown a more progressive spirit in providing facilities which conform to so high a standard. In the building in question not only has another imposing structure been added to the existing system, but an effort has been made to produce a building which would not only meet the increasing requirements of a growing population, but one which could lay legitimate claim to some pretension of architectural worth and merit. ...”

The Hamilton Spectator said on August 30, 1924:

“The call of school after the summer holidays is never very pleasant to young ears, but this year for high school students living in the east end there will be something to take away a little of the bitter thought of another year at school. They will return to what has been pronounced by the experts in school architecture as the finest school in the Dominion of Canada. The Delta collegiate is scarcely completed yet, but it has attracted attention far and wide and has been declared to be the very last word in school construction. The architects, Messrs. Hutton and Souter, are recognized as authorities in this type of work. They built the Memorial School to be a credit to Hamilton, and in their latest work they have excelled themselves. ...”

On November 28, 1924, the Hon. G. Howard Ferguson, Premier of Ontario and Minister of Education, formally opened Delta Collegiate Institute. A.M. Cunningham, chairman of the Board of Education, explained to the audience which packed the 1,200-seat auditorium: “ ... you may come to the conclusion that it has been built somewhat out of proportion – that there are too many laboratories, too many gymnasiums, and too much vacant space, but I ask you to remember that this school in reality is only half finished, with regard to class room accommodation. Everything has been planned for a school twice this size. ...”

4.3 *Second Phase: Adding Space for Commercial and Technical Programs (Becoming Delta Secondary School)*



For the school's first 25 years, the curriculum was almost exclusively academic.

In 1946 when Central Collegiate Institute was destroyed by fire, a special committee of the school board conducted a survey of all secondary school accommodation in Hamilton. Besides Delta Collegiate Institute, the school board was left with the F.R. Close Technical Institute, Central High School of Commerce and Westdale Collegiate Institute. Westdale, opened in 1930, was the first secondary school in Hamilton to provide academic, technical and commercial programs within the same school.

As explained in articles published in *The Hamilton Spectator*, the school board in April 1947 endorsed the special committee's recommendation for a system of secondary schools offering a combined academic/technical/commercial school in each of the central, east, west and,

eventually, Mountain districts. The newspaper article, “Long Planning Achieves New Tripartite School,” stated: “In each school there would be facilities for academic, technical and commercial training, and in future, no school for the teaching of just one of the three would be allowed to remain as a separate entity.”

In his essay called “Aims of Modern Education,” John F. Guenther compared public expectations for secondary school education in 1910 and 1950. He wrote in the August 30, 1950 edition of *The Hamilton Spectator*:

“Forty years ago the task of providing for a small number of pupils was simple. The public of that day looked to the high schools to prepare a selected few for further university and professional training. Today the task of providing for a vastly greater number of pupils is complex. The public still looks to the secondary schools to prepare some pupils for advanced education, and this will remain one of the school’s essential functions.

But the public expects them to perform many others also. Parents rightly expect secondary schools to give something of specific use to all their children. Industry and business, as well as the universities, look to the schools for qualified persons. ...

Secondary education in Ontario has become a stage in the schooling of every child rather than a kind of education to be provided for some but not for all. ... “

To turn Delta Collegiate Institute into a tripartite (or composite) secondary school for the east-end school district, the school board looked to Prack & Prack as architects for the additions. Bernard H. Prack and his brother, Fred, had successfully combined the three functions of a collegiate institute, technical school and commercial high school in the Westdale school and had also designed the Central High School of Commerce two years later.

Pittsburgh-born Bernard H. Prack, his brothers and R.B. Perrine from Cleveland opened an architectural office in Hamilton in 1911. They won many large commissions for industrial buildings in Hamilton, Toronto and elsewhere. Robert Hill, editor of the on-line “Biographical Dictionary of Architects in Canada, 1800-1950” has remarked that many of their buildings were constructed in reinforced concrete, an emerging technique, and were faced with wide expanses of industrial glazing.

In 1917, without Perrine, the Pracks continued their practice under the name of Bernard H. Prack. They designed the Lister Block, the building that in 1923 replaced the fire-ravaged Lister Chambers. The Lister Block has recently been revitalized and restored.

The Prack & Prack partnership between Bernard Prack and Fred Prack began in 1927. In 1928, they were responsible for the design of the Pigott Building, a stepped (wedding cake) skyscraper in the Modern Gothic style. It was modelled on the American Radiator Building in New York. Fred Prack’s son, Alvin, joined the firm; and after designing public buildings and theatres in the eastern United States for the Pittsburgh branch of Prack & Prack during the Great Depression, he returned to Hamilton where he was active professionally from 1945.

By 1948 when Prack & Prack designed the additions transforming Delta Collegiate Institute into Delta Secondary School, the preference for Modern Gothic as the style appropriate for large

schools was giving way to the Modern Movement (see inset sidebar).

Prack & Prack designed a rectangular construction back of the Hutton & Souter gyms and “L”-shaped back wings on the east and west sides (Fig. 15). Courts were, as a result, created between the south centre wing and the new southeast and southwest wings. For the three-storey east and west elevations adjoining the old building, Prack & Prack tempered the additions’ Modern style with crenellated parapets – a nod to the Modern Gothic of the Hutton & Souter collegiate institute. The two-storey south back wing was fully Modern (Fig. 16 and 17). It included an aluminum louvered brise-soleil extending 480 feet across. In an article entitled “Last Word in Modernity: Delta’s New Extension Has Many Fine Features,” *The Hamilton Spectator* remarked: “Six louvres, set at different angles, shade the classrooms on the south side from the high, hot summer sun, but allow the low winter sun to shine in.”

The Early Years of Modernism in Canada

The aesthetic of flat-roofed, expansively glazed factories built of reinforced concrete and devoid of ornamentation was beginning to be adopted for institutional buildings in Canada in the 1940s. Although architecture had been moving toward simpler forms in the Interwar period, architects after the Second World War consciously abandoned references to traditional styles.

Modern elevations of the 1940s looked severely functional, expressing the structural system beneath – rectangular masses punctured by large, horizontally arranged windows. There was a lack of applied decoration and an absence of a cornice line at the flat roofline.

The addition to the Mechanical Engineering Building at the University of Toronto in 1948 is considered a trendsetter of Modernism in schools.

With their extensive experience in industrial design, Prack & Prack were well-placed to venture into Modernism for Delta Secondary School.

The article continued:

“The 122,500 square feet of added space includes 18 standard classrooms, two science, two chemistry and four geography rooms, three sewing rooms, one crafts room, three home economic rooms, one projection room, four art rooms, three typing rooms, two business machines rooms, three drafting rooms, one drafting store room, one blue printing room, two health rooms, three shop classrooms, one motor mechanics shop, one electrical shop, one machine shop, one woodworking shop, one rifle range, and one boys’ gymnasium.”

The article also noted that all the shops had wood-block floors.

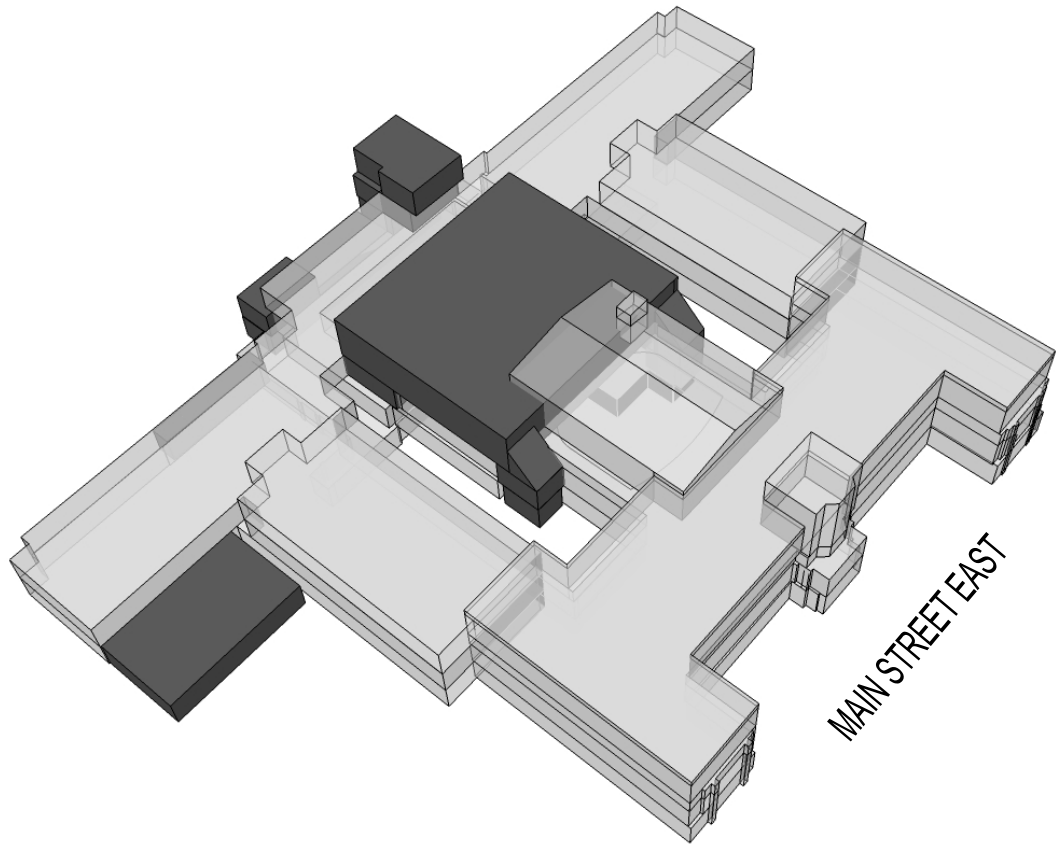
The first sod was turned on November 30, 1948, the west wing was completed and occupied in April 1950, and the Yates Construction Company had the whole completed in October 1950. Delta Secondary School officially opened on October 23, 1950. Hon. Leslie Frost, Premier of Ontario, addressed the audience.

In 1951, a 90-foot strip across each end of the grounds behind the school and a 25-foot strip the length of the field immediately south of the building were paved. The area in the middle, 300 feet by 140 feet, was seeded for a playing field. When *The Hamilton Spectator* announced the project, the paved strips at the ends of the field were intended for volleyball and possibly for tennis while the use of the long strip next to the school was undecided – perhaps for cadet drill.

A fire insurance plan drawn in 1960 shows the school’s general footprint, heights and internal

layout resulting from the Prack & Prack extensions (Fig. 18).

4.4 Third Phase: Major Renovations



On March 5, 1970, *The Hamilton Spectator* reported the school board’s decision to spend \$3,230,000 in renovations at Delta Secondary School. The plans included modifying the auditorium, expanding the girls’ gym, adding a plumbing and hydraulics shop, modernizing the plumbing, heating, ventilation and lighting, making repairs, and repainting.

Less than a month later, the Toronto- and Hamilton-based architectural firm of Moffat Moffat & Kinoshita had working drawings ready (Fig. 19). The girls’ gym was given an extra floor and new face brick – an orange brick different from the rug brick selected by both Hutton & Souter and Prack & Prack. A one-storey addition faced in rug brick was placed on the east elevation for a plumbing and hydraulics shop. Stairwells in rug brick were added onto the south elevation.

As reported in the January 12, 1972 edition of *The Hamilton Spectator*, hallway ceilings had been lowered. The oak wainscoting in the front lobby had been removed. The wooden railings on the original marble staircases had been painted orange. The auditorium floor had been carpeted, the original auditorium seating replaced with red-cushioned seats, and the auditorium stage, which was extended five feet in front, had been given a new hardwood floor. The tower room had been closed permanently since a single access by the narrow staircase was deemed unsafe. A new music room and four new science labs had been added.

After 17 months away from Delta, the students and staff returned to their renovated building in February 1972.

4.5 *The Last Forty Years*

The fewest changes have occurred in the last 40 years of the school’s 90-year history.

One improvement has been the community park established in the south school grounds. As reported in *The Hamilton Spectator* article entitled “Planned park will reclaim Delta’s overgrown back lot,” the Hamilton-Wentworth District School Board, City of Hamilton, and citizens supported turning the asphalted area behind the school into a community park to commemorate the school’s 75th anniversary in the year 2000.

5.0 **Property Description (As-found Appearance)**

5.1 *The School in its Surroundings and Setting*

The north front wing of Delta Secondary School is set back from Main Street East sufficiently to create a front lawn (Fig. 20). In the centre of the lawn is a “U”-shaped walk, original to the design of Delta Collegiate Institute, leading to the formal front entrance. The front lawn also supports a few trees, oddly placed to block the view of the front facade, and two stone time capsules – one installed in 1967 and the other erected in the year 2000 (Fig. 21).

While the school faces low-rise commercial buildings along Main Street East, the east, west and south elevations look toward single-detached housing on Graham Avenue South (Fig. 22), Wexford Avenue South (Fig. 23) and Maple Avenue (Fig. 24). At the northeast corner of Graham Avenue South and Maple Avenue, a tall arched canopy marks the entrance to the community park in the school’s south grounds (Fig. 25).

5.2 *North Front Wing Exterior*

Figure 26 is a massing model showing the school building in the form it has taken since the 1970-72 renovations. Labels have been added to identify the school’s several wings and two courts. The names given to the wings are used for the purpose of the report and may not reflect the school administration’s nomenclature. The floors in the school building are called ground floor, first floor and second floor as in the Hutton & Souter drawings rather than today’s usage of first floor, second floor and third floor.

The “H”-shaped north front wing includes the end pavilions in the northeast and northwest.

The generally three-storey front facade in the Modern Gothic style has three taller projections – the central four-plus-storey tower on axis with Houghton Avenue North and the three-plus-storey end pavilions (Fig. 27 to 30).

Architectural attention is lavished on the central tower and its front entrance (Fig. 31 to 46). Designed for formal occasions and not for daily use, the front entrance is particularly

impressive. Stone steps approach a large pointed-arched opening in the two-plus-storey front entry porch. The arch is ornately carved from mottled and heavily fossilized limestone quarried in Tyndall, Manitoba. This light creamy-buff stone is used for trim throughout the north front wing; it contrasts with the material for the body of the wall cladding – red rug brick made in Milton, Ontario and laid in Flemish bond. The front entry porch also boasts two carved stone panels (one illustrating the lamp of learning and the other showing an open book), a course of acanthus leaves below the cornice and gablets atop the corner buttresses. Inside the front entry porch is a rich combination of forms and materials – Phillipsburg, Quebec marble steps in two colours, marble wainscoting with compound piers against the wall, and a complex vaulted ceiling in stucco plaster. A pendant lamp hangs from the ceiling. The plaster ceiling, which is open to changes in weather conditions, is broken in a few places; and in these holes, pigeons are roosting. A set of two outer vestibule doorways, beautifully executed in a Gothic pattern of wood and glazing, are reached at the top of the marble stairs.

Five bays rest between the central tower and either end pavilion. Large tripartite windows fill much of the bays (Fig. 47). Although the original sash has been replaced, the stone surrounds – mullions, sill, quoins, lintel and, on the first floor, hood-mould – remain. A stone stringcourse on each of the ground and second floors connects the window heads. The parapet above the top floor is crenellated.

The northeast and northwest pavilions at the ends of the front facade are identical (Fig. 48 to 52). Their north face is blind, but each east or west side is windowed. The blind elevations are dressed with carved stone bas-relief panels, figures, stringcourses, quoins, crenellated parapets and finials as well as with brick patterns.

The design features of the front facade are carried over to the north front wing's east and west elevations (Fig. 53 to 61). They are treated as secondary facades. Each seven-bay facade is the mirror image of the other. The identical east and west entrance bays, which project from the general plane of the facades, are given a little more height and ornamentation than the windowed bays. On both the east and west sides, a concrete walk, original to the Hutton & Souter layout of the grounds, leads to a double-leaved entrance enriched with stone trim. The ogee-curved doorway head is a particularly pleasing detail at the east and west entrances – the main entrances into the school. In the crenellated parapet atop each entrance bay, the old City of Hamilton crest has been carved in stone and set in place.

The uppermost floor of the central tower, which used to house the art room and now contains the school's archives and artifacts, is best appreciated from the flat roof behind the parapet (Fig. 62 to 66). Detailing on the parapet wall is also best appreciated here (Fig. 67 and 68). The care taken to detail the tower's uppermost floor and the building's parapet wall, even though they are far from ground view, is remarkable.

The rooftop also provides magnificent panoramic views of the city (Fig. 69).

5.3 *South Centre Wing Exterior*

In addition, the rooftop affords bird's eye views of the south centre wing and east and west

courts (Fig. 70 to 75). The complex meeting of work from 1923-24, 1948-50 and 1970-72 creates visual interest, and the narrow courts are interesting spaces although asphalt paving detracts from their charm.

5.4 *Southeast and Southwest Wings Exterior*

The southeast and southwest wings by Prack & Prack transition from the Modern Gothic of the Hutton & Souter work to the Modernism of the mid-twentieth century.

The street-facing east and west elevations of the southeast and southwest wings maintain the three-storey height, rug brick cladding, stone trim and crenellated parapet of the Hutton & Souter north front wing, but their fenestration is simplified: the 1948-50 additions have even more glazing than the 1923-24 work (Fig. 76 to 78). The west elevation remains truer to the Prack & Prack design since the east elevation is marred by the addition of a one-storey box for the plumbing and hydraulics shop in 1970-72.

The court-side elevations in the southeast and southwest wings are plainer than the street-facing elevations. Resembling a factory's walls, the court-side elevations have a Modern appearance.

5.5 *South Back Wing Exterior*

The south back wing designed by Prack & Prack has a fully Modern aesthetic (Fig. 79 to 87). Its two-storey height stretched far across the south grounds, the long aluminum brise-soleil emphasizing the south elevation's horizontal orientation, the flat roofline and industrial glazing are traits of mid-twentieth century Modernism.

The black banding at the top of the walls, the several additions from the 1970-72 renovations and the three-storey gymnasium clad in orange brick obscure the clarity of the Prack & Prack design.

5.6 *Interior*

Inside the north front wing's formal entrance, another pair of double-leaved vestibule doors open onto the lobby for the auditorium (Fig. 88 and 89). The vestibule is surmounted by a vaulted plaster ceiling (Fig. 90).

The Gothic-inspired vestibule doorways with their embrasures, tracery and pointed-arched fanlights are complemented by the lobby's flat-headed doorways, also with tracery (Fig. 91 to 98). These doors lead to the main east-west corridor or to the auditorium. The lobby's plaster cove ceiling is beautifully executed in Tudor-inspired strapwork, using Canadian motifs of the French fleur-de-lis and the English rose. The lobby's floor is grey veined marble, and the baseboard is black marble. Although the original panelled oak wainscoting has been removed, a war memorial plaque still hangs on the lobby walls.

The auditorium or assembly room, the jewel of the interior, is reached after progressing through

the front entry porch, the vestibule and lobby (Fig. 99 to 113). Recalling an amphitheatre, the auditorium's floor is raked, the rows of seats are curved, the walls near the stage curve, and a gallery at back provides an upper tier of seating. The seating faces the stage's proscenium plaster arch, which is moulded, framed by paired columns, and headed by a design incorporating two Canadian motifs – beavers and a crown. The auditorium's walls, ceiling and gallery columns and brackets are also in ornamental stucco plaster. The walls, curving near the stage, are tooled; and a moulded cornice enriched with floral-shaped dentils marks the top of the walls. The ceiling is panelled, and brackets in the form of acanthus leaves hang from the beams. The columns under the gallery have Corinthian capitals, and the gallery brackets are embossed with fleurs-de-lis. There are many entrances/exits to and from the auditorium – 1) from the north, two sets of flat-headed, double-leaved doors with panelled embrasures; 2) from both the east and west, two sets of pointed-arched double-leaved doors as well as a pointed-arched single-leaf door on either side of the stage; and, 3) from the gallery level. Much of the auditorium's original character has survived, but some alterations have occurred: These include the carpet on the auditorium floor, the red-cushioned and plywood-backed seating, the acoustic baffles where windows used to be, and the pot lights in the ceiling which originally had chandeliers.

Along the east and west sides of the auditorium and between the auditorium's walls and the windowed outer walls of the south centre wing run ramped corridors (Fig. 114 to 117). The corridors are interesting for their marble baseboard, natural illumination, pointed-arched auditorium doorways and ramps corresponding to the auditorium floor's raking.

Besides the front entry porch stairs, there are four other important stairways in the north front wing – two in the middle of each floor on either side of the south centre wing and one each at the east and west ends of the main east-west corridor (Fig. 118 to 126). The handsome stair design, repeated at all four stairways, consists of marble treads and risers, a pair of cast-iron newel posts and a cast-iron balustrade. All four stairways are placed beside windows, which cast natural light onto them. The stairways once were open to the floor, but are now enclosed by fire doors.

A marble staircase, narrower than the four stairways, climbs to the room atop the tower (Fig. 127). Originally used as an art room, the room has excellent natural light (Fig. 128).

Elsewhere in the north front wing, wood window surrounds survive in a number of classrooms (Fig. 129). Chestnut likely lies beneath their painted surface. The appearance of the main east-west corridors has changed; but terrazzo flooring is revealed where stairway doors have dug into the tile overlay, marble baseboard still lines the walls, and original moulded wood casing continues to frame doors (Fig. 130 to 133).

In the southwest wing, the wood-block floors in the woodworking rooms are still evident (Fig. 134 and 135).

6.0 Cultural Heritage Evaluation

6.1 City of Hamilton Criteria

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003 and were adopted by Council as The City of Hamilton: Cultural Heritage Evaluation Criteria on October 29, 2008 (Appendix “B” of Report PED08211). The criteria are used to assess the cultural heritage value of a property. This evaluation assists in determining a property’s merit for designation under the *Ontario Heritage Act* as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

6.1.1 Archaeology

The reasons for designation of a property may address archaeological resources. Twelve criteria are used to evaluate an archaeological site or measure archaeological potential to determine what attributes, if any, warrant designation under Part IV of the *Ontario Heritage Act*.

The first eleven criteria for evaluating an archaeological site are predicated on the presence of a known archaeological site. In the case of 1284 Main Street East, there are no registered or reported archaeological sites located on the subject property. Therefore, only the criterion pertaining to archaeological potential applies in this assessment (see chart of criteria below):

Cultural Definition: N/A
Temporal Integrity: N/A
Site Size: N/A
Site Type: N/A
Site Integrity: N/A
Historical Association: N/A
Site Setting: N/A
Site Socio-political Value: N/A
Site Uniqueness: N/A
Site Rarity: N/A
Site Human Remains: N/A

Archaeological Potential: The property at 1284 Main Street East has some archaeological potential because of its location on an historic route, and when the land was being acquired school board minutes mention a cottage of unknown age on the property’s northwest corner. However, most of the site was undeveloped prior to the construction of Delta Collegiate Institute.

6.1.2 Built Heritage

Twelve criteria are used to assess the built heritage value of a property, otherwise understood as historical and architectural value (see chart below):

Thematic: Delta Secondary School is the oldest public secondary school still operating in the City of Hamilton. It was built in 1923-24 as Delta Collegiate Institute to relieve crowding in Hamilton Collegiate Institute, later called Central Collegiate Institute. Secondary school enrollment had surged since 1921 when the Province of Ontario raised the age of compulsory school attendance to 16 and abolished school fees.

When Hon. G. Howard Ferguson, Premier of Ontario and Minister of Education, formally opened Delta Collegiate Institute, it had become the second collegiate institute in all Wentworth County. Collegiate institutes, the highest order of secondary school in Ontario in the 1920s, were far fewer in number than the lower-order high schools and lowest-quality continuation schools as collegiate institutes had to have at least five of its teachers specializing in the cardinal subjects of the provincial curriculum.

After the destruction of Central Collegiate Institute by fire in 1946, Delta remained as the oldest surviving collegiate institute in the city.

Event: A specific event that has made a significant contribution to Hamilton, Ontario or Canada has not occurred here.

Person and/or Group: In building Delta Collegiate Institute, the Board of Education of the City of Hamilton, a predecessor of the current Hamilton-Wentworth District School Board, erected a first-class secondary school for the developing east end of Hamilton. The school board was assisted in the acquisition of the Delta Collegiate Institute school site by the City of Hamilton.

Architectural Merit: Considered one of the finest secondary schools in Canada when it opened, Delta Collegiate Institute/ Delta Secondary School still boasts handsome building elevations in Milton red rug brick and Tyndall limestone, a formal front entrance made of the best 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.

While the school’s north front wing is an excellent example of the Modern Gothic style of architecture, the additions from 1948-50 are early illustrations of Modernism in Ontario.

Functional Merit: Delta Collegiate Institute was the first building in Hamilton to use Tyndall, Manitoba limestone for trim and one of the first to use it in Ontario.

Designer: 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. Like Delta Collegiate Institute, Memorial School by Gordon Hutton (completed 1919) and Cathedral Roman Catholic High School by Hutton & Souter (1928) show mastery of the Modern Gothic style. The Hutton & Souter firm rose to a place of prominence in Hamilton in the early twentieth century, and is best-known for the Royal Connaught Hotel addition (1931), Basilica of Christ the King (1933) and Dominion Public Building (now John Sopinka Courthouse, 1936).

The 1948-50 additions to the school were designed by Prack & Prack, another important architectural firm in Hamilton. The firm is known for the Lister Block (1923), the Pigott Building (1928), Westdale Collegiate Institute (1930) and for their many large industrial buildings in Hamilton, Toronto and elsewhere. With their extensive experience in industrial design, Prack & Prack were well-placed to venture into Modernism, an emerging style in the 1940s, for Delta Secondary School.

Location Integrity: Delta Collegiate Institute and the additions turning Delta Collegiate Institute into Delta Secondary School remain in their original location. This fact is important since an historic building in its original location has greater cultural heritage value than one that has been moved from its original site. Among internationally accepted principles of heritage conservation, an historic building is understood to be inseparable from the setting in which it is located.

Built Integrity: Many of the architectural features from the 1923-24 Hutton & Souter design and from the 1948-50 additions by Prack & Prack endure. The renovations in 1970-72 partially altered the external appearance of the south centre wing and south back wing and affected some aspects of the interior of the north front wing.

Landmark: Intended as an architectural point of interest in the east end of the Lower city, Delta Collegiate Institute/ Delta Secondary School remains a landmark on Main Street East.

Character: Filling an entire city block, the school is a focal point in the Delta East neighbourhood.

Setting: 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 are in the same locations as in the Hutton & Souter block plan.

Public Perception: Since the opening of Delta Collegiate Institute in 1924 when the audience packed the 1,200-seat auditorium, the school has been important to the identity of the Delta East and West neighbourhoods. To commemorate the school’s 75th anniversary in the year 2000, citizens, along with the Hamilton-Wentworth District School Board and the City of Hamilton, funded the establishment of a community park in the school’s south grounds.

6.1.3 Cultural Heritage Landscapes

The reasons for designation of a property may address any cultural heritage landscape present at the site or any contribution the property makes to a larger cultural heritage landscape. A cultural heritage landscape is an historic area that contains a group of features linked together in their setting or surroundings. Examples that could merit designation under Part IV of the *Ontario Heritage Act* include a farmstead, a complex of industrial structures, a religious compound, a school campus, a park or garden and a fairground.

Nine criteria are used to determine the relative importance of a cultural heritage landscape. They are applied to the school property and surrounding streets:

Themes: The school board and the City intended Delta Collegiate Institute as an architectural point of interest in the developing east end of the Lower city. Considered one of the finest secondary schools in Canada when it opened in 1924, the public investment in building Delta Collegiate Institute symbolizes the high social value placed on education in the early twentieth century in Hamilton.

Event: The school and the surrounding commercial and residential properties are not directly associated with a significant event.

Person and/or Group: In building a first-class secondary school in an area about to be developed as a working-class neighbourhood, the Board of Education of the City of Hamilton created a public space that has provided secondary school education and a community focal point lasting 90 years.

Sense of Place: The school is centred in the block bounded by Main Street East, Wexford Avenue South, Maple Avenue and Graham Avenue South, and the school’s central tower is on axis with Houghton Avenue North. There is a “U”-shaped walk to the formal entrance on Main Street East, a walk leading from Wexford Avenue South to the east entrance and a walk leading from Graham Avenue South to the west entrance – all original to the Hutton & Souter block plan. The front facade, with its central tower and end pavilions, is set back from Main Street East, identifying a special place in the townscape. The rows of one- and two-storey buildings on the north side of Main Street East and along Wexford Avenue South, Maple Avenue and Graham Avenue South architecturally defer to the school. The arched canopy at the northeast corner of Graham Avenue South and Maple Avenue, a recent addition to the school grounds, helps further in defining the importance of the school within the neighbourhood.

Serial Vision: The room atop the central tower and the flat roof of the north front wing afford panoramic views of the city. The room and rooftop, however, are normally not accessible to the public or student body.

Material Content: Except for the inappropriately placed trees in the front lawn, the front facade offers the pedestrian on Main Street East a coherent and visually stimulating view. The east and west elevations are visually satisfying too, especially where the 1923-24 building meets the 1948-50 wings. Trees that block views, woven-wire fences along the east and west walks and the parking lots detract from the handsome east and west secondary facades. The view of the south back wing is less pleasing to look at as the 1970-72 work confuses the intent of the 1948-50 design. The east and west courts are interesting enclosures, somewhat diminished by the asphalt paving; but they are largely inaccessible.

Integrity: The character of the school and its grounds on the north, east and west is true to the Hutton & Souter and Prack & Prack designs, but the original character of the south elevation has been diminished. In spite of some alterations, the commercial buildings on the north side of Main Street East, the small-scale church on Wexford Avenue South and the single-detached houses on Wexford Avenue South, Maple Avenue and Graham Avenue South retain their early twentieth century character.

Design: Hutton & Souter applied Beaux-Arts Classical principles to the layout of Delta Collegiate Institute and its north, east and west grounds. Recognized for their design of Memorial Public School which commemorated the sacrifices of Hamiltonians in the First World War, their design of Delta was thought to excel Memorial. Hutton & Souter went on to design other outstanding landmarks in Hamilton, including the Basilica of Christ the King and the Dominion Public Building (now John Sopinka Courthouse). The privately developed streetscapes surrounding the school grounds are not designed to a uniform plan.

Public Perception: Both the school and school grounds are perceived as a worthy public asset, and the school grounds are shared by the school and community. There is little appreciation for the surrounding streetscapes as a defining edge to the school and its grounds.

6.2 Criteria in Ontario Regulation 9/06

In 2006, the Province of Ontario released Ontario Regulation 9/06 containing criteria for determining cultural heritage value or interest. Under Section 29 of the *Ontario Heritage Act*, municipal councils may designate individual property to be of cultural heritage value when the property meets one or more criteria set out in the regulation. In several ways, the provincial criteria are similar to the City’s built heritage criteria. Below, the cultural heritage value of the Delta Collegiate Institute/ Delta Secondary School property is assessed according to the nine provincial criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

While the school’s north front wing is an excellent example of the Modern Gothic style of architecture, the additions from 1948-50 are early illustrations of Modernism in Ontario. Delta Collegiate Institute, erected in 1923-24, was the first building in Hamilton to use Tyndall, Manitoba limestone for trim and one of the first to use it in Ontario.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

Considered one of the finest secondary schools in Canada when it opened, Delta Collegiate Institute/ Delta Secondary School still boasts handsome building elevations in Milton red rug brick and Tyndall limestone, a formal front entrance made of the best 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 property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

The property does not demonstrate a high degree of technical or scientific achievement.

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.

Delta Secondary School is the oldest public secondary school still operating in the City of Hamilton. When opened in 1924, it was 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.

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. 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 central, east, west and eventually, Mountain districts.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The public investment in building Delta Collegiate Institute in an area about to be developed as a working-class neighbourhood symbolizes the high social value placed on education in the early twentieth century in Hamilton.

The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

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. Like Delta Collegiate Institute, Memorial School by Gordon Hutton (completed 1919) and Cathedral Roman Catholic High School by Hutton & Souter (1928) show mastery of the Modern Gothic style. The Hutton & Souter firm rose to a place of prominence in Hamilton in the early twentieth century, and is best-known for the Royal Connaught Hotel addition (1931), Basilica of Christ the King (1933) and Dominion Public Building (now John Sopinka Courthouse, 1936).

The 1948-50 additions to the school were designed by Prack & Prack, another important architectural firm in Hamilton. The firm is known for the Lister Block (1923), the Pigott Building (1928), Westdale Collegiate Institute (1930) and for their many large industrial

buildings in Hamilton, Toronto and elsewhere. With their extensive experience in industrial design, Prack & Prack were well-placed to venture into Modernism, an emerging style in the 1940s, for Delta Secondary School.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Filling an entire city block, the school is a focal point in the Delta East neighbourhood.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The school is centred in the block bounded by Main Street East, Wexford Avenue South, Maple Avenue and Graham Avenue South, and the school’s central tower is on axis with Houghton Avenue North. There is a “U”-shaped walk to the formal entrance on Main Street East, a walk leading from Wexford Avenue South to the east entrance and a walk leading from Graham Avenue South to the west entrance – all original to the Hutton & Souter block plan. The front facade, with its central tower and end pavilions, is set back from Main Street East, identifying a special place in the townscape. The rows of one- and two-storey buildings on the north side of Main Street East and along Wexford Avenue South, Maple Avenue and Graham Avenue South architecturally defer to the school. The arched canopy at the northeast corner of Graham Avenue South and Maple Avenue, a recent addition to the school grounds, helps further in defining the importance of the school within the neighbourhood.

The property has contextual value because it is a landmark.

Intended as an architectural point of interest in the east end of the Lower city, Delta Collegiate Institute/ Delta Secondary School remains a landmark on Main Street East.

7.0 Cultural Heritage Value

7.1 Conclusions and Recommendations

The Delta Collegiate Institute/ Delta Secondary School property satisfies eight of the nine criteria in Ontario Regulation 9/06 (only one criterion is necessary for designation under the *Ontario Heritage Act*). It also meets eleven of the twelve built heritage criteria adopted by the City of Hamilton. It is therefore recommended that the City of Hamilton designate the school property under Part IV of the *Ontario Heritage Act* and, in so doing, protect the property’s heritage attributes for posterity.

In addition to 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 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, helps further in defining the importance of the school within the Delta East neighbourhood. The school with its several wings and the school grounds, which are laid out according to Beaux-Arts Classical principles, constitute a cultural heritage landscape.

The privately developed rows of one- and two-storey buildings on the north side of Main Street East and along Wexford Avenue South, Maple Avenue and Graham Avenue South retain their early twentieth century character in spite of some alterations. The commercial buildings on the north side of Main Street East, the small-scale church on Wexford Avenue South and the single-detached houses on Wexford Avenue South, Maple Avenue and Graham Avenue appropriately defer to the school, maintaining an envelope of small-scale construction around the school grounds. Although the properties surrounding the school grounds contribute to the integrity of the cultural heritage landscape at the school, it is not recommended that they be designated as part of a heritage conservation district under Part V of the *Ontario Heritage Act*. Instead, the properties surrounding the school grounds should be addressed in site-specific policies in the official plan. Also recommended are the formulation of related urban design guidelines promoting the retention of the small scale of development around the school grounds and the conservation of the existing buildings' early twentieth century character.

Any archaeological assessment work required as part of any future redevelopment proposals should ascertain the potential archaeological value of the cottage which once stood on the property's northwest corner.

7.2 Statement on Cultural Heritage Value or Interest and Description of Heritage Attributes

The following is the recommended text for inclusion in the designation by-law.

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.

8.0 Opportunities for Conservation

When Delta Secondary School finishes its present purpose, the conservation of the school’s heritage attributes may be achieved in the two broad alternative scenarios outlined below. In both scenarios, the community park would be maintained. If existing building fabric is redundant in a shared-use facility or new single-use scenario, removal of work from the 1970-72 renovations should be given priority. Any new construction should be compatible with the 1923-24 building and 1948-50 additions.

Scenario One: Shared-use Facility

The existing school building could accommodate neighbourhood secondary school students in reduced floor space; and the remaining, unneeded space could be converted to complementary new uses. A complementary new use may be assisted-living housing for disabled adults or for senior citizens, who would jointly use common rooms with the students enrolled in the secondary school. The auditorium, gymnasiums and food services would be shared in this scenario.

Other shared-use options might include:

- neighbourhood secondary school and community recreation centre and/or public library;
- community centre and assisted-living housing; and,
- community centre and live/work space.

In considering any of the above options or another possibility, their fit with the existing heritage fabric is important to the discussion.

Scenario Two: Single-use Building

The existing school building could be put to an entirely new single use. The best possible uses are those that involve the fewest interventions to the existing heritage fabric. New uses that may lessen the impact on the heritage fabric and suit the neighbourhood context include:

- assisted-living housing;
- retirement home; and,
- live/work space.

In considering any new single use, its fit with the existing heritage fabric is important to the discussion.

Appendix A

Illustrations





School grounds

Fig. 1 Location of Delta Secondary School marked on a Google air photo, 2013

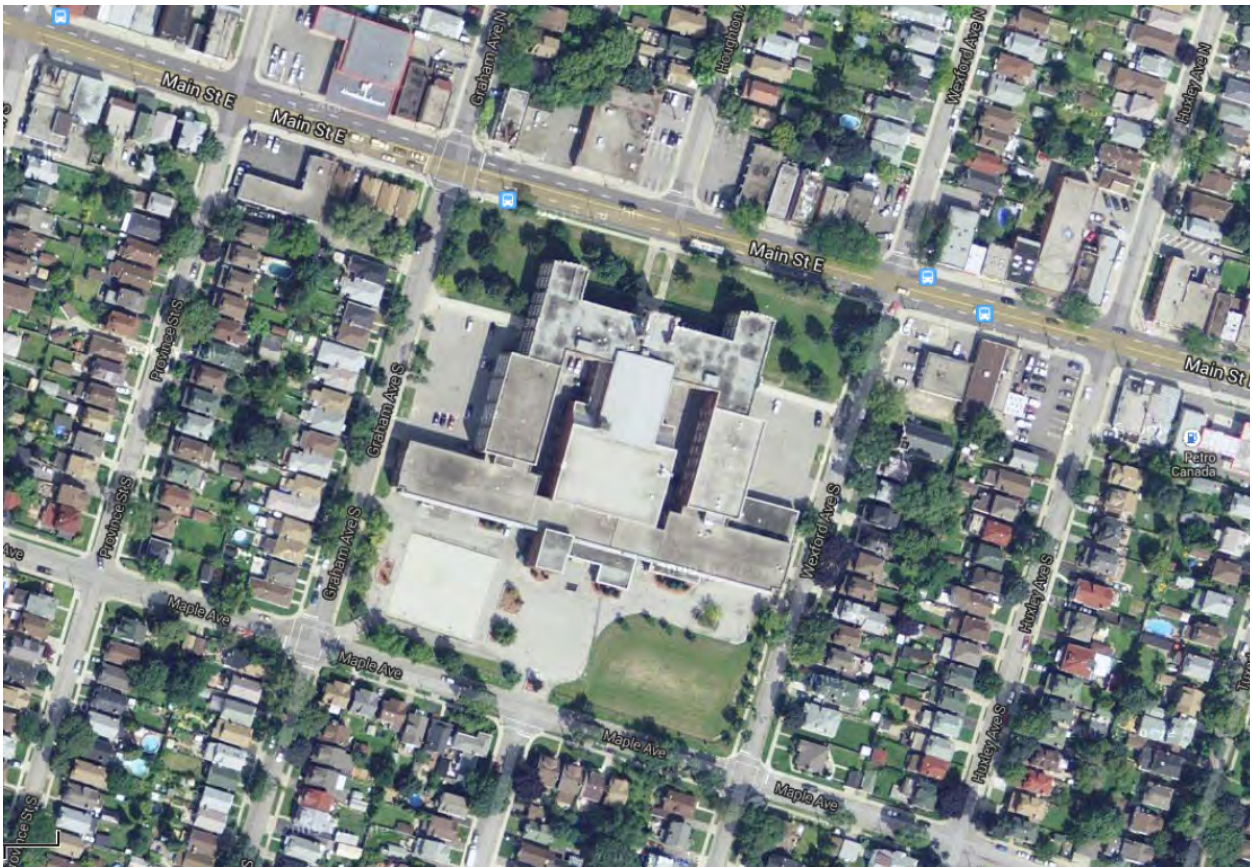


Fig. 2 School grounds shown on a Google air photo, 2013

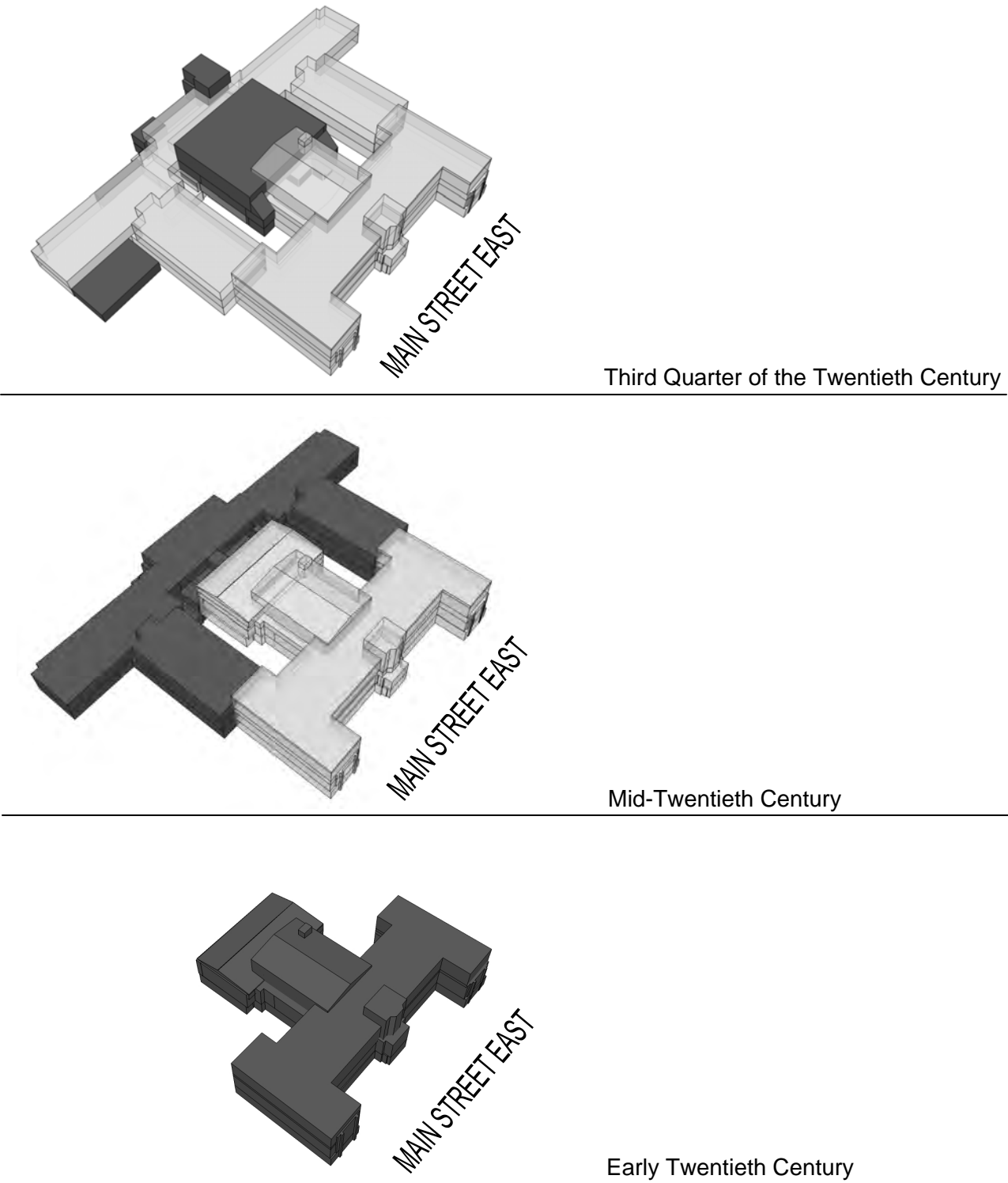


Fig. 3 Three phases in the school's construction



Fig. 4 Raphael Tuck & Sons, “Hamilton, Ont., Collegiate Institute and Ontario Normal College” ([London]: Raphael Tuck & Sons, after 1903), www.hamiltonpostcards.com/pages/schools.html. The post card, called an Oilette, is printed to look like a miniature oil painting.

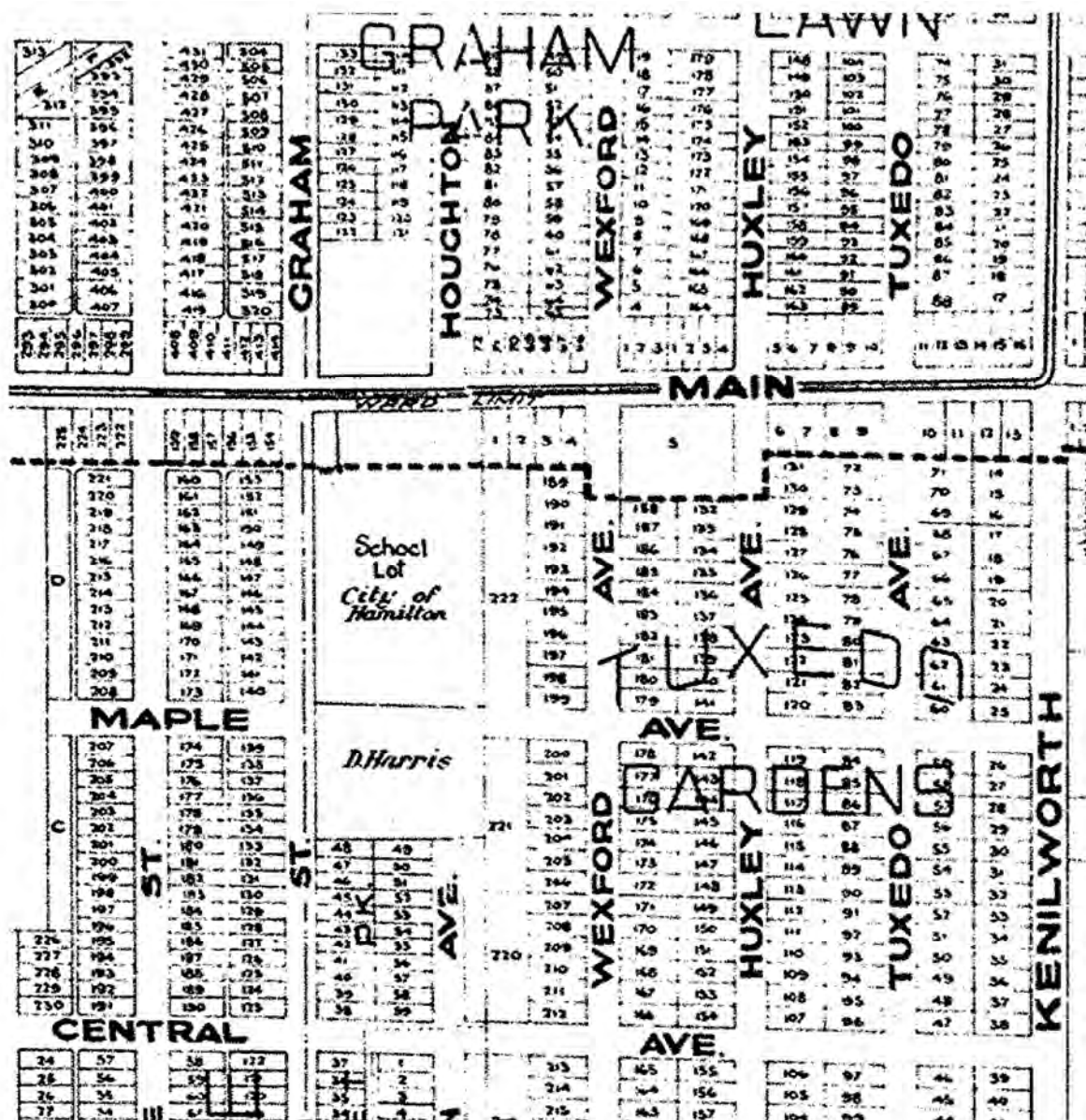


Fig. 5 Detail from Thomas J. Kirk, "City of Hamilton, Eastern Section" ([Hamilton, Ont.]: J.W. Tyrrell and Co., 1921), Hamilton Central Library.



Fig. 6 "Memorial Public School, Hamilton, Ontario" (Niagara Falls, Ont.: F.H. Leslie Ltd., n.d.). www.hamiltonpostcards.com/pages/schools.html. Frank Howard Leslie produced picturesque post cards of the Niagara Peninsula for decades in addition to publishing the Niagara Falls newspaper.



Fig. 7 Hutton & Souter, "Delta Collegiate," photograph of front facade, n.d., Archives of Ontario, C 12-2-0-1, Container B-868, Barcode B230391.



Fig. 8 Hutton & Souter, "Delta Collegiate," photograph of front entrance, n.d., Archives of Ontario, C 12-2-0-1, Container B-868, Barcode B230391.

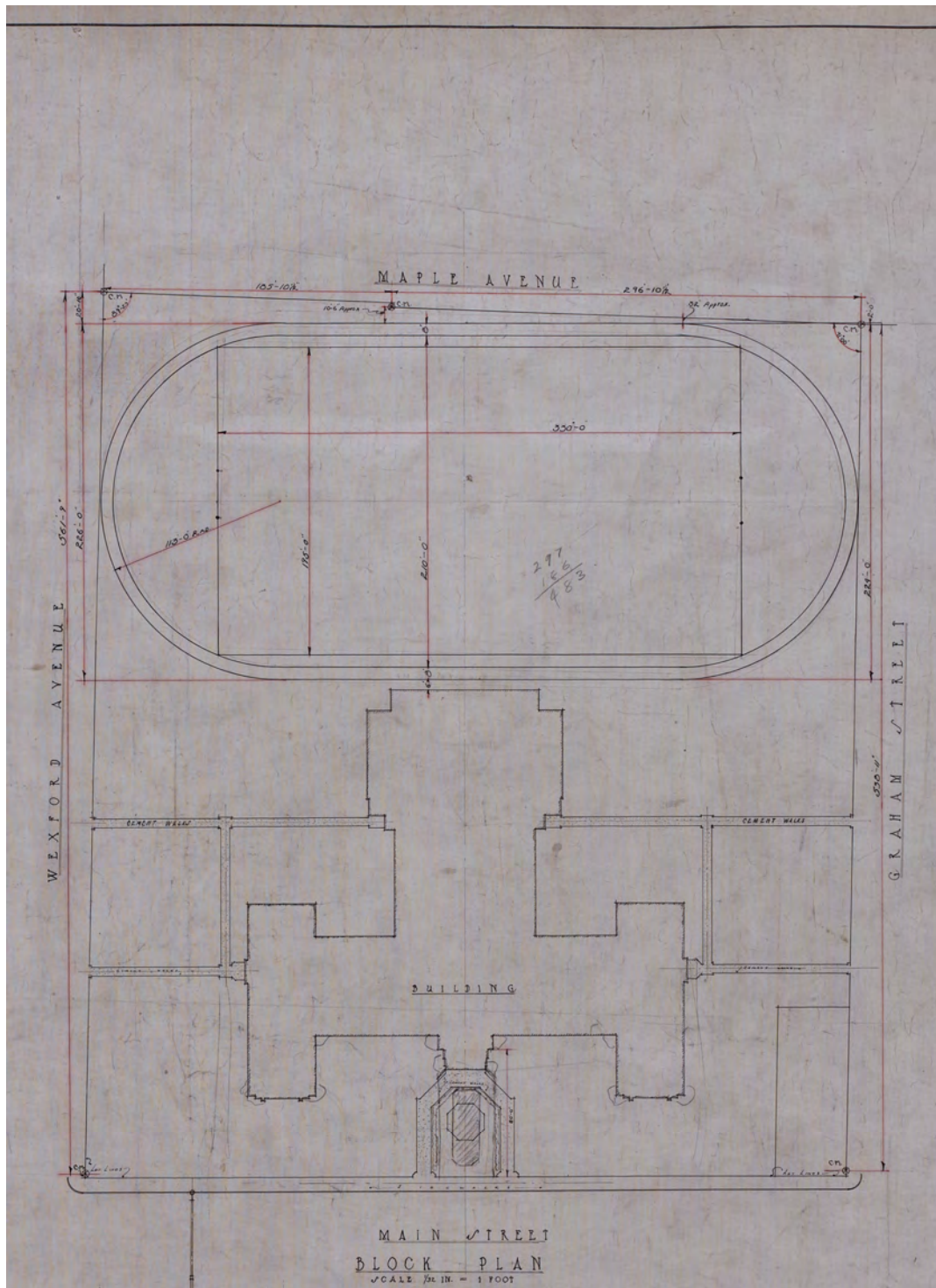


Fig. 9 Hutton & Souter, "Plans of East End Collegiate Building for Board of Education, Hamilton, Ont.," Block Plan on Sheet No. 8, May 1923, Archives of Ontario, C 12-1-0-787, Container L-1224, Barcode B732604.

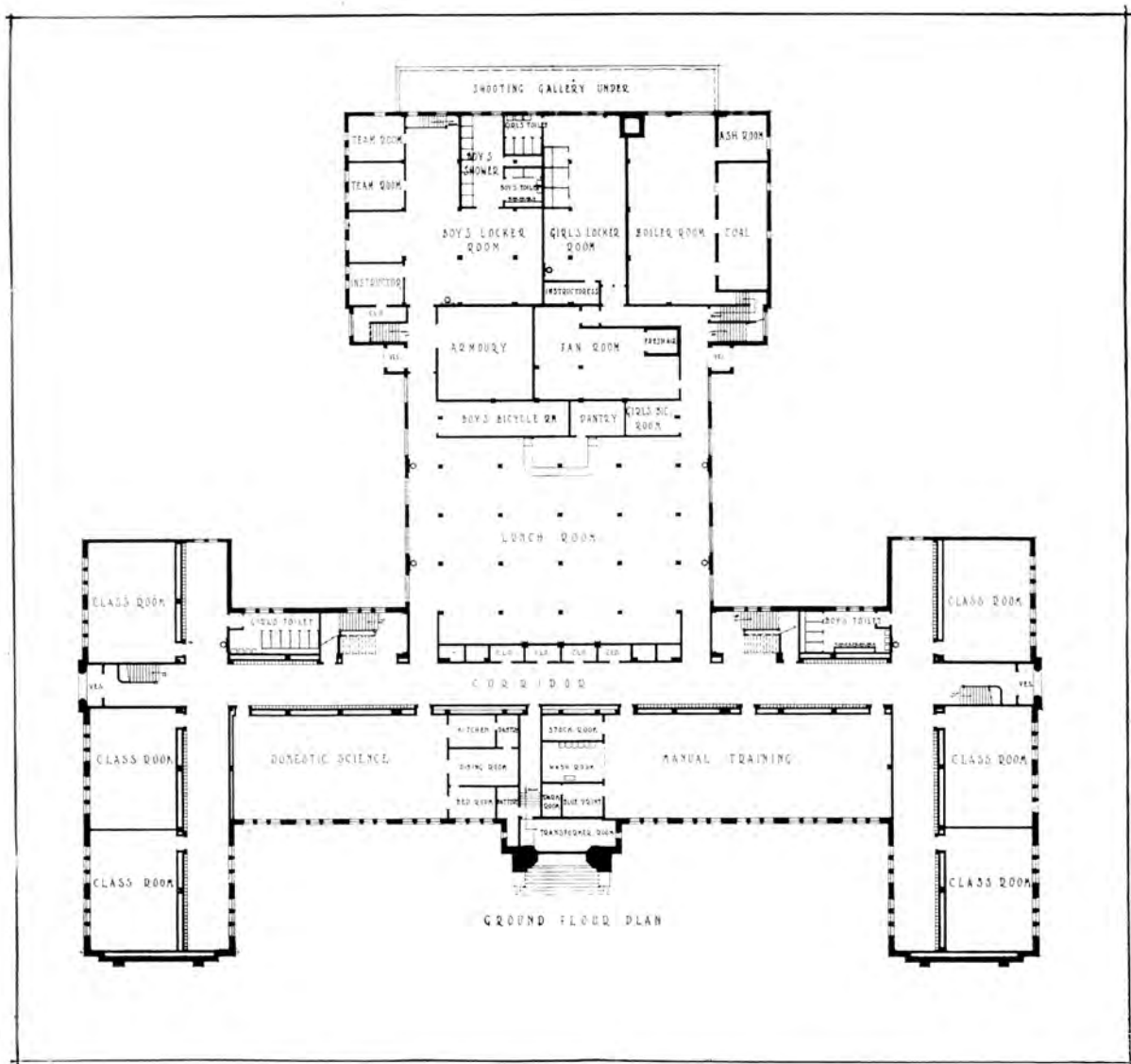


Fig. 10 "Ground Floor Plan, Delta Collegiate, Hamilton, Ont./ Hutton & Souter, Architects," in "The Delta Collegiate, Hamilton, Ontario," *Construction* V. 18 N. 4 (Apr. 1925), p. 122.

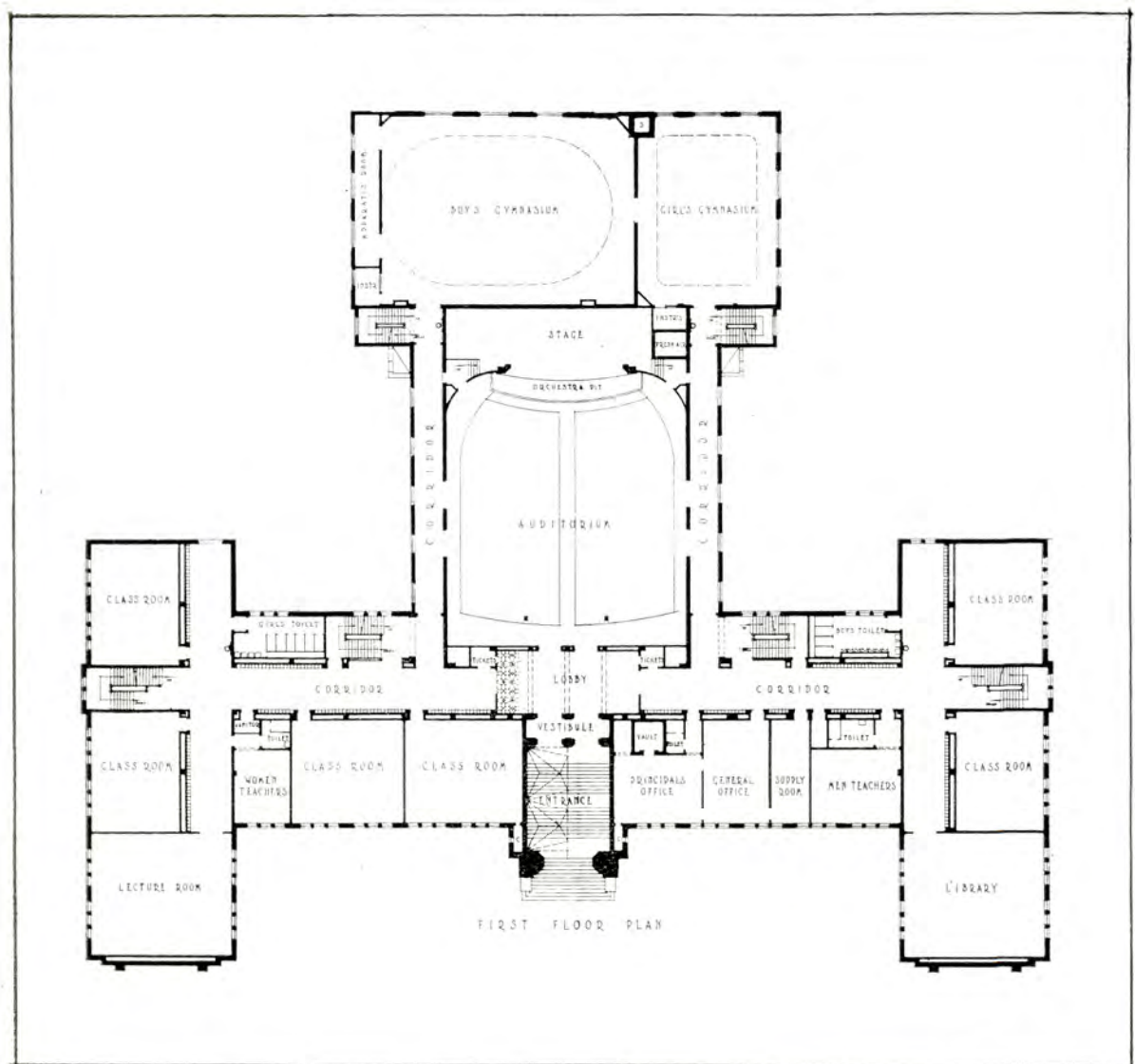


Fig. 11 "First Floor Plan, The Delta Collegiate, Hamilton, Ont./ Hutton & Souter, Architects," in "The Delta Collegiate, Hamilton, Ontario," *Construction* V. 18 N. 4 (Apr. 1925), p. 124.

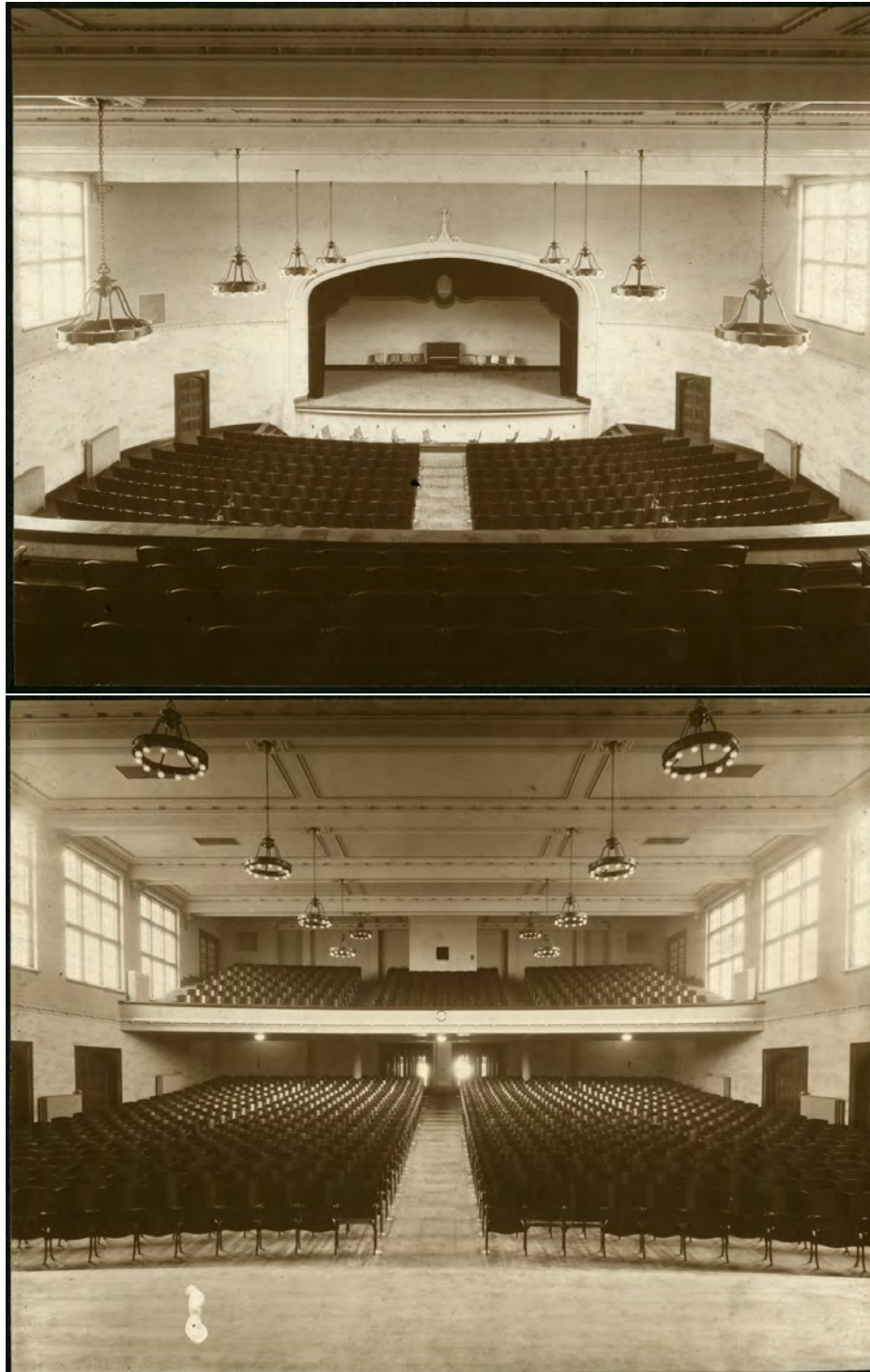


Fig. 12 Hutton & Souter, "Delta Collegiate," photographs of auditorium, n.d., Archives of Ontario, C 12-2-0-1, Container B-868, Barcode B230391 – Top: Looking toward stage; Bottom: Looking from stage back to the lower floor and gallery.

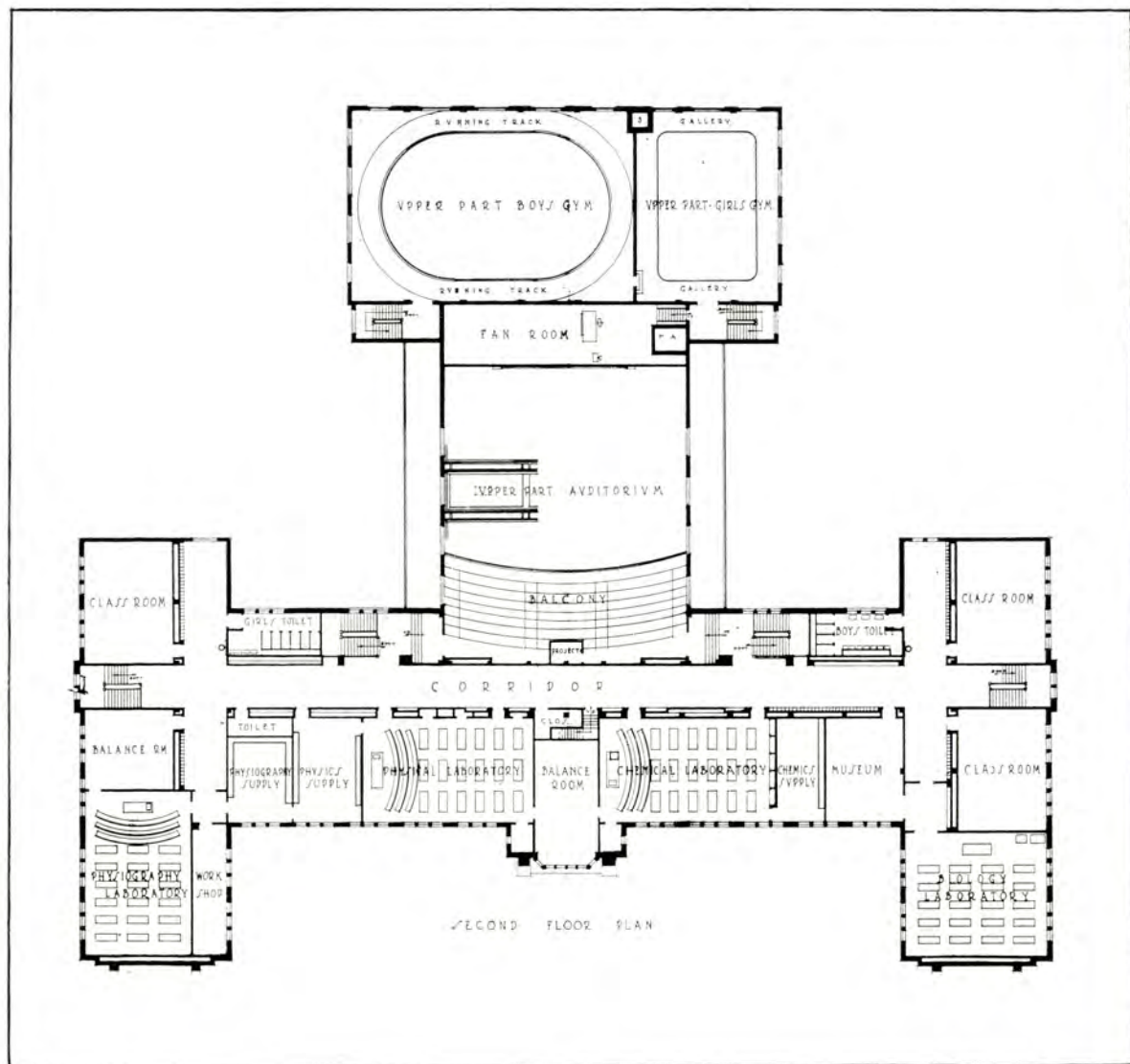


Fig. 13 "Second Floor Plan, The Delta Collegiate, Hamilton, Ont./ Hutton & Souter, Architects," in "The Delta Collegiate, Hamilton, Ontario," *Construction* V. 18 N. 4 (Apr. 1925), p. 124.

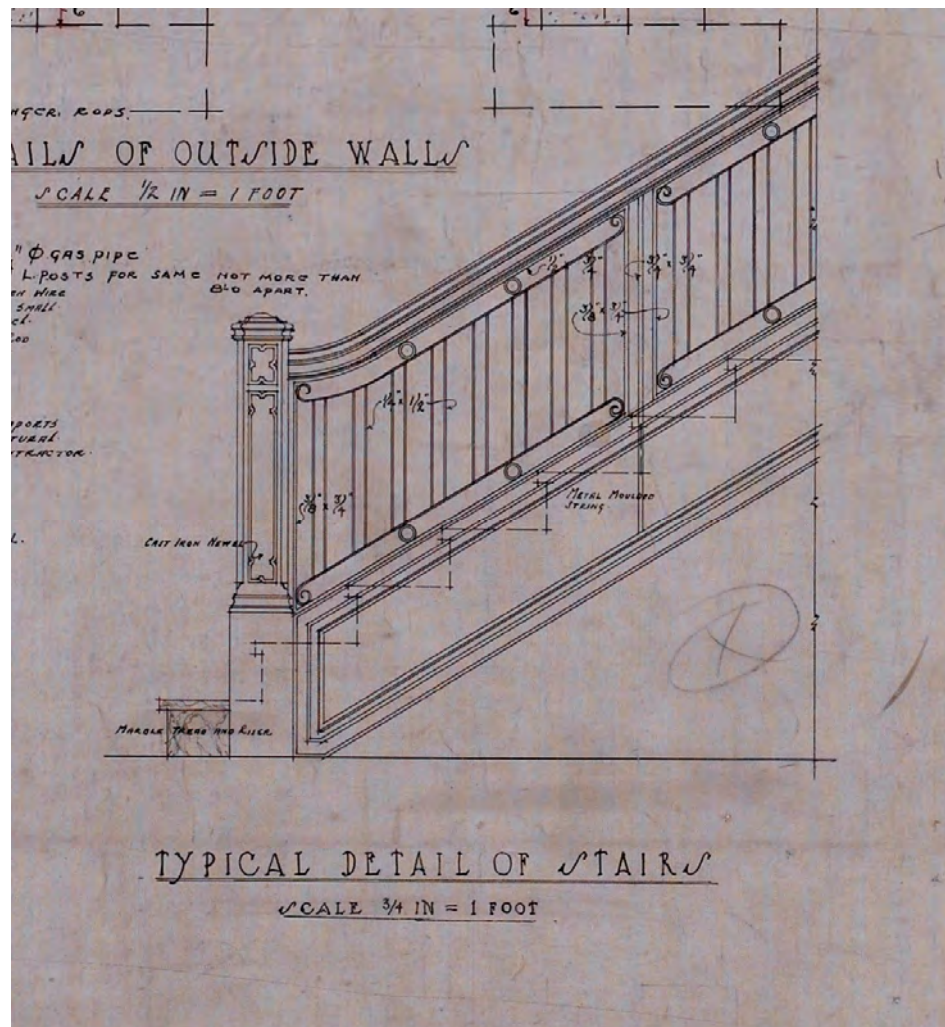


Fig. 14 Hutton & Souter, "Plans of East End Collegiate Building for Board of Education, Hamilton, Ont.," Typical Detail of Stairs on Sheet No. 8, May 1923, Archives of Ontario, C 12-1-0-787, Container L-1224, Barcode B732604.

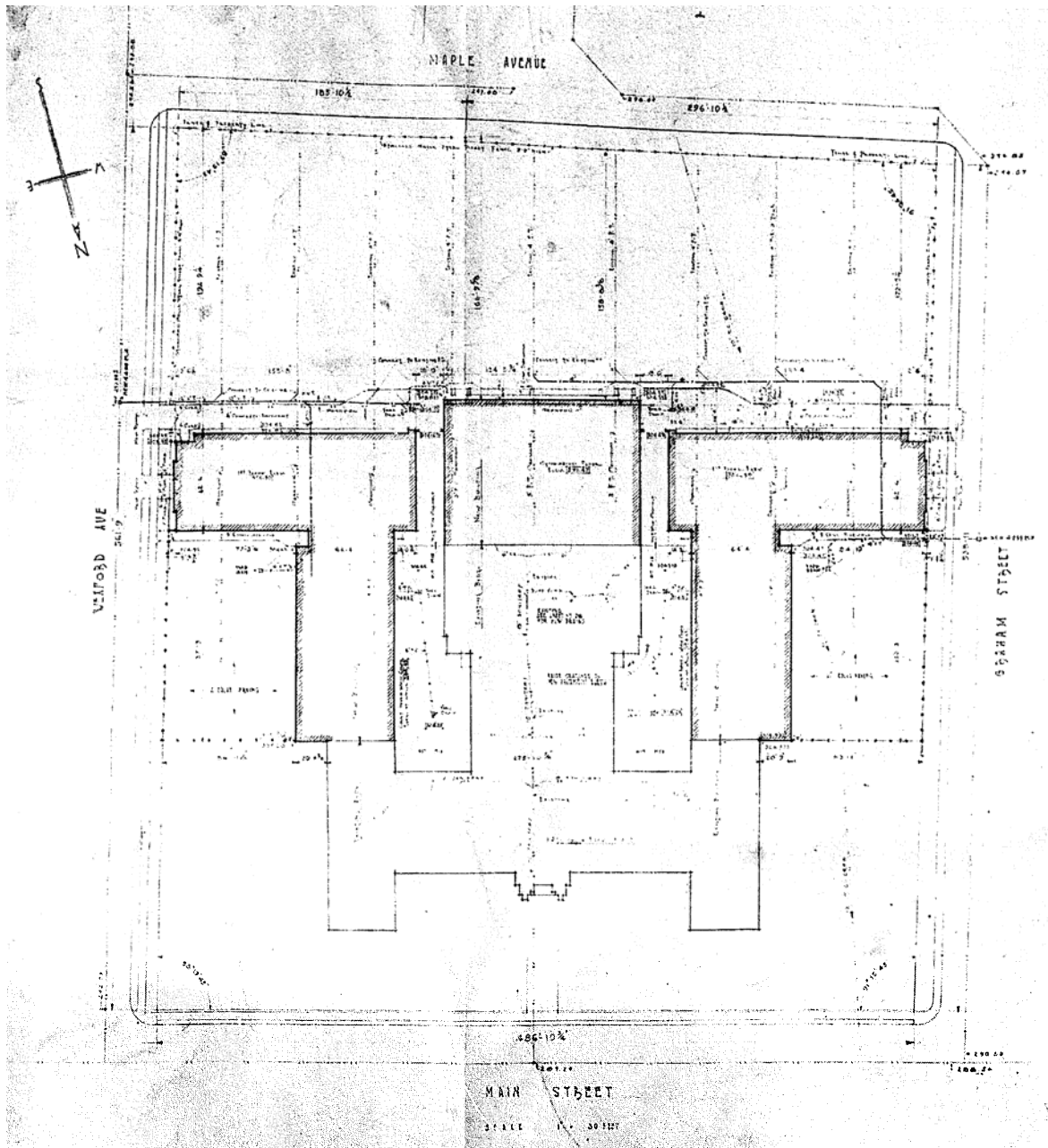


Fig. 15 Prack & Prack, Architects & Industrial Engineers, Hamilton, Ontario, "Alterations & Additions, Delta Secondary School for Board of Education, Hamilton, Ontario," Plot Plan on Sheet No. 1, 18 Aug. 1948, Hamilton City Hall. Original drawings are held at the National Archives of Canada.

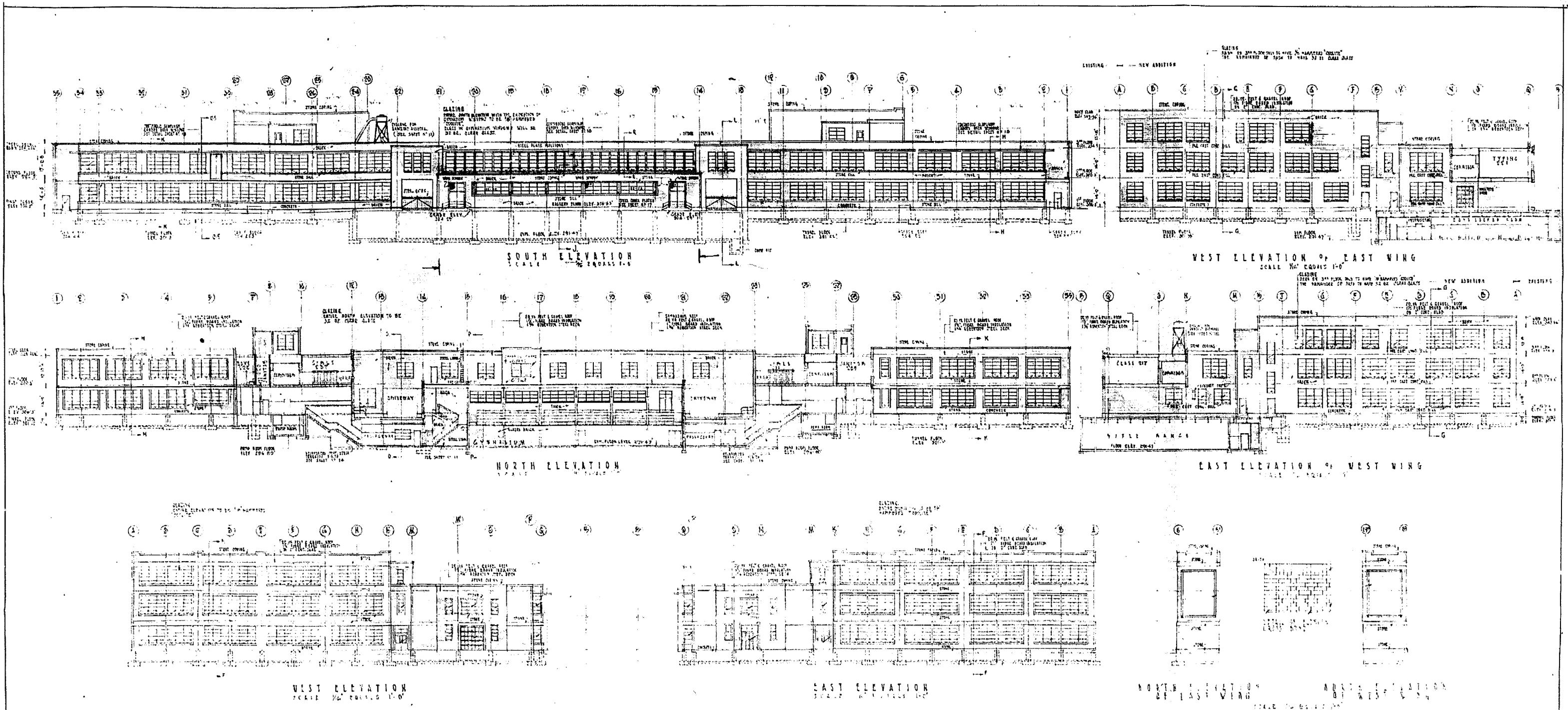


Fig. 16 Prack & Prack, Architects & Industrial Engineers, Hamilton, Ontario, "Alterations & Additions, Delta Secondary School for Board of Education, Hamilton, Ontario," South Elevation on Sheet No. 9, 18 Aug. 1948, Hamilton City Hall.

DATE	REVISIONS	ALTERATIONS & ADDITIONS DELTA SECONDARY SCHOOL BOARD OF EDUCATION HAMILTON, ONTARIO PRACK & PRACK ARCHITECTS & INDUSTRIAL ENGINEERS HAMILTON, ONTARIO DATE AUG-18-1948 CONTRACT 1246 SET NO. 3	SHEET NO. 9



Fig. 17 Photograph showing south back wing, published in *The Hamilton Spectator*, 30 Aug. 1950, p. 37.

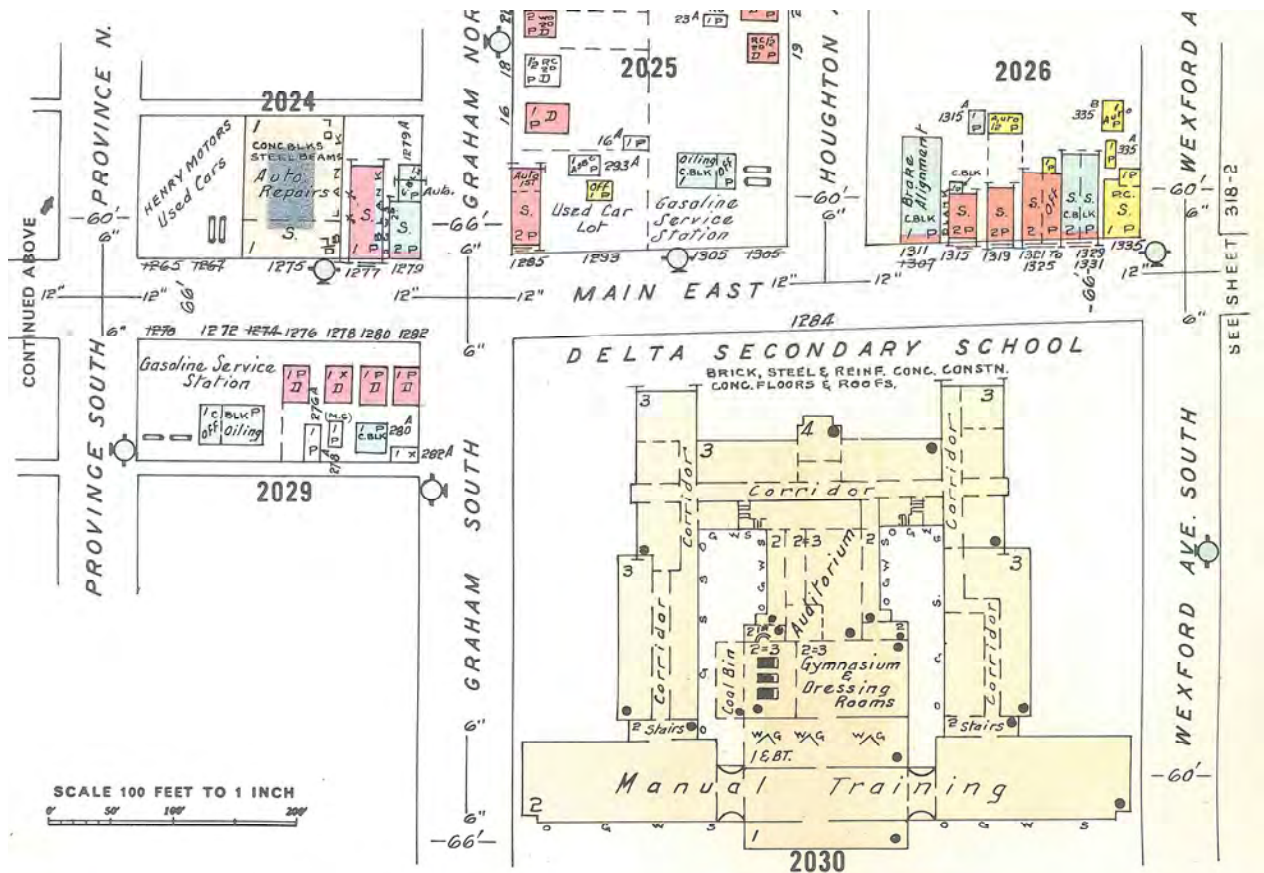


Fig. 18 Detail of Delta Secondary School from Underwriters' Survey Bureau Ltd., "Insurance Plan of the City of Hamilton" V. 3 (Toronto: Underwriters' Survey Bureau Ltd., Dec. 1960), pl. 318-1.

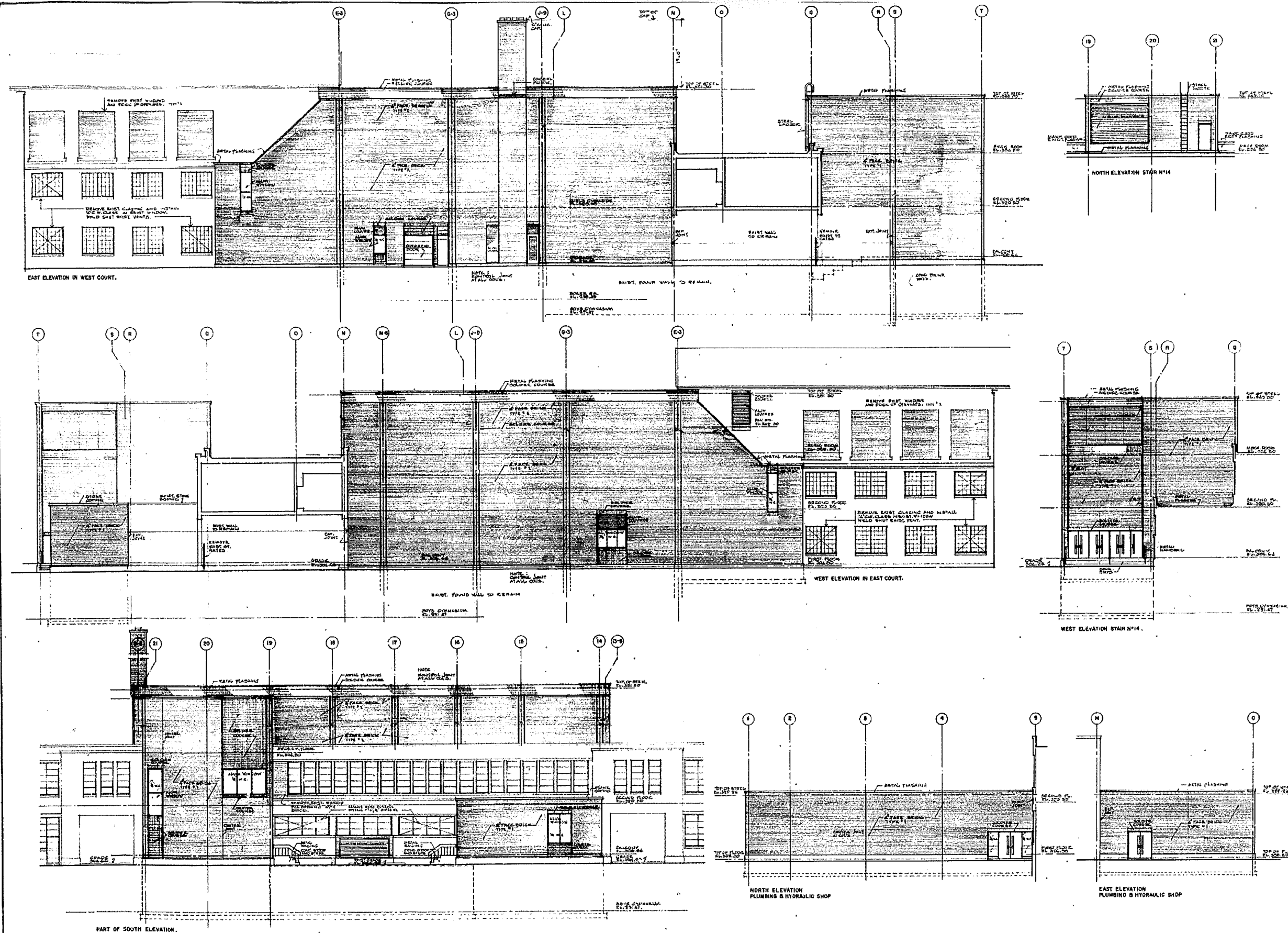


Fig. 19 Moffat Moffat & Kinoshita, Architects, Engineers and Planners, Toronto, Hamilton, "Alterations & Additions to Delta Secondary School for the Board of Education for the City of Hamilton," Building Elevations on Sheet A12, 3 Apr. 1970, Hamilton City Hall.

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MOFFAT MOFFAT & KINOSHITA
ARCHITECTS, ENGINEERS AND PLANNERS

PROJECT
ALTERATIONS & ADDITIONS TO
DELTA SECONDARY SCHOOL
THE BOARD OF EDUCATION
FOR THE CITY OF HAMILTON

SHEET TITLE
BUILDING ELEVATIONS

DATE
APRIL 3/70

DATE PRINTED
1970

FILE NO.
0014

DESIGNER
W.C.T.

CHECKER
T.C.Q.

SCALE
1/8" = 1'-0"

SHEET NO.
A12



Fig. 20 Front lawn of Delta Secondary School and north side of Main Street East, looking east, 2013



Fig. 21 Two stone time capsules in front lawn, one from 1967 and the other from the year 2000



Fig. 22 Graham Avenue South, looking north



Fig. 23 Wexford Avenue South, looking north



Fig. 24 Maple Avenue, looking east



Fig. 25 Arched canopy at entrance to community park in school's south grounds

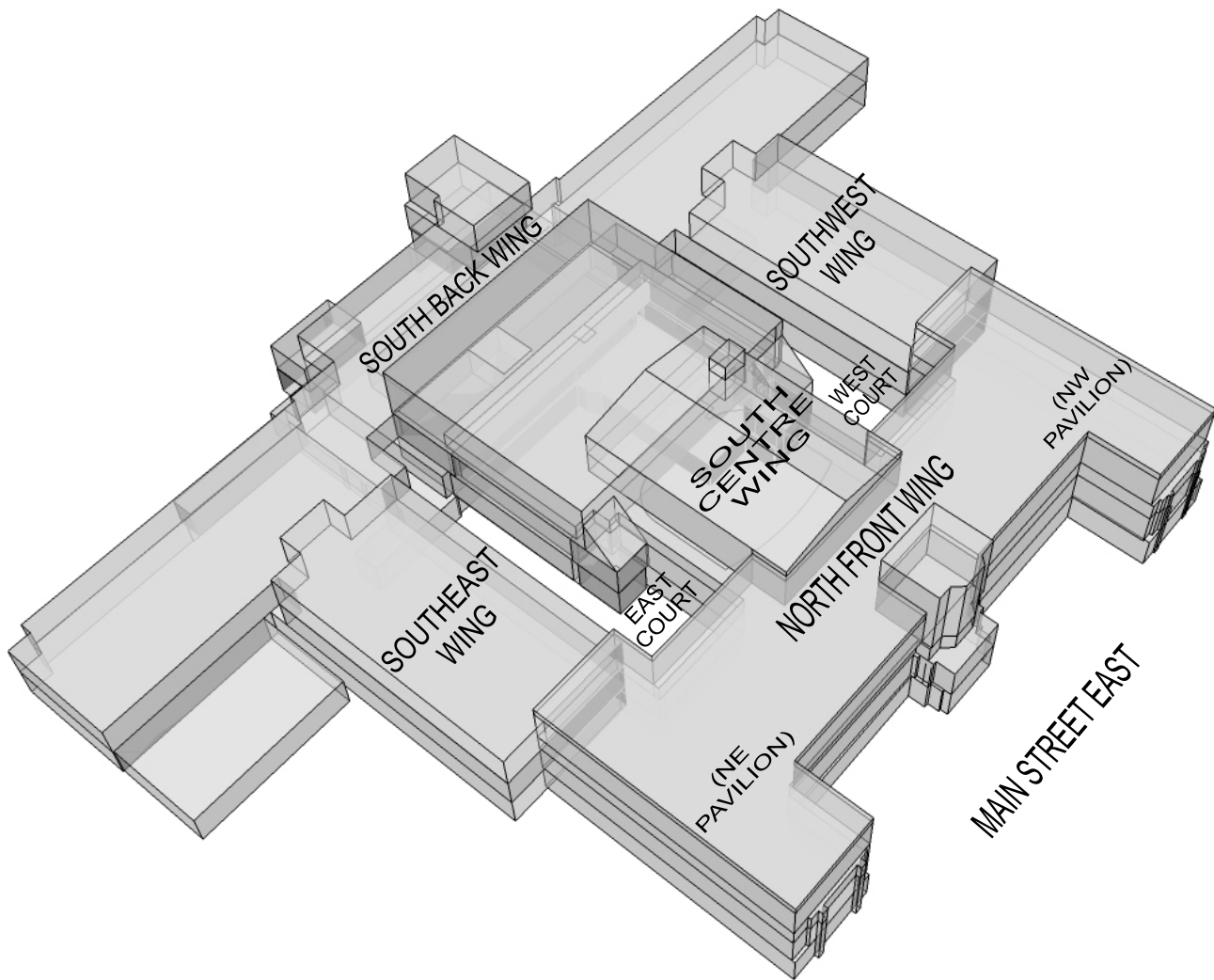


Fig. 26 Massing model with names of wings and courts



Fig. 27 School's front facade, its central tower on axis with Houghton Avenue North



Fig. 28 Another view of front facade



Fig. 29 Another view of front facade



Fig. 30 Another view of front facade



Fig. 31 Central tower



Fig. 32 Stone steps to front entrance



Fig. 33 One of the carved stone panels above the pointed-arched opening:
It illustrates the lamp of learning.



Fig. 34 The other carved stone panel above the pointed-arched opening:
It illustrates an open book.



Fig. 35 Carved stone course of acanthus leaves below the cornice of the tower's two-plus-storey front entry porch



Fig. 36 Carved stone gablet on either side of the front entry porch



Fig. 37 Inside the entry porch, looking out through the pointed-arched opening to the "U"-shaped front walk



Fig. 38 Inside the entry porch, looking up to the set of vestibule doors



Fig. 39 Marble steps inside the entry porch in two colours



Fig. 40 Another view of the marble steps



Fig. 41 Detail of stone arch



Fig. 42 Pendant lamp inside entry porch



Fig. 43 Entry porch walls in marble wainscotting and fan of vaulted ceiling in stucco plaster



Fig. 44 Compound marble pier against entry porch wall



Fig. 45 Corner of entry porch wall near vestibule doorway



Fig. 46 Double-leaved vestibule doorway, one of a set of two, as seen inside entry porch



Fig. 47 A bay of windows in three floors of the front facade – second floor, first floor and ground floor



Fig. 48 Corner view, showing on the left: the west elevation of the northeast pavilion; and on the right: the north elevation of bays between the central tower and northeast pavilion



Fig. 49 North elevation of northeast pavilion



Fig. 50 Northwest pavilion



Fig. 51 Carved stone bas-relief panels and brick patterns in blind north elevations of end pavilions



Fig. 52 Carved stone figure in blind north elevations of end pavilions



Fig. 53 Corner view, showing north front wing's east elevation and front facade



Fig. 54 North front wing's east elevation



Fig. 55 East entrance bay in north front wing
and concrete walk leading to it



Fig. 56 East entrance in north front wing



Fig. 57 Head of doorway at east entrance



Fig. 58 Pair of windows above east entrance



Fig. 59 Pair of windows in second floor
above east entrance



Fig. 60 Carved stone panel in parapet at east entrance bay. It illustrates the old crest of the City of Hamilton.



Fig. 61 North front wing's west elevation and concrete walk leading to west entrance bay



Fig. 62 East elevation of uppermost floor in tower



Fig. 63 Corner view of tower's uppermost floor



Fig. 64 Another corner view of tower's uppermost floor



Fig. 65 Detail of tower buttress and finial



Fig. 66 Finial on tower



Fig. 67 Northwest pavilion's parapet wall as seen from roof



Fig. 68 Detail of parapet, crowned with stone crenellation and finial



Fig. 69 West view from flat roof, with Graham Avenue South in the foreground and the Mountain and Downtown in the distance



Fig. 70 South view from rooftop, showing east court on the left



Fig. 71 South view from rooftop, showing west court in shadow; note vent stack atop the south centre wing



Fig. 72 Another rooftop view, showing west court



Fig. 73 Another rooftop view, showing west court



Fig. 74 West court at ground level, looking north



Fig. 75 West court at ground level, farther in



Fig. 76 Street-facing east elevation of southeast wing



Fig. 77 Street-facing west elevation of southwest wing

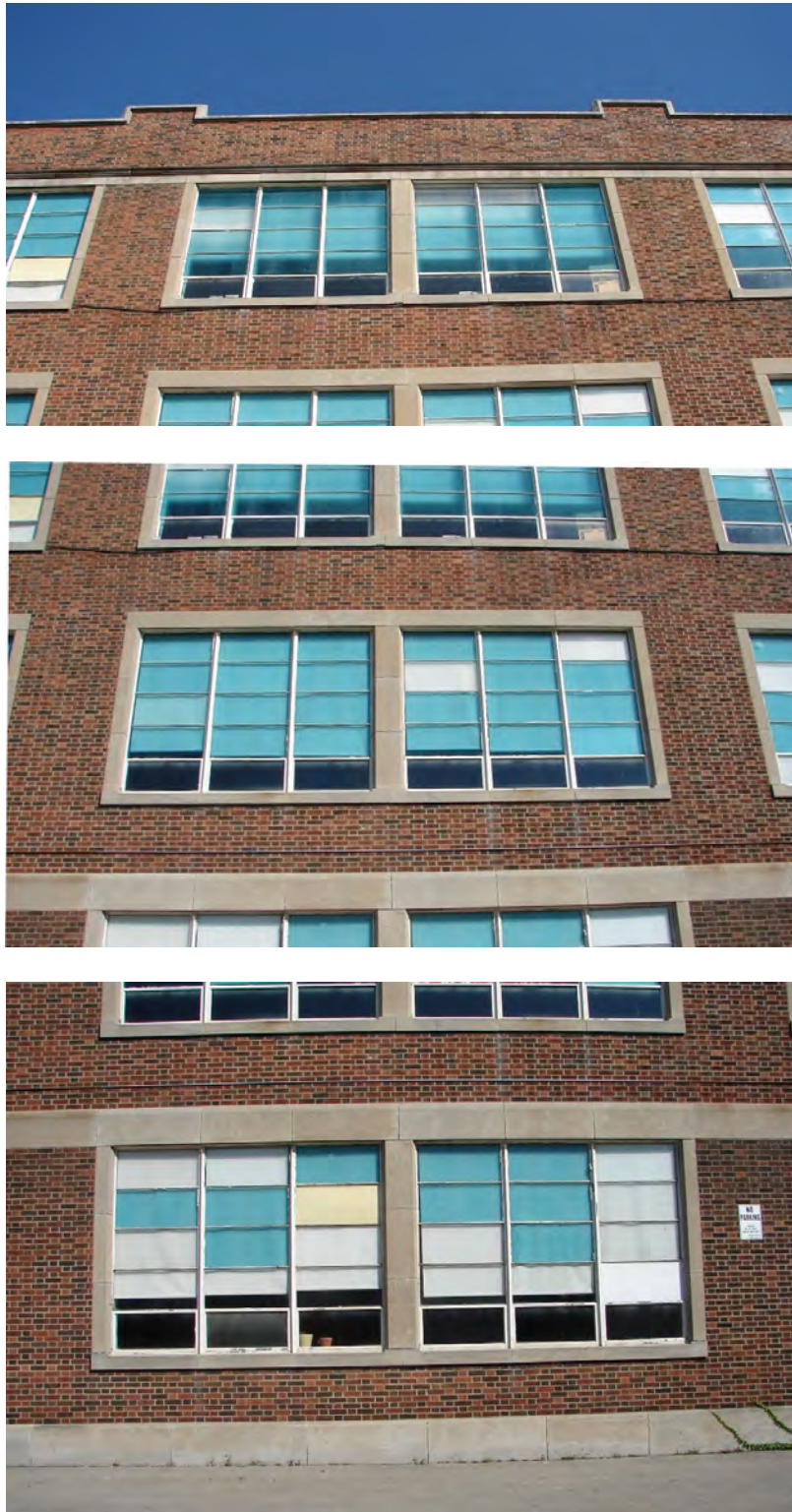


Fig. 78 Bay of windows in street-facing west elevation of southwest wing: at second floor, first floor and ground floor



Fig. 79 East elevation of south back wing



Fig. 80 Another view of the south back wing's east elevation



Fig. 81 Corner view, showing south and east elevations of south back wing



Fig. 82 South elevation of south back wing



Fig. 83 Corner view, showing west and south elevations of south back wing



Fig. 84 West elevation of south back wing



Fig. 85 North elevation of south back wing



Fig. 86 Ground-floor window in south back wing's north elevation



Fig. 87 Meeting of the street-facing west elevation of the southwest wing and the north elevation of the south back wing



Fig. 88 One of a set of two double-leaved interior vestibule doors



Fig. 89 Door hardware on vestibule doors



Fig. 90 Vaulted vestibule ceiling



Fig. 91 Lobby, looking east



Fig. 92 Lobby, looking west



Fig. 93 Grey marble floor and black marble baseboard in lobby



Fig. 94 East corridor doors in lobby

[illegible]

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Fig. 97 Lobby ceiling decorated in strapwork



Fig. 98 One of two sets of doors leading from lobby to auditorium



Fig. 99 Auditorium north entrance doors



Fig. 100 Auditorium, looking south to proscenium arch of stage



Fig. 101 Plaster moulding around proscenium arch; note Canadian motifs of beavers and crown



Fig. 102 Meeting of curving auditorium wall and proscenium arch; note ceiling bracket in an acanthus pattern



Fig. 103 Detail of Fig. 102, showing floral-shaped dentil in cornice moulding and paired pilasters beside proscenium arch

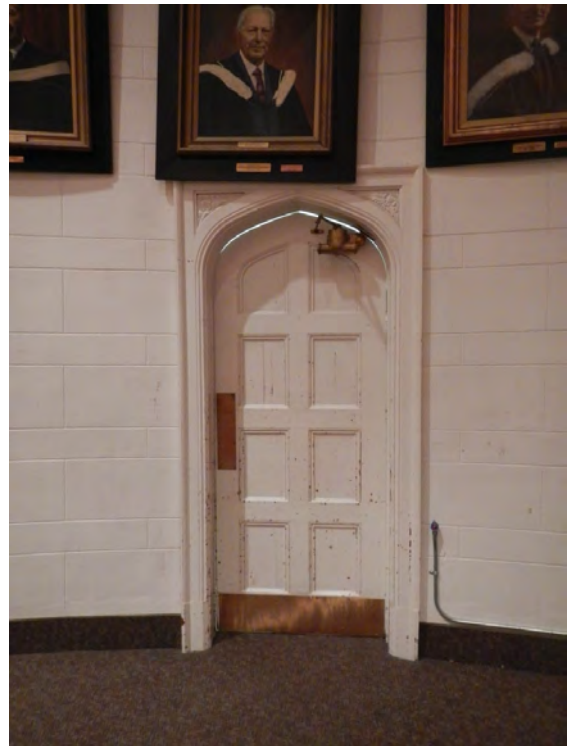


Fig. 104 Single-leaf pointed-arched door, one of two near the stage



Fig. 105 Auditorium seating with red-cushioned seats and plywood backs



Fig. 106 Double-leaved pointed-arched doors, two per the east and west walls of the auditorium



Fig. 107 One of the double-leaved doors in Fig. 106



Fig. 108 Spandrel with floral motif in Fig. 107



Fig. 109 Auditorium, looking from stage north to gallery; note baffles in place of original windows



Fig. 110 Column supporting gallery



Fig. 111 Column's capital



Fig. 112 Gallery bracket with fleur-de-lis motif



Fig. 113 Auditorium ceiling in decorative plaster;
note pot lights instead of original chandeliers



Fig. 114 Ramped east corridor between south centre wing's windowed outer wall and auditorium wall



Fig. 115 Another view of ramped east corridor



Fig. 116 Double-leafed auditorium doorway
along ramped east corridor



Fig. 117 Ramped west corridor between auditorium wall and south centre wing's
outer wall



Fig. 118 East side middle stairway, looking up marble steps



Fig. 119 East side middle stairway,
showing staircase balustrade



Fig. 120 Newel posts on east side middle staircase



Fig. 121 Original tripartite window illuminating east side middle staircase



Fig. 122 West side middle stairway

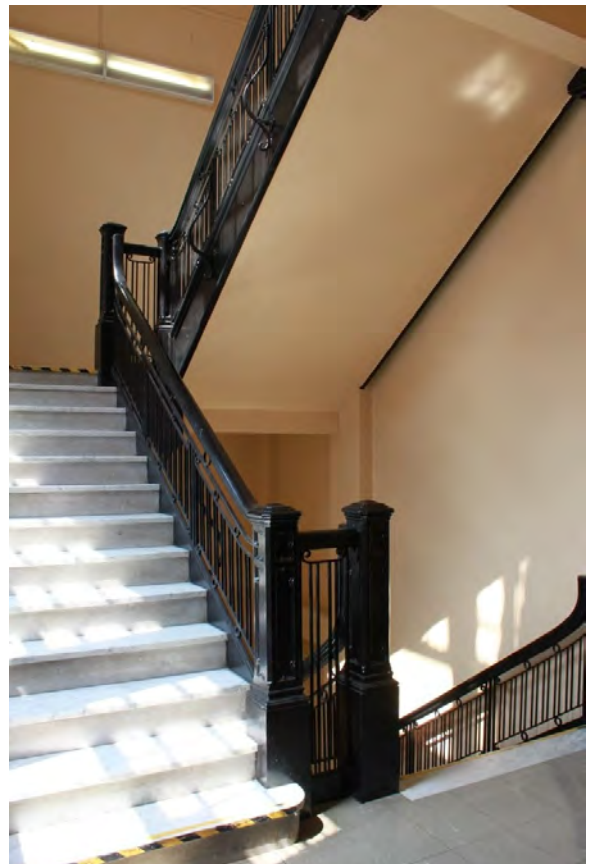


Fig. 123 Another view of west side middle stairway



Fig. 124 East end stairway

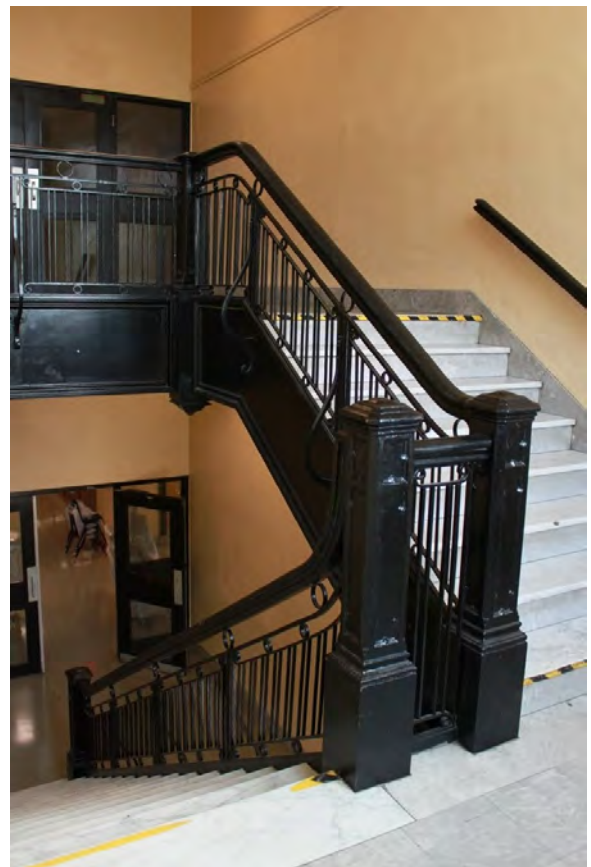


Fig. 125 West end stairway

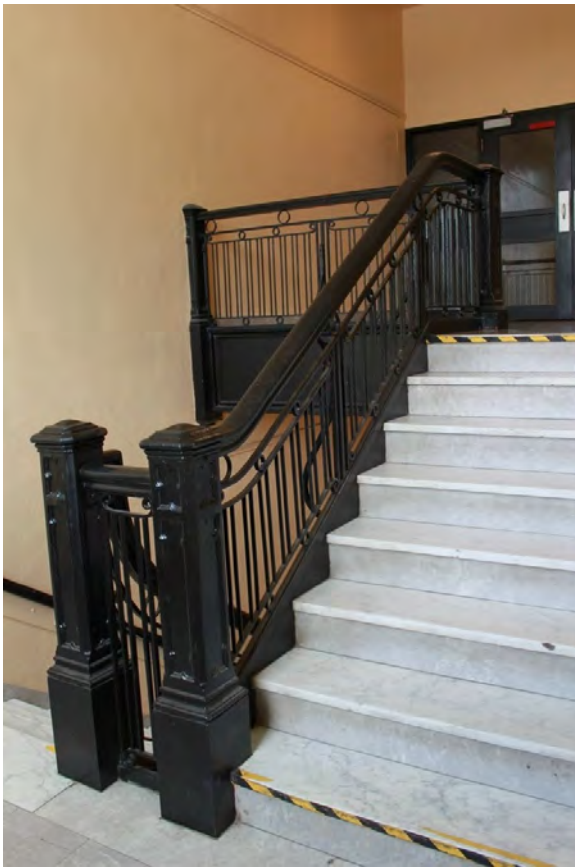


Fig. 126 Another view of west end stairway

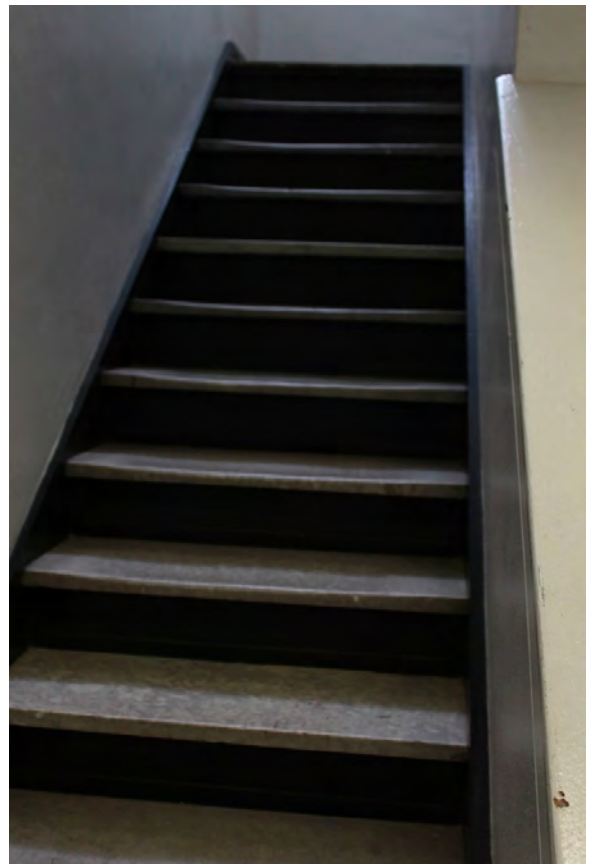


Fig. 127 Marble staircase to room atop tower



Fig. 128 Room atop tower



Fig. 129 Typical classroom in north front wing: note wood window surrounds



Fig. 130 East-west corridor, looking west



Fig. 131 Terrazzo floor reveal in west end stairway



Fig. 132 Ground-floor corridor with marble baseboard and moulded wood door casings



Fig. 133 Typical door along corridor



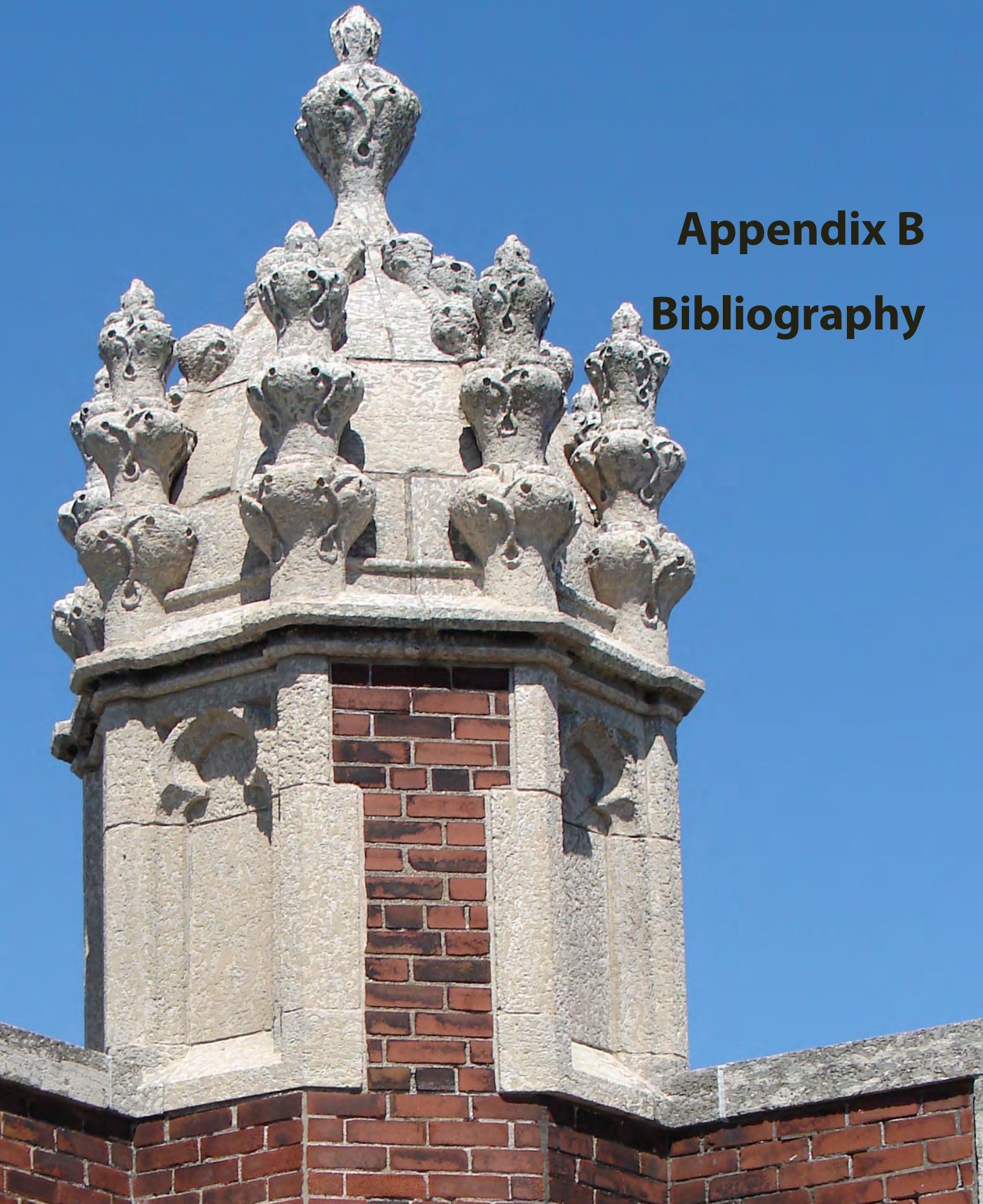
Fig. 134 One of the woodworking rooms in the southwest wing



Fig. 135 Wood-block floor in woodworking room

Appendix B

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Moffat Moffat & Kinoshita. "Alterations & Additions to Delta Secondary School for the Board of Education for the City of Hamilton." 3 Apr. 1970. Hamilton City Hall.

Prack & Prack. "Alterations & Additions, Delta Secondary School for Board of Education, Hamilton, Ontario." 18 Aug. 1948. Hamilton City Hall.

The background of the page is a light gray, embossed pattern. It features a central floral motif at the bottom, from which several lines radiate upwards, forming a series of interlocking diamond and hexagonal shapes. Each of these shapes contains a smaller, stylized fleur-de-lis or floral design. The overall effect is a symmetrical, ornate, and textured background.

Appendix C

Qualifications of Authors

Paul Dilse has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979.

He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts across the municipality, has remained a reference document there for three decades). In association with Peter Stewart, he has surveyed the entire municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. Also in collaboration with Mr. Stewart, he has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County. He successfully defended their designation under the *Ontario Heritage Act* at the Conservation Review Board. As well, he has documented the cultural heritage landscape of the David Dunlap Observatory in Richmond Hill, whose designation he helped uphold at the Conservation Review Board. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham; and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto.

In addition to the Thornhill-Markham heritage conservation district, he has written heritage conservation district plans for Old Port Credit Village in Mississauga (in association with Mr. Stewart), the MacGregor/Albert neighbourhood in Waterloo and Lower Main Street South in Newmarket (also in association with Mr. Stewart). He has conducted a heritage conservation district study of the George Street and Area neighbourhood in Cobourg, which has been designated. For Mr. Stewart’s consulting team, he authored a report on the feasibility of establishing heritage conservation districts in Downtown Brampton. Additionally with him, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton. In 2012, he studied three areas in Downtown Whitby for protection as heritage conservation districts.

Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has written 52 such reports. Besides the heritage impact assessments, he has described and evaluated many other historic properties, for instance, the Erin Public and Continuation School in the village of Erin. He has written text for commemorative plaques and papers in support of them, including Ontario Heritage Trust plaques at the King Edward Hotel and Royal York Hotel, both in Toronto. As well, he has planned an extensive program to interpret the history of the Freeport Sanatorium at the Grand River Hospital in Kitchener. His major work in 2011, a history of the Legislative Building in Queen’s Park and a statement on its cultural heritage value, forms part of an historic structure report commissioned by the Legislative Assembly of Ontario.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.

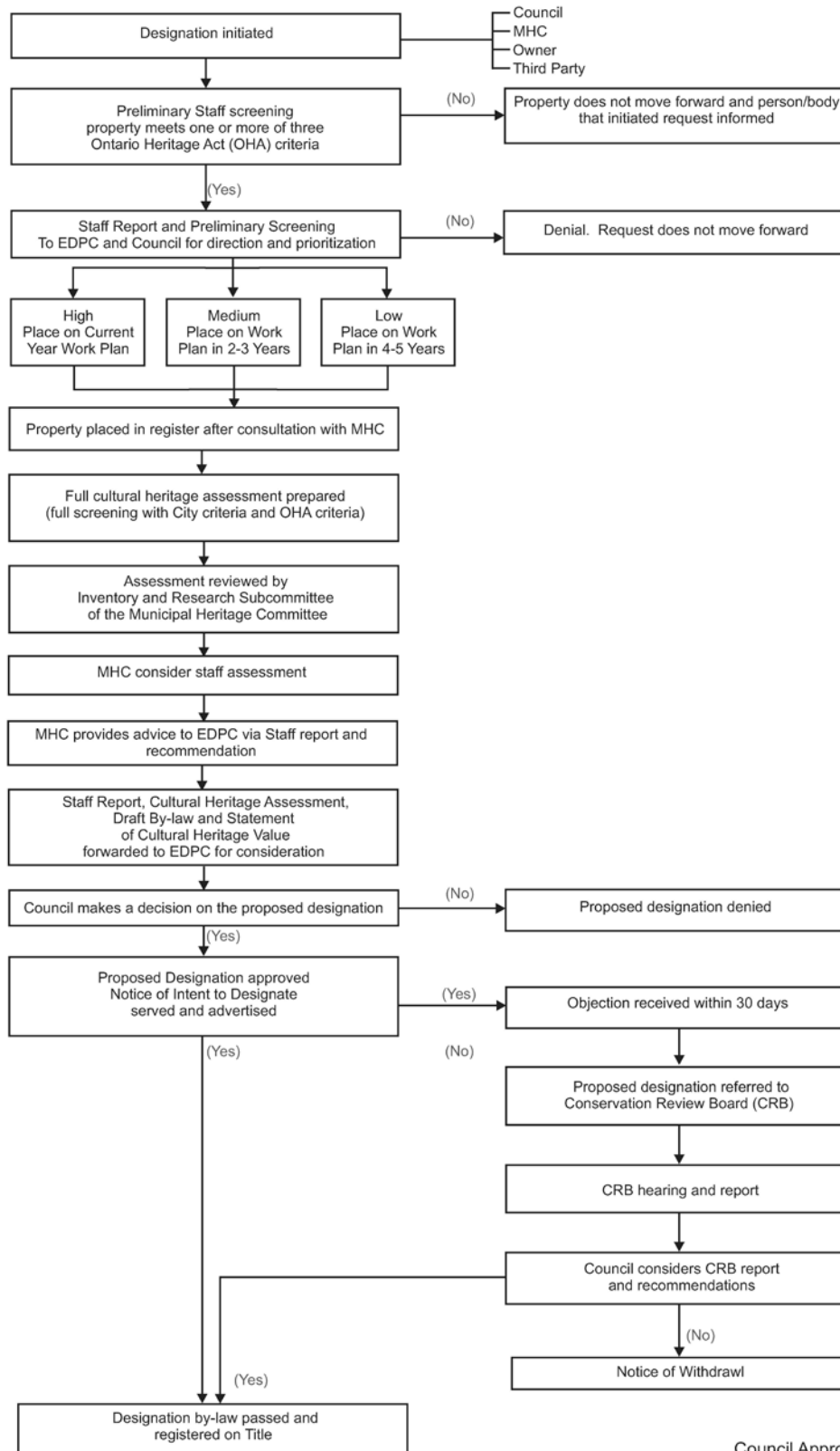
Peter Stewart is a partner in the firm of George Robb Architect. In addition to professional accreditation as an architect since 1974, he is a member of the Canadian Association of Heritage Professionals (member of the Board from 2002 to 2006) and a member of the Architectural Conservancy of Ontario (member of the Board from 2006 to present).

The firm has had an ever-increasing involvement in conservation and adaptive reuse projects involving built heritage resources since its involvement in the restoration of the Duff-Baby House in Windsor for the Ontario Heritage Foundation (now Trust) in 1993. Other projects for the OHT have included exterior restoration of the Mather Walls Museum in Kenora, partial exterior restoration of the George Brown House in Toronto and the condition assessment for Fools' Paradise, the home and studio of artist Doris McCarthy. Other recent projects have included the Eyer Homestead restoration and adaptive reuse for the Town of Richmond Hill (Parks and Recreation Ontario Innovation Award, 2011), exterior restoration of the former Lincoln County Courthouse for the City of St. Catharines in 2005 (Canadian Association of Heritage Professionals Building Award, 2005), the Leslie Log House restoration and adaptive reuse for the City of Mississauga (Mississauga Heritage Foundation Award, 2011) and several projects at the Todmorden Mills Museum and Arts Centre for the City of Toronto Culture Division from 2007 to the present. Other City of Toronto projects involving cultural heritage properties have been undertaken at Spadina House Museum, Montgomery Inn Museum, CanStage Theatre on Berkeley Street and the Theatre Passe Muraille building.

Heritage conservation district plans, in association with Mr. Dilse, have included Old Port Credit Village in Mississauga (2004) and Lower Main Street South in Newmarket (2010). As a sub-consultant to Bousfield Planning, Mr. Stewart contributed to the team that updated the Churchville Heritage Conservation District Plan in 2006. In association with MHBC Planning, Mr. Stewart was involved in the Oil Springs Heritage Conservation District Plan (ACO and CAHP Planning Awards, 2011) and is currently a member of their team, which is in the process of finalizing heritage conservation district plans for both Downtown Oakville and the Brooklin and College Hill Neighbourhood in Guelph.

Most recently, his firm was lead consultant, in association with MHBC Planning, in the analysis of the cottage community and its surroundings at Rondeau Provincial Park. The resulting assessment, *Rondeau - A Cultural Heritage Landscape*, received a planning award from the Canadian Association of Heritage Professionals in 2012.

DESIGNATION PROCESS



Council Approved on October 29, 2008