

# GRACE LUTHERAN CHURCH

1107 Main Street West  
Hamilton, Ontario



*Image 1: Grace Lutheran Church, 1107 Main Street West, Hamilton*

## Cultural Heritage Impact Assessment

June 2021

PREPARED FOR:  
City of Hamilton

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## 1 INTRODUCTION

Grace Lutheran Church located at 1107 Main Street West in the Westdale neighbourhood of Hamilton was built in 1959. The rusticated limestone clad church sits on a 1.28 acre parcel of land, on the south side of Main Street West. The property is bound by three streets, Main Street West to the north, Cline Avenue South to the west and Dow Avenue to the east. Currently the developer, In8 Hamilton, is proposing to demolish the church complex on the site and in its place construct a 15-storey, mixed-use, residential building with 310 units. This report aims to identify the subject property's cultural heritage value amid the proposed re-development of the site.

Grace Lutheran Church is considered an "Inventoried Property", which means it is included on the "Inventory of Buildings of Architectural and/or Historical Interest" for the City of Hamilton. This inventory contains a list of over 6,000 properties which are identified as being of potential cultural heritage value or interest. Grace Lutheran Church, as a place of worship, is also included on the "Inventory of Significant Places of Worship in the City of Hamilton", an ongoing project to identify and document heritage sites and structures throughout Hamilton, a city which is undergoing continuous change. Places of worship are considered by Hamilton to be an essential aspect of the city's character and heritage; Grace Lutheran Church is therefore subject to heritage policies of the Urban Hamilton Official Plan and must be weighed against the proposed development.

Grace Lutheran Church is adjacent to Adas Israel Synagogue at 125 Cline Avenue South, which is also an "Inventoried Property". The synagogue is also included on Hamilton's "Inventory of Significant Places of Worship", and therefore subject to heritage policies of the Urban Hamilton Official Plan. Grace Lutheran Church is also adjacent to "Inventoried Properties" at 1 Dow Avenue and 1057 Main Street West.

Grace Lutheran Church, as well as the adjacent properties listed above, are also located within the area subject to the Ainslie Wood Westdale Secondary Plan and Special Policy Area E.

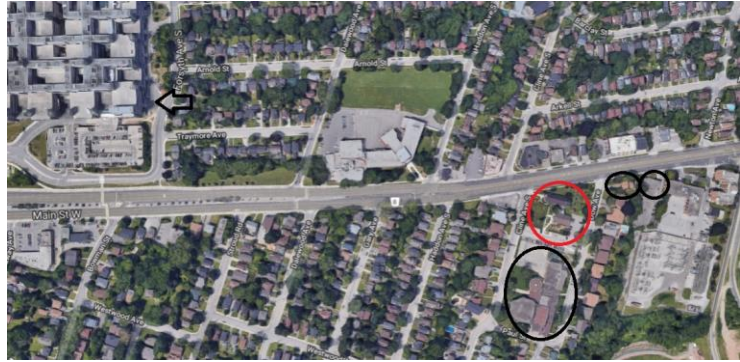
The aim of this report is to further explore and evaluate Grace Lutheran Church's cultural heritage value and interest and determine whether this property meets a potential for further protection and designation (*Please see Section 3.2, Ontario Regulation 9/06*).

Metropolitan Design Limited (MDL) was retained by SRM Architects to complete a Cultural Heritage Impact Assessment (CHIA) for the Grace Lutheran Church site and identify the site's cultural heritage value or interest and associated heritage value.

## 1.1 Site Location and Description



*Image 2: Property Data Map showing the location of 1107 Main Street West.*



*Image 3: Property Data Map showing the location of 1107 Main Street West.*

Grace Lutheran Church is located in the west end of the city at 1107 Main Street West, in the Westdale Neighbourhood, near the McMaster University campus.

The Grace Lutheran Church site is comprised of three sections which form a rough H-shaped plan. These three sections which comprise the Grace Lutheran Church site are:

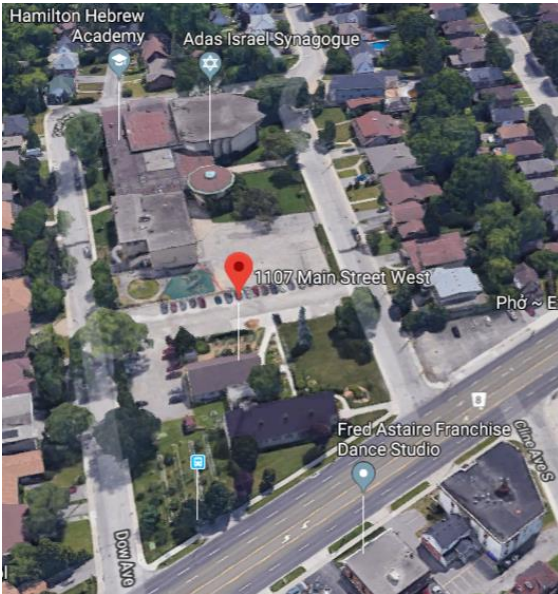
- A gable-roofed sanctuary with steeple (built 1959)
- A one-storey flat-roofed wing/link (built 1959)
- A one-storey gable-roofed addition (built 1970)

The church is set back from Main Street West and sits on an angle from Main Street; its front entrance is on Cline Avenue South, at the corner of Cline and Main.

The surrounding landscape is comprised of a mix of parking, along with well-manicured lawns, well-maintained gardens and an intricate network of pathways which lead up to the entrance and run throughout the site and border the property and gardens.



## 1.2 Current Context of Site



*Image 4: Bird's Eye View of context of Grace Lutheran Church at 1107 Main Street West.*



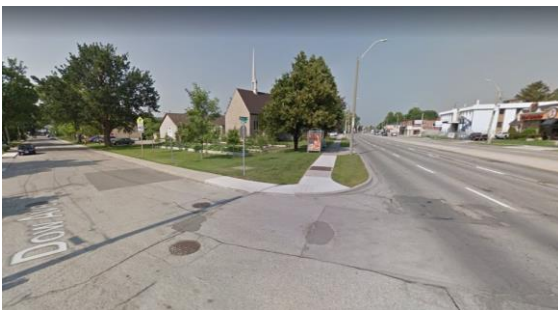
*Image 5: Main Street West, at the corner of Main Street West and Cline Avenue South, looking east towards Grace Lutheran Church.*



*Image 6: View of Grace Lutheran Church, and front entrance, from Cline Avenue, looking east.*



*Image 7: View of Grace Lutheran Church, from south on Cline Avenue. Adas Israel Synagogue is on the right.*



*Image 8: Main Street West, at the corner of Main Street West and Dow Avenue, looking west towards Grace Lutheran Church.*



*Image 9: View of Grace Lutheran Church, from Dow Avenue, looking west.*

### 1.3 Heritage Recognition

Grace Lutheran Church is included on Hamilton's "Inventory of Buildings of Architectural and/or Historical Interest" and is identified as having potential cultural heritage value or interest. This inventory is also known as "Hamilton's Heritage Volume 2", or simply "The Inventory". Grace Lutheran Church, as a place of worship, is also included on the "Inventory of Significant Places of Worship in the City of Hamilton". Grace Lutheran Church is therefore subject to heritage policies of the Urban Hamilton Official Plan and must be weighed against the proposed development.

Grace Lutheran Church is adjacent to 125 Cline Avenue South, Adas Israel Synagogue, also on "The Inventory". As it is also a place of worship, it too is subject to inclusion on Hamilton's "Inventory of Significant Places of Worship" and therefore subject to heritage policies of the Urban Hamilton Official Plan. The church is also adjacent to 1 Dow Street and 1057 Main Street West, which are also on "The Inventory".

### 1.4 Present Owner

IN8 Hamilton, Darryl Firsten

### 1.5 Contact Person

IN8 Hamilton, Darryl Firsten

## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 Site History, Historical Research and Site Analysis

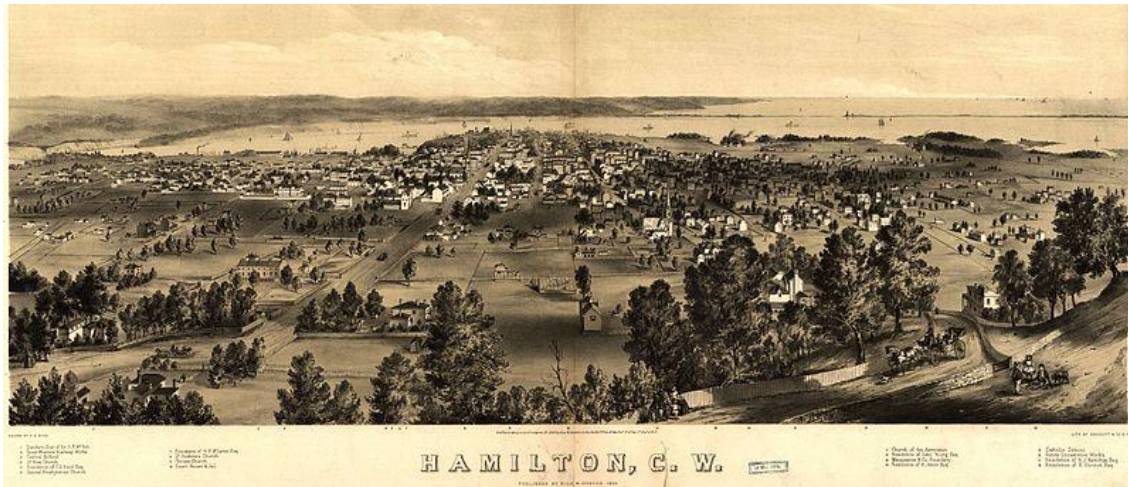


Image 10: Bird's-eye view of Hamilton, Ontario in 1859, showing harbor in the distance; with key identifying prominent buildings.

Present-day Hamilton, surrounding the western section of Lake Ontario, was originally inhabited by successive aboriginal nations, and is believed to be first settled by an Iroquoian-speaking Indigenous nation at least 650 years ago. By the early 17<sup>th</sup> Century, this group became known by the Huron as Attiwahdaronk (meaning, “those who speak a language slightly different from others”). They would eventually be called “La Nation Neutre”, or “Neutral Nation” by European explorers, referring to their neutrality in disputes between the Huron and Iroquois.<sup>1</sup>

Relatively little is known about the “Neutrals”. Likely the first European Explorer to come into contact with them was French Explorer Étienne Brûlé who arrived in the area circa 1615. While Brûlé left no records of his encounters with them, it is believed that Samuel Chaplain’s notes on the “Neutral Nation” were based on Brûlé’s account.

By 1640, the Neutrals’ population was on decline, having been decimated by epidemic disease. By the early 1650s the Neutrals society was mostly disintegrated by the Iroquois who had won victory over the Huron. Throughout the next century, the Mississaugas moved into the Neutrals territory and Lake Ontario was established as a sphere of the French Fur Trade. French influence ended in the region in 1759, with Britain’s victory over the French at the Plains of Abraham. The area would soon adopt the name “Head-of-the-Lake”. Between 1788 and 1793, the Head-of-the-Lake area was surveyed and mapped, and townships were laid out – Barton Township became the site which would eventually become downtown Hamilton.

<sup>1</sup> Weaver, John C., “Hamilton”. In The Canadian Encyclopedia. Historica Canada. Article published October 22, 2012; Last Edited March 11, 2019. <https://www.thecanadianencyclopedia.ca/en/article/hamilton>



Following the American Revolutionary War (1775-1783), colonial officials sought to attract Loyalists to the area. The Crown purchased large plots of land from the local Mississaugas, in turn offering 200 acres to Loyalist families to entice them to move into the area, but settlement was slow. Eventually Loyalist settlement was followed by thousands of aspirational British immigrants, who were “hard-working, industrious, thrifty and for the most part, well-educated people, who carried with them strongly held religious beliefs that long shaped their thinking and way of life in the American colonies.”<sup>2</sup> Such convictions were needed to sustain them through the early years of toil in a pioneer society.

One such British Immigrant was Scotland-born, Edinburgh-educated George Hamilton, whose keen business sense led him to purchase 247 acres of land from James Durand in 1815, after Hamilton had served in the War of 1812. It would be a turning point which would propel the development of present-day Hamilton forward. George Hamilton rapidly laid out the town site by delineating roads and selling off parcels of his estate to newcomers. Hamilton employed a grid street pattern popular in towns in Upper Canada and throughout the American frontier.<sup>3</sup> He kept several east-west roads, which were original trails first laid out by the various aboriginal nations who once occupied the area, but the north-south streets were on a regular grid pattern, with eighty original lots with frontages of fifty feet onto a streetscape. In March 1816, the site was chosen as the administrative seat of the newly created Gore District and renamed in honour of its leading patron, Hamilton.<sup>4</sup> Within a decade, most of the original lots were sold. The site of Hamilton grew steadily, growth aided by the construction of the new courthouse in 1827 and the Burlington Canal in 1823, which permitted schooners and steamers entry into Burlington Bay. With the access point for roads ascending the Niagara Escarpment, the canal transformed the fledgling community into a significant port. George Hamilton added new lots and blocks to his growing site, including a market square in 1828-29 to draw commercial activity.<sup>5</sup>

The 1830s saw enormous migration from the United Kingdom to the ideal port location, and its fortunes grew. Mercantile houses, granaries and manufacturing establishments were created and flourished. Hamilton was incorporated as a town in 1833, and as a city in 1846.

With the enormous migration, came a variety of faiths – Methodist, Presbyterian, Anglican, Baptist, Unitarian, Quaker, Roman Catholic and Lutheran, the major religions of their European ancestors – mostly Judeo-Christian beliefs, whatever their denomination might be.<sup>6</sup>

A large portion of the new immigrants to Hamilton were Protestant and members of the Lutheran Church, traced to the arrival of German immigrants, who settled in Hamilton as early

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<sup>2</sup> Inventory of Significant Places of Worship In the City of Hamilton 1801-2001.

<sup>3</sup> Bailey, Thomas Melville (1981). *Dictionary of Hamilton Biography (Vol I, 1791-1875)*. W.L. Griffin Ltd.

<sup>4</sup> Weaver, John C., “Hamilton”. In *The Canadian Encyclopedia*. Historica Canada. Article published October 22, 2012; Last Edited March 11, 2019. <https://www.thecanadianencyclopedia.ca/en/article/hamilton>

<sup>5</sup> Weaver, John C., “*Dictionary of Canadian Biography: George Hamilton*”. University of Toronto. Retrieved 2008-01-04.

<sup>6</sup> Inventory of Significant Places of Worship In the City of Hamilton 1801-2001.

as 1853.<sup>7</sup> Lutheranism is a direct result of the Protestant Reformation begun in 1517 by Martin Luther in Wittenberg, Germany. The various Judeo-Christian denominations established places of worship throughout and surrounding Hamilton, however, the Lutheran Church remained almost entirely within the boundaries of the city.<sup>8</sup>

News of the growing Lutheran community in Hamilton came to the attention of the Evangelical Lutheran Synod of Pittsburgh, and in February 1858, Rev. Berkemeyer arrived in Hamilton on a missionary trip to organize services and find the community a permanent place of worship. In 1858, the first Hamilton service was held, led by Toronto Lutheran Minister Rev. C. F. W. Rechenberg, in a classroom of Hamilton's Congregational Church. It would still be a few years before a permanent location was found with services held in a number of buildings, which proved unsatisfactory and attendance began to suffer. In 1862, under Rev. Adolf Boettger, the congregation was organized under the name of the Evangelical Association of Hamilton; two years later, in 1864, the revitalized congregation erected their own brick church at the corner of Market and Bay Streets. It became self-supporting within ten years.<sup>9</sup>

*"As a church-going community I have never seen the equal of this city"*

Mrs. Frank Leland, wife of the  
American Consul in Hamilton  
describing the religious scene in the  
city during the 1880s.

By 1884 the Lutheran community had a healthy, growing membership and needed a larger premise. They sold the Market and Bay Street property and purchased the vacant Methodist Church on the corner of Wilson Street and Hughson Street North for \$8,000; they named their new church St. Paul's German Evangelical Lutheran Church. Membership remained steady and static until the end of the Second World War when an influx of Protestant and German-speaking immigrants and refugees from the Baltic States, Germany and Scandinavia arrived in the Hamilton area. The Lutheran congregation jumped from 300 to over 3,000 by 1954. Between 1955 and 1968, several new Evangelical Lutheran Churches were built to accommodate the sudden enlarged Lutheran population. Grace Lutheran Church was one of these new churches.

### **Hamilton develops westward. The creation of Westdale. McMaster moves to Hamilton.**

By the turn of the century, Hamilton's expansion was dictated by topography. By 1910 the escarpment to the south, Burlington Bay on the north and a wide ravine in the west had pushed

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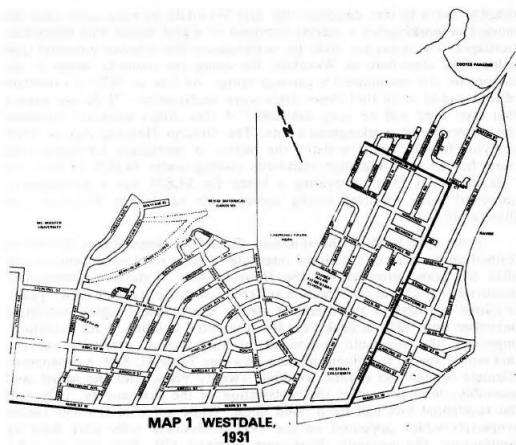
<sup>7</sup> Inventory of Significant Places of Worship in the City of Hamilton 1801-2001

<sup>8</sup> Inventory of Significant Places of Worship in the City of Hamilton 1801-2001

<sup>9</sup> Inventory of Significant Places of Worship in the City of Hamilton 1801-2001



land development eastward,<sup>10</sup> while westward was relatively undeveloped farmland. The level plateau on the far side of the western ravine caught the eye of Toronto contractor J. J. McKittrick in 1911 who soon began to promote a 100-acre plot called “Hamilton Gardens”,<sup>11</sup> which would become the future site of Westdale. Falling short on experience and resources to develop the neighbourhood on his own, he joined up with local partners who were more experienced with Hamilton’s development (including a former Lieutenant-Governor of Ontario, members of Cataract Power and Light and the Hamilton Street Railway as well as the Southam family, publishers of “The Spectator”). Soon the new group had expanded the original 100 acres to 800, and successfully negotiated with Hamilton in 1914 to annex the survey.<sup>12</sup> Westdale would become Canada’s first planned community.<sup>13</sup>



Construction began in the 1920s and most residents arrived between 1925 and 1930. Westdale was nearly complete by 1931, with the last two areas finished by 1951.<sup>14</sup> In 1930, McMaster University moved from Toronto to Hamilton, into the Westdale neighbourhood. A major housing development branched from Sterling Street, a wide tree-lined lane with a grand finale coming to a head at McMaster's east campus gates. The street plan was the vision of New York landscape architect Robert Anderson Pope who was highly influenced by

German civic concepts. Pope “purposefully created Westdale Village as a self-contained neighbourhood”<sup>15</sup>; an upscale, exclusive, protestant environment with about 1700 households envisioned within a “concentric circle configuration of the street layout” and centered around a shopping district on the western end of King Street with a fine array of amenities. Westdale was a “well-conceived community”<sup>16</sup> which balanced aesthetic and environmental concerns with financial ones, making it different from the many commuter suburb counterparts. The inhabitants of the suburb sorted themselves out spatially in ways that conformed with attitudes and economic conditions that were continental in scope and offered some reflections on North American social change. Westdale became a place where people could aspire to an affluence almost within reach.<sup>17</sup>

<sup>10</sup> Indicated by a map created by Ramsay Thomas Realty Company in 1913 which outlines proposed surveys and distances from the city core. A brief account of the east-end expansion is found in Charles M. Johnston, *The Head of the Lake : A History of Wentworth County* (Hamilton, 1967), pp. 246-48 and Appendix E, “City Growth from the Year of Incorporation to 1914.”

<sup>11</sup> Hamilton Public Library, Hamilton Collection, Scrapbook on Real Estate, “Action Requested to Promote Old Suburbs”

<sup>12</sup> “Copy of Agreement among McKittrick Properties, the City of Hamilton and Ancaster Township presented to the Ontario Railway and Municipal Board, 26 January 1914,” *Hamilton City Council Minutes*, 19/4.

<sup>13</sup> It has long been thought that Toronto’s Don Mills is Canada’s first planned community, but it is Westdale which was first conceived in 1911.

<sup>14</sup> [http://media.awwca.ca/site\\_media/uploads/essays/westdale\\_canadas\\_first\\_planned\\_community.pdf](http://media.awwca.ca/site_media/uploads/essays/westdale_canadas_first_planned_community.pdf)

<sup>15</sup> *From Land Assembly to Social Maturity. The Suburban Life of Westdale (Hamilton), Ontario, 1911-1951* by John C. WEAVER

<sup>16</sup> *From Land Assembly to Social Maturity. The Suburban Life of Westdale (Hamilton), Ontario, 1911-1951* by John C. WEAVER

<sup>17</sup> *From Land Assembly to Social Maturity. The Suburban Life of Westdale (Hamilton), Ontario, 1911-1951* by John C. WEAVER

Lutheran churches in Hamilton changed dramatically in the 1950s when the congregation grew from 300 to 3000. By 1954, a decision was made to create new Lutheran churches in Hamilton; St. Paul's Lutheran Church on Hughson Street and Trinity Lutheran Church on Victoria Street South dissolved and re-organized.<sup>18</sup> The combined membership was re-organized and four new churches were created; St. Paul's was renamed St. John's Lutheran in the downtown area, Transfiguration on Hamilton Mountain, Faith Lutheran Church in the east end and Grace Lutheran Church in Westdale on the corner of Main Street West and Cline Avenue opened in 1959.<sup>19</sup>

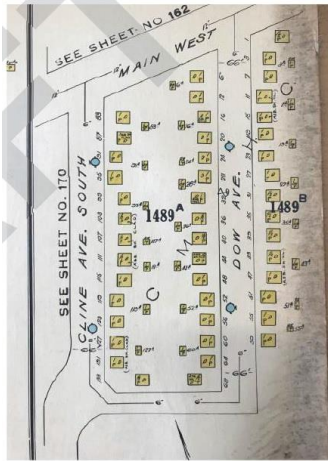


Image 11: 1947 Fire Insurance Map of future site of Grace Lutheran Church. Note the properties on the site that existed before the church.



Image 12: Site of the future Grace Lutheran Church, c. 1958.

In 1957, the future Grace Lutheran Church property was purchased in Westdale, on the south side of Main Street West, on the block bound by Cline and Dew Avenues. Building plans began.

A 1947 Insurance Map shows several small dwellings ranging from one to one and a half storeys<sup>20</sup> existing on that plot of land, but by 1958 nothing appears to be standing on the lot but an old Victorian frame house and a number of trees.<sup>21</sup>

Well-known Hamilton-born, American-trained architect William Russell Souter was chosen to design the new church who was described by Pastor Hesse as “one of Canada’s most brilliant architects”.<sup>22</sup> Souter’s architectural works are long and impressive (*See Appendix 11.5*). Souter designed the Hamilton landmark Neo-Gothic Roman Catholic Cathedral Basilica of Christ the King (1931-33) for which he was awarded the distinguished Bemerenti Medal from Pope Pius XI

<sup>18</sup> Inventory of Significant Places of Worship in the City of Hamilton 1801-2001

<sup>19</sup> Inventory of Significant Places of Worship in the City of Hamilton 1801-2001

<sup>20</sup> 1947 Fire Insurance Map

<sup>21</sup> According to Grace Lutheran archive records in "A Church is Born" written by Pastor Hesse in 1962, in 1955 the subject property was purchased from Central Mortgage and Housing Corporation and it contained an old farmhouse. In 1957 the church purchased the subject property from the Central Mortgage and Housing Corporation.

<sup>22</sup> "A Church is Born" written by Pastor Hesse in 1962.

in Rome. On September 23, 1959, a well-attended ground-turning ceremony took place with “various members of the congregation participating”.<sup>23</sup> Work on the site began the next day. The Grace Lutheran Church building has been continuously occupied by the Lutheran congregation since 1959, until the building was recently sold. The physical changes have come from the evolving needs of the congregation, such as an addition which was added to the church in 1970.

## 2.2 Architect - William Russell Souter (1894-1971)



Image 13: William Russell Souter.

William Russell Souter was born in Hamilton, Ontario in 1894 and attended Central Collegiate. From 1910-1914 he worked with architect Gordon J. Hutton at the office of Mills & Hutton, working as a junior assistant. Souter then went on to study architecture at the University of Pennsylvania from 1914-1917. Upon graduation, he travelled to England where he served in the Royal Air Force from 1917-1919, during the First World War. He returned to Canada and formed a new partnership with Gordon J. Hutton in 1920, creating the firm Hutton & Souter, located in the Pigott Building in downtown Hamilton (*please see Appendix 10.5 for a detailed list of Souter’s works*). Hutton & Souter created several important commissions for commercial, industrial and ecclesiastical works, such as the Cenotaph at Gore Park, Hamilton’s Royal Connaught Hotel, several McMaster University buildings and their most significant project, the outstanding neo-

Gothic Cathedral Basilica of Christ the King Roman Catholic (1931-33) for which Souter was awarded the distinguished Bemerenti Medal from Pope Pius XI in Rome in 1933. Souter was considered “a master of the English Tudor revival style”<sup>24</sup> as reflected in his own home at 108 Aberdeen Avenue, constructed between 1929 and 1930. By the mid-1930s, their firm was “introducing a more innovative and progressive modernist style to their commercial and industrial work”.<sup>25</sup> After Gordon J. Hutton’s unexpected death in 1942, the office continued under the same name until 1947 when it changed to William R. Souter & Associates, which remained active until Souter’s death on November 17, 1971.<sup>26</sup> Around 1957, William R. Souter & Associates were commissioned to design the Grace Lutheran Church on Main Street West in Westdale as part of a major expansion of Lutheran Churches in Hamilton in the 1950s. After William R. Souter’s death in 1971, his architect son William C. Souter continued his father’s work at his firm.<sup>27</sup> William R. Souter’s name is listed as a Fellow of the Royal Architectural Institute of Canada in the 1955 list of members.<sup>28</sup>

<sup>23</sup> “A Church is Born” written by Pastor Hesse in 1962.

<sup>24</sup> Biographical Dictionary of Architects in Canada - <http://dictionaryofarchitectsincanada.org/node/1988>.

<sup>25</sup> Biographical Dictionary of Architects in Canada - <http://dictionaryofarchitectsincanada.org/node/1988>.

<sup>26</sup> obit. Spectator [Hamilton], 19 Nov. 1971.

<sup>27</sup> Biographical Dictionary of Architects in Canada - <http://dictionaryofarchitectsincanada.org/node/1988>.

<sup>28</sup> Biographical Dictionary of Architects in Canada - <http://dictionaryofarchitectsincanada.org/node/1988>.

## 2.3 Architectural Design Style and Construction Materials<sup>29</sup>

Grace Lutheran Church was constructed in the late 1950s at a time when modernism in Canada was taking hold. While the design clearly references neo-Gothic architectural style, which was popular for institutional and religious buildings earlier in the century, the design of this church balances a simplified overall aesthetic of the time.

By the mid to end of the 1950s, architects in Canada were fully embracing modernism and contemporary modern design in residential, commercial, industrial, institutional, and religious buildings. Aesthetics and materials were increasingly stripped from historical references. They were replaced by materials which showcased their intended natural function and layouts while unifying interior spaces to prioritize function, blurring the line between interior and exterior. In doing so, the structure had separated from the building envelope, making these design goals possible. The November 1958 Royal Architectural Institute of Canada Journal was largely dedicated to church design, discussing contemporary church architecture in articles with titles such as "The Symbol Building" and "The Church and Contemporary Architecture". The Journal reflected on Gothic style and the classical history of church design, through examples of churches and religious buildings built around 1958. The Journal explored how architects and congregations of various denominations and religions had departed from historic references to styles of the past.



In Grace Lutheran Church's sanctuary, the design exhibits modernist influences without a complete departure from historical references. In the sanctuary it is possible to identify the main structures which support most of the roof (structural laminated timber) which are distinct from the envelope (concrete block with rusticated limestone exterior). Although they may look visually independent, the exterior skin still likely acts as lateral support for the laminated timber structure members. In this sense and in the simplified layout of the open plan, Grace Lutheran Church exhibits modernist references.

The design reflects references to historic late Gothic Revival or Neo-Gothic architecture which was popular in institutional buildings up to the 1930s in Ontario. In the interior, the structural laminated timber is shaped to recall the pointed Gothic arch, while its material relates it to medieval timber frame methodology of construction. However, Grace Lutheran Church has been executed with simplicity in its materials. The woodwork is stained light brown with grey undertones which was not typical of the late Gothic Revival churches yet became in vogue in the mid-20<sup>th</sup> century.

<sup>29</sup> McCallum Sather created a CHIA for Grace Lutheran Church which MDL draws reference from in this section.





The exterior design also reflects references to historic Gothic Revival Christian places of worship which were common in many churches of this era and earlier. This is evident in the simple gabled roof form, the overall rectangular vestibule massing, nave and altar arranged along a central axis, window openings at the front and side facades detailed with limestone tracery, and the use of stained glass windows. Of note are the refined detailing of the carved stone design above the front entrance and the tracery of this and similar feature windows also found elsewhere on the building. In addition, the corner stone includes Gothic references in the style of the font carvings. Another late Gothic Revival reference lies in the cladding material choice of coursed rusticated limestone with smooth carved limestone accents and detailing.

Stylistically this is a church that was designed with a balanced composition of architectural elements with quality materials used in prominent and key places such as its exterior stonework and stained glass windows. It does not depart from common construction methods and design aesthetics available at the time. The church style could be considered transitional between simplified modern approaches and vestiges of the past. It is not a prime representation of one particular style overall, but rather it shows influences of modern and past 20th century late Gothic Revival (*Please see Appendix 10.3*).

The Grace Lutheran Church building has been continuously occupied by the same congregation. The physical changes have come from the evolving needs of the congregation.



### 3 STATEMENT OF SIGNIFICANCE

#### 3.1 1107 Main Street West – Grace Lutheran Church

##### **Introduction**

Grace Lutheran Church is listed on Hamilton's Inventory of Buildings of Architectural and/or Historical Interest, as well as being included on the City's Places of Worship Inventory.

##### **Design/Physical Value**

Grace Lutheran Church displays a high degree of craftsmanship or artistic merit in the carved limestone accents and details, such as the main window tracery and other carved stone accents as well as the stained glass windows. The shop drawings by Niagara Cut Stone Limited indicate the design work for the cut smooth stonework including steps and door sills planned to be Niagara Limestone and the remainder Indiana Limestone smooth finish.

Grace Lutheran Church demonstrates a fine example of a transitional design, with references to historic Neo-Gothic architecture and simplified modern approaches; it is not a prime representation of one particular style overall, but rather it shows influences of modern and past 20th century late Gothic Revival.

##### **Historic/Associative Value**

Grace Lutheran Church demonstrates historic and associative value as it is the architectural design of architect William R. Souter & Associates, who was the architect behind Hamilton's acclaimed Cathedral Basilica of Christ the King 1931-33, for which Souter was awarded the Bemerenti Medal from Pope Pius XI in Rome in 1933. His is a significant architect in the community with many houses, institutions and the cenotaph in Gore Park designed by him. The modernist and late Gothic Revival references in the design speak to the firm's design influences at that time.

In the late 1950s, due to a resurgence of the Lutheran congregation in Hamilton after the Second World War, whereby the congregation grew from around 300 to 3,000, four new Lutheran Churches were created to accommodate this increased population. Grace Lutheran Church at 1170 Main Street West in Westdale in Hamilton was one of these churches.

##### **Contextual Value**

Grace Lutheran can be considered a landmark primarily because of its distinct massing form and façade, its recognizable slim steeple visible from various vantage points along Main Street West in Westdale and its overall composition which contrasts the neighboring residential massing in Westdale.

## Character-Defining Elements

### Architectural Visual Description of Key Assets

The Main Church Building and one storey wing (1959).

#### Exterior:

- Massing, form, and facade composition - Rectangular massing with projecting rear sanctuary and vestibule
- Stained glass windows
- Continuous gabled roof
- Symmetrical front and back façade composition of main building – rusticated Limestone cladding and smooth limestone carved details of the main Church building built in 1959
- Carved limestone detailing: window tracery and surround and main door surround
- Tripartite stained glass windows at side elevations, separated by slightly projecting pilasters matching rest of cladding
- Simplified Gothic Revival style pointed arched punched windows
- Prominent window centered above front door
- Continuous Limestone base band
- One storey flat roofed wing, clad to match main church building
- Metal Steeple

#### Interior:

- Laminated timber structure: Structural glued laminated timber (sanctuary, main church building built in 1959 - late neo-gothic/modernist style
- Cream colour painted concrete block walls, largely unadorned
- Plaster pointed arched ceiling above altar area
- Decorative shaped concrete block arch framing altar area
- Ceiling: stained wood planks (visible plank sheathing)
- Triangular ceiling vents, operated to open or close manually via a string

### 3.2 Evaluation of Cultural Heritage Value or Interest (CHVI)

ONTARIO REGULATION 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	YES	Grace Lutheran Church demonstrates a fine example of a transitional design, with references to historic Neo-Gothic architecture and simplified modern approaches which were increasingly in vogue; it shows influences and design principles of the modernist movement and Neo-Gothic design.
ii. it displays a high degree of craftsmanship or artistic merit.	YES	-Designed by well-known architect William R. Souter in the late 1950s at a time when modernism in Canada was taking hold. While the design clearly references neo-Gothic architectural style, which was widely used earlier in the century for institutional and religious buildings, it balances a simplified overall aesthetic of the time.
iii. it demonstrates a high degree of technical or scientific achievement.	YES	-The architectural merit of this church was a fine balance between neo-Gothic and the modernist movement with tremendous about to technical and artistic detail.
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	YES	-Directly associated with architect William R. Souter -Represents a transition period between the neo-Gothic and modernist movement in the 1950s. -The church was built as part of an expansion in the Lutheran congregation in Hamilton which grew from 300 to over 3,000 after the Second World War, as a result four new churches were built, of which this was one of them. -The prosperous Westdale neighbourhood grew around this church and it represents a change

		in the demographic of Westdale which gradually changed into a more multi-cultural neighbourhood -it is a significant landmark for the Westdale community
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	YES	-Represents a period of growth for the Lutheran community in Hamilton, in the Westdale neighbourhood in the time period in which it was built. -It was a significant period in architecture when there was a shift from Neo-Gothic to the modernist movement and this church represents a fine balance of this transitional style.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	YES	-Demonstrates and reflects the work of architect William R. Souter.
<b>3. The property has contextual value because:</b>		
i. is important in defining, maintaining, or supporting the character of an area.	YES	-Architect William R. Souter designed many homes, industrial buildings, public buildings, and churches in Hamilton.
ii. is physically, functionally, visually, or historically linked to its surroundings.	YES	-The church is an integral part of the Westdale community.
iii. is a landmark.	YES	-The church is a landmark in the Westdale community, occupying a significant place on Main Street West with a prominent steeple which can be seen from a great distance.

### 3.3 Cultural Heritage Value of Adjacent Heritage Properties

#### Adas Israel Synagogue - 125 Cline Avenue South<sup>30</sup>



The Adas Israel Building complex was inaugurated in 1961. The property is located directly adjacent to 1107 Main Street West, sharing a property line. The congregation moved to Westdale from a previous building that stood on Cannon Street. The congregation hired the same architect who had designed the Beth Tzdec Synagogue in Toronto as well as Joseph Singer of Hamilton to construct the modernist structure. The modernist-style building also included a small school on the second floor, named the Hamilton Hebrew Academy. The Hamilton Hebrew Academy facilities were expanded circa 1964 and is still in operation today.

#### 1 Dow Avenue<sup>31</sup>



The property at 1 Dow Avenue is located across the street from Grace Lutheran Church at the corner of Main Street West and Dow Street (to the east of the subject site). It is included in the City of Hamilton "Inventory" however, it is not registered or designated. It contains a two-storey red brick single family dwelling with a one-storey wing located towards the rear yard and another one-storey garage wing fronting onto Dow Avenue. Built in the mid-20<sup>th</sup> century, it is of a modest, understated mid-century contemporary modern-style building. The features that identify it as mid-century modern are the angled roof plan, the split-level massing, attached garage, window and door placement and style without historic references in the detailing. It is not a significant example of this style, but only identifies with it in the simplicity and commonly found in design features and materials. The 1947 Fire Insurance map shows a different single family home standing on the lot at that time as it shows a one and a half storey wood frame house of modest proportions and the footprint is smaller than that of the current house on the property. The house is partially covered from view by more mature vegetation existing on the site.

#### 1057 Main Street West<sup>32</sup>



The property at 1057 Main Street West contains a two storey, brick building with a flat roof and brick corbelled cornice around the building. The property is included in the Inventoried Properties list in the City of Hamilton. There is no additional information available for this property. The brick type and window style suggest this is a structure built sometime in the second half of the 20<sup>th</sup> century.

<sup>30</sup> McCallum Sather created a CHIA for Grace Lutheran Church which MDL draws reference from in this section.

<sup>31</sup> McCallum Sather created a CHIA for Grace Lutheran Church which MDL draws reference from in this section.

<sup>32</sup> McCallum Sather created a CHIA for Grace Lutheran Church which MDL draws reference from in this section.



### 3.4 Heritage Description and Assessment of Subject Property's Existing Conditions

The church is located on predominantly flat ground, positioned at an angle to Main Street West. Its main entrance fronts onto the corner of Cline Avenue South, facing oncoming, eastbound traffic.

Grace Lutheran Church at 1107 Main Street West in Hamilton, is currently occupied and is well maintained. In October 2019, Metropolitan Design Limited reviewed the property to assess its current conditions.



Image 14: Church site, construction dates. Red built in 1959, green built in 1970.

The church site consists of the main Church sanctuary with a one-storey wing, built in 1959 (sections highlighted in red, left). Within this site are the main church sanctuary, choir loft and administrative areas. There is also a one-storey addition, which was built in 1970 (section highlighted in green, left). From a bird's eye view, the property takes the shape of a rough "H" plan.

These two extensions are clad in similar random-coursed rusticated stone, while the rooflines read as a continuous gabled roof. There is a symmetry and cohesion to the entire mass is clad in random-coursed rusticated stone. Smooth cut limestone frames the large main window with Neo-Gothic details on the front façade, which are also repeated on the windowsills on the sides of the church and as a band around the base of the main church building.

On the gabled roof of the main church rests a tall and thin pre-finished metal clad steeple which sits towards the rear, or east end of the main structure.

A one-storey addition was constructed in 1970, which was constructed directly adjacent to the original 1959 flat-roofed wing. The entire building site is consistent in its understated simplicity of form and predominantly light grey material palette.

The interior of the building reflects an understated simplicity, drawing on modernist design themes which connect interior and exterior structures. The ceiling boasts stained wood planks which rest directly on purlins. Triangular ceiling vents lead directly to triangular roof vents which are manually operated through a network of strings. "Aesthetically, the design of the structural laminated timber members changes from a modern sleek profile at the bottom to one evoking medieval timber structures. Each laminated timber structural "rib" starts at the bottom with a gradual curve towards the ceiling, reaching to its opposite counterpart and culminating in a pointed Gothic inspired arch at the top. Straight laminated timbers continue up

tangentially like branches off a tree, to complete the gable, serving as support or the upper most purlins. A king post connects these two members vertically.”<sup>33</sup>

### **Assessment of Key Assets - Main Church Building and One Storey Wing (1959).**

#### **Existing Conditions:**

##### **Envelope**

- Structure, Stone Masonry: Currently in good condition, only minor repairs and maintenance needed.
- Structure, Glue laminated timber: Currently in good condition.
- Roof Assembly: Appears to be in good condition.
- Doors and Windows: Windows and doors appear to be original and are in good condition.
- Walls: Perimeter walls are finished with painted concrete block.

##### **Systems**

- Heating / Air Conditioning: Building is conditioned to maintain current conditions.
- Electrical / Plumbing: Building is currently serviced.

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<sup>33</sup> Drawn from CHIA for 1107 Main Street West, created by McCallum Sather

## 4 DESCRIPTION OF THE PROPOSED DEVELOPMENT OR SITE ALTERATION

The proposed redevelopment project consists of a 15-storey (45 metre), mixed-use residential building with 295 units (FSR 5.1) in the west end Hamilton neighbourhood of Westdale. The proposed development fronts onto Main Street West and will contain underground parking for 185 spaces that are to be accessed from Cline Street South. There will also be 125 spots for bicycle parking.

The building massing steps back toward the adjacent property to the south, 125 Cline Street. It is proposed to have a maximum height of 15 storeys, which drops to seven storeys and then to five storeys on the portions which border the south property line. This proposed 15-storey mixed-use residential building involves the demolition of Grace Lutheran Church on the subject property.

The primary entrance façade of the church will be disassembled and reassembled and integrated into the base of the proposed residential building to act as a passthrough - threshold from the semi-public outdoor courtyard to the building lobby.



*Image 15: Rendering showing new development with church facade rebuilt in the courtyard.*

## 5 IMPACT OF THE PROPOSED DEVELOPMENT OR SITE ALTERATION

### 5.1 Extent to Which the Proposed Demolition Represents a Loss of Cultural Heritage Significance

As discussed, the cultural heritage significance of the Grace Lutheran Church building is to a large extent based on two factors. The church is significant as the construction reflects the growth of the Lutheran congregations and growth in religious congregations of all denominations in Hamilton, particularly after the Second World War. It is also a significant building based on its association with well-known architect William Russell Souter, and his utilization of an architectural style which is transitional between Neo-Gothic to Modernism, also its location in what was a significantly planned suburb in the growing City of Hamilton.

The loss of the tangible cultural heritage of the building itself will be mitigated by the incorporation of this important and characteristic entry elevation of the church into the new building as an integral part of the entrance. Every person passing through this portal will experience these heritage elements and will be reminded of the church that was once on this site. The integration of interior elements of the church, such as the arched beams and the commemorative display will as well serve to continue the telling the story of this part of the community and what went before.

It is anticipated that the new development, as designed, will have a shadow impact on the inventoried properties on 1 Dow Avenue and 1057 Main Street West. We recommend that a shadow-impact study be completed or included to inform the future proposed design.

Based on Regulation 9/06 (*See Section 3.2*), we find that the Grace Lutheran Church contains significant physical, design and associative, as such is subject to provisions in the Ontario Heritage Act.

### 5.2 Extent to which the Proposed Development Impacts the Streetscape and Sense of Place

This integration of heritage elements with the new building, the past, present and future, will remind people passing by on Main Street West, walking, in cars, on transit, or entering the building that the church was once there. This reminder will serve to connect the heritage of the site and the community that came before to the new development and the community that is evolving today. The sense of place will be enriched with this layering of contextual elements.

## 6 ALTERATIONS OR MITIGATION MEASURES

### 1. **Preserve and Repurpose**

- It is not feasible to preserve and repurpose the church for the original purpose given that the shrinking congregation has sold the church building and amalgamated with another congregation. This suggests that there is not a congregational use for the building.
- The orientation of the building with the length parallel to Main Street West and the main entry facing west towards Cline Avenue South and the generally skewed orientation of the building mass on the site makes effective redevelopment of the site difficult if not impossible in planning and financial terms.

### 2. **Preserve and Repurpose Elements of the Building**

- The heritage attributes of this church can be found in Section 3.1 of this report. MDL believes that these heritage attributes are significant and great care should be taken in preserving as many of these elements as possible by incorporating these character-defining elements into the design of the new residential building.
- It would be feasible to preserve and repurpose the main/front façade as an entry feature as discussed, as well as the glulam structural members featured on the interior. Some masonry elements from the exterior cladding, especially the base, could be incorporated into the landscape as a low seating wall and planting edge.

### 3. **Demolition and Removal of the Entire Building**

- Demolition and the removal of all physical evidence of the church is unacceptable as it would effectively erase and invalidate that part of the heritage narrative of the community.

## 7 CONSERVATION STRATEGY AND CONSERVATION OBJECTIVES

### 1. **Preserve and Repurpose Elements of the Building**

- We recommend that the entire, main entry elevation, currently west facing, be disassembled, palletted and stored off-site until construction of the new development is at a stage that it could be re-assembled as part of the entry experience into the new building's north-west corner.
- The very high-quality stained-glass windows, would be removed, preserved, and stored by the Lutheran Church for reuse in the future.
- The reassembled entry elevation windows would have clear glass installed in the window openings (*See Site Photograph No. 19*). Another aspect of the repurposing of the entry elevation, in the location proposed, is the opportunity to finally orient this element to Main Street West, as it should have been originally.



- We also recommend that the gothic arched glulam beams that are part of the interior of the existing church be removed, stored off-site and incorporated into the interior entry experience of the main entry (*See Site Photograph No. 5*). A commemorative display within the entry vestibule could tell the story of Grace Lutheran Church.
- We recommend that the exterior stone base, cut limestone accents and carved corner stone (*See Site Photograph No. 17*) be disassembled, palletted and stored off-site to be used as a sitting wall/landscape feature within the proposed courtyard.

## 7.1 Precedents and Ideas

### ***Bellevue Church, Toronto***

Church redevelopment with incorporation of mixed-use residential.



### ***St. James Church, Hamilton***

Church redevelopment with incorporation of mixed-use residential.



***John M. Lyle Studio – Toronto***

Redevelopment with incorporation of mixed-use residential.



***Former Mount Sinai Hospital, Toronto***

Redevelopment with incorporation of mixed-use residential.



***Capitol Theatre, Kingston***

Theatre redevelopment with incorporation of mixed-use residential building.



***Massey Tower Renovation, Toronto***

Commercial redevelopment with incorporation of mixed-use residential building.



## 8 CONCLUSIONS

As our communities grow and evolve change is inevitable. The physical growth and the related development pressure of intensification is both a positive sign of health as well as a force of change. In the past, change often resulted in the loss and complete erasing of heritage but today we understand more clearly the value of celebrating a continued connection to our history.

This redevelopment project has the potential to create homes and retail for many people who will add to the animation and vitality of the area and the streetscape.

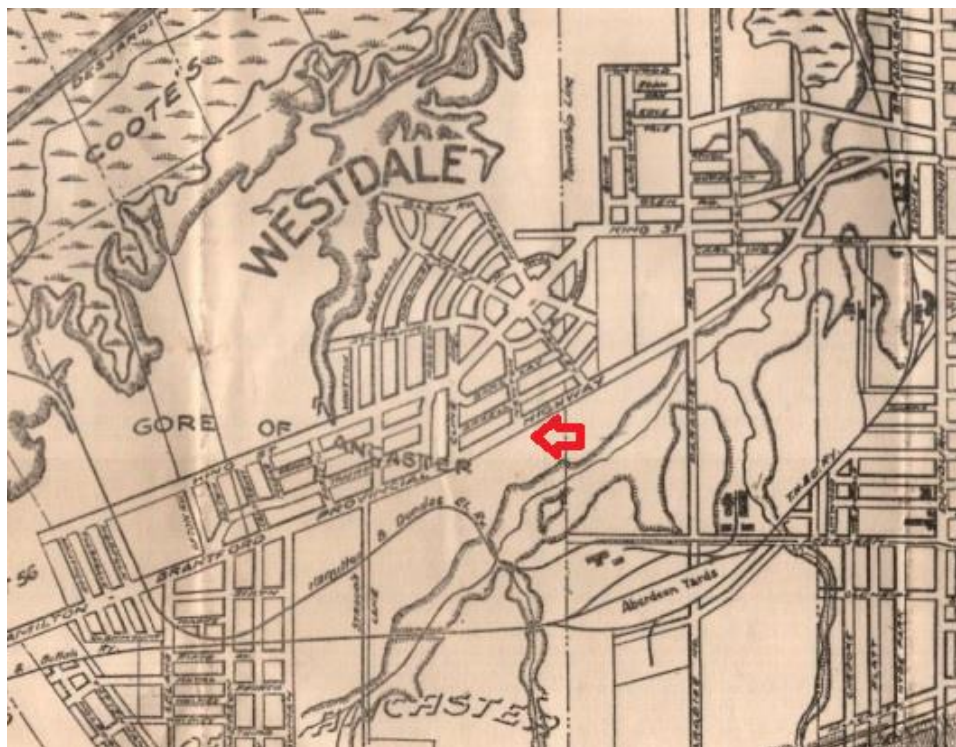


*Image 16: Front elevation of Grace Lutheran Church, Main Street, Hamilton.*

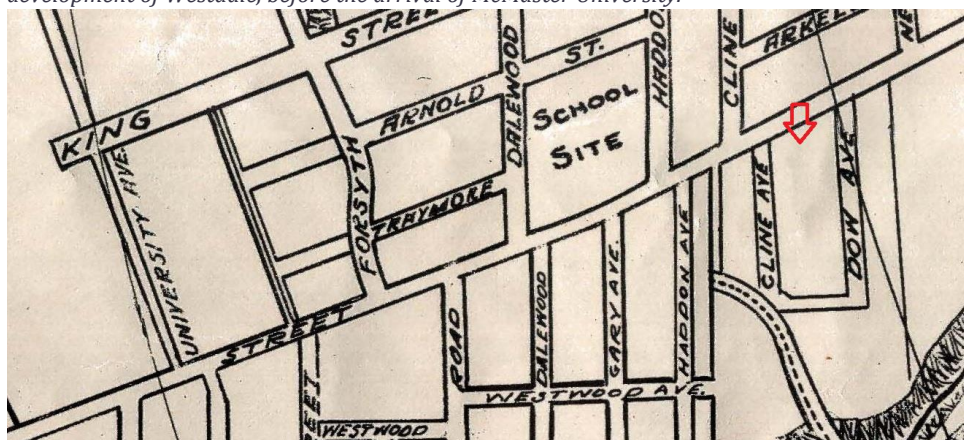


## 9 APPENDICES

### 9.1 Maps



Map 1: Map of the City of Hamilton in 1922, before Cline Street continued south of Main Street West. Note the early development of Westdale, before the arrival of McMaster University.<sup>34</sup>



Map 2: Cartographer's Map of City of Hamilton, 1943.<sup>35</sup>

<sup>34</sup> Map of the City of Hamilton, J.W. Tyrell & Co., 1922 <http://search.library.utoronto.ca/details?7784857>

<sup>35</sup> Map of the City of Hamilton, Ontario, 1943, Hamilton: City Engineer's Office, 1943.

<https://search.library.utoronto.ca/details?1842144>



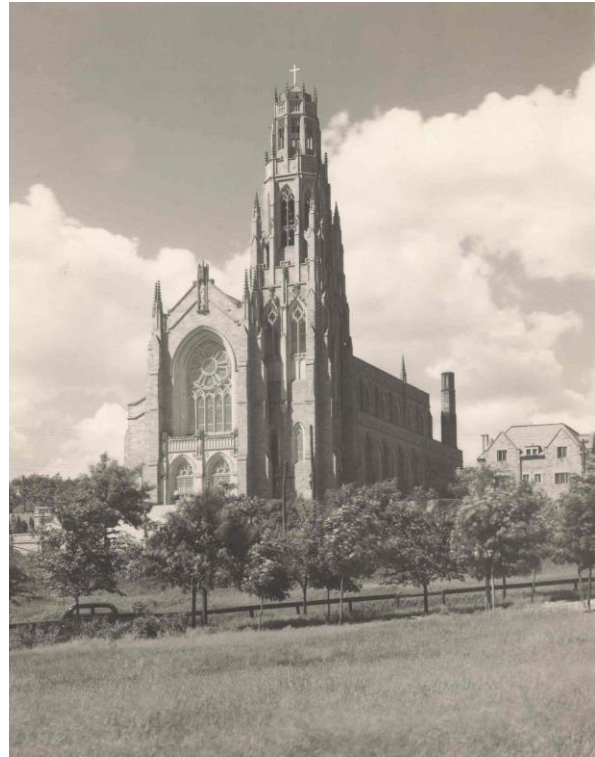


Map 3: 1947 Fire Insurance Map showing the location of the church, prior to building. Note the many houses that were demolished for the construction of the church.

## 9.2 Images



*Image 17: Architect William Russell Souter (1894-1971) of Grace Lutheran Church. Source: Hamilton Public Library.*



*Image 19: Cathedral Basilica of Christ the King in Hamilton, designed by architect William R. Souter (1931). Source: Diocese of Hamilton.*



*Image 18: Cenotaph in Hamilton's Gore Park, designed by architect William R. Souter. Source: Hamilton Public Library.*

*Image 20: Future Site of Grace Lutheran Church, 1958. Source: Grace Lutheran Archives, Construction Scrapbook.*



*Image 21: Future Site of Grace Lutheran Church, 1958. Source: Grace Lutheran Archives, Construction Scrapbook.*



*Image 22: November 1959, the pouring of the foundation. Source: Grace Lutheran Archives, Construction Scrapbook.*



*Image 23: May 1959, exterior walls and the structural laminated timber in progress. Source: Grace Lutheran Archives, Construction Scrapbook.*



*Image 24: July 4, 1959, exterior walls, structural laminated timber and structural concrete block and limestone wall at alter in progress. Source: Grace Lutheran Archives, Construction Scrapbook.*





*Image 25: July 11, 1959, roof wood plank sheathing in progress. North elevation. Source: Grace Lutheran Archives, Construction Scrapbook.*



*Image 26: July 19, 1959, roof wood plank sheathing in progress. South elevation. Source: Grace Lutheran Archives, Construction Scrapbook.*



*Image 27: September 6, 1959, interior under construction, view of altar area. Source: Grace Church Archives.*

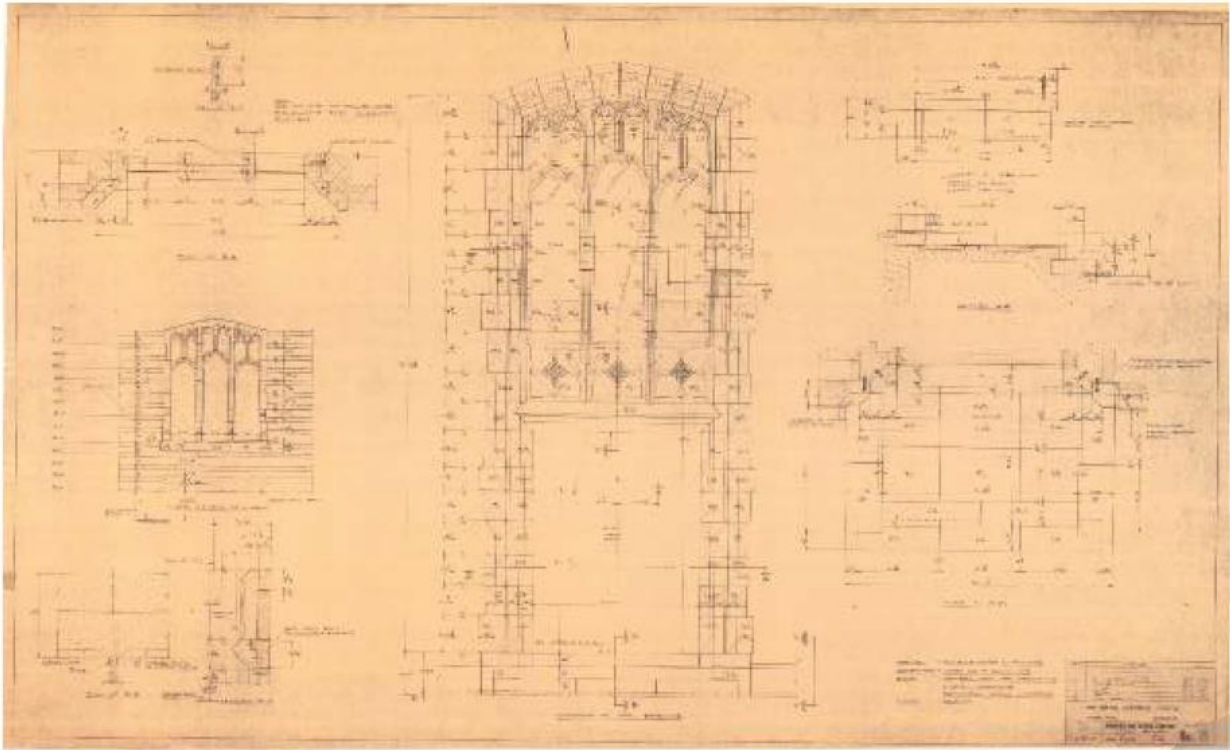


*Image 28: September 6, 1959, interior under construction. view of front entrance. source: Grace Church Archives.*



*Image 29: September 21, 1959, exterior complete, doors and windows in progress installation. Note the original church structure without before the 1970 addition.*





*Image 30: Windows detail.*

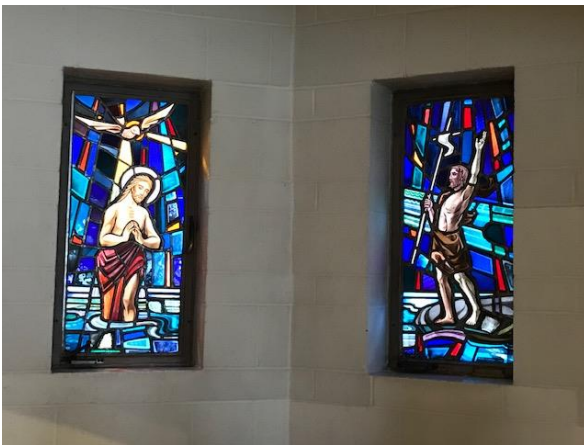
### 9.3 Site Photographs



*Site Photograph 1: Stain glass window sample.  
Photo Credit: Don Loucks.*



*Site Photograph 2: Interior main chapel.  
Photo Credit: Don Loucks.*



*Site Photograph 3: Stain glass window sample.  
Photo Credit: Don Loucks.*



*Site Photograph 4: Interior main chapel. Photo  
Credit: Don Loucks.*





*Site Photograph 5: Interior main chapel.  
Photo Credit: Don Loucks.*



*Site Photograph 6: Exterior, gardens.  
Photo Credit: Don Loucks.*



*Site Photograph 7: Exterior, gardens.  
Photo Credit: Don Loucks.*



*Site Photograph 8: Exterior, gardens. Note the roofing and venting. Photo Credit: Don Loucks.*





*Site Photograph 9: Exterior, gardens. Note the smooth limestone windowsills. Photo Credit: Don Loucks.*



*Site Photograph 10: Exterior, gardens. Note the 1970 sanctuary addition. Photo Credit: Don Loucks.*



*Site Photograph 11: 1970 Chapel addition, Grace Hall. Photo Credit: Don Loucks.*



*Site Photograph 12: 1970 Chapel addition, Grace Hall. Photo Credit: Don Loucks.*



*Site Photograph 13: Rear of main sanctuary, from Dow Street. Note church gardens in foreground and steeple. Photo Credit: Don Loucks.*



*Site Photograph 14: Rear of main sanctuary, from Dow Street. Note church gardens in foreground and steeple. Photo Credit: Don Loucks.*



*Site Photograph 15: Rear of main sanctuary, from Dow Street. Note the steeple. Photo Credit: Don Loucks.*



*Site Photograph 16: Note trim around windows and smooth limestone windowsill and base around church. Photo Credit: Don Loucks.*



*Site Photograph 17: Note trim around windows and smooth limestone windowsill and base around church. Photo Credit: Don Loucks.*





*Site Photograph 18: Front Entranceway. Note limestone gothic stonework and trim, gothic stain glass windows and neo-modern door. Photo Credit: Don Loucks.*

## 9.4 Authors of CHIA

**Don Loucks** - Architect, Writer, OAA, RAIC, CAHP, LEED AP

As the Managing Principal of Metropolitan Design Ltd. since 2014 and as Architect, Urban Designer and Heritage Planner, Don brings over 45 years of consulting experience to his public and private sector clients. Don is committed to social/cultural, environmental, and economic sustainability, aging-in-place planning, and an innovative and creative approach to design challenges, characterized by a collaboration and inclusion. Don recently completed a Graduate Certificate in Cultural Heritage Management from the University of Victoria and continues to be an adjunct instructor at Ryerson's Chang School lecturing on Heritage Conservation practice. As a Heritage Planner and past board member of Heritage Toronto and VP of the Canadian Association of Heritage Professionals, Don is committed to validating our past by embedding it in our future. He is currently working on the relocation and restoration of an 1890s farmhouse in Brampton, an 1820s stone commercial building in Kingston, a CHIA for a complex of 19<sup>th</sup> century streetcar barns in Windsor. Don and Leslie Valpy are co-authors of a book about Toronto's worker's houses titled "Modest Hopes" to be published by Dundurn Press.

**Leslie Valpy** - Research Project Manager, Writer, Hons. BA, CRM

Leslie is a conservation practitioner with a passion for built heritage, history, architecture, and conservation. Working with both intangible and tangible heritage, she has participated in a range of projects in Toronto, Kingston, Ottawa, St. Catharines, Richmond Hill and throughout Ontario. A graduate of the University of Victoria's Cultural Heritage Management Program, her portfolio of projects includes both residential and commercial and is experienced at the intersection of development and protection. Her recent work with Metropolitan Design Ltd. includes farmhouse preservation amidst housing developments, heritage LCBO outlets across Ontario, Toronto's John Street Roundhouse, Windsor Streetcar Barns, St. Catharines' Memorial Public School, and in Kingston the Carnovsky Bakery and the Capitol Theatre Development. Working with Metropolitan Design Ltd. and Taylor Hazell Architects, Leslie has explored the heritage properties within Toronto's Railway Corridor for Metrolinx and the City of Toronto, focusing on bridges, subways and underpasses associated with Toronto's historic Grade Separation Project. Leslie also holds an Honours B.A in English and Film, and a diploma from the Vancouver Film School in Film Production and has worked throughout Canada and overseas in the media field. Her interests include heritage architecture, social history, places of worship, industrial development, railway history and local history. Leslie and Don Loucks are co-authors of a book about Toronto's worker's houses titled "Modest Hopes" to be published by Dundurn Press.

## 9.5 Complete Works of Architect William Russell Souter

### William R. Souter

- ABERDEEN AVENUE, residence for the architect, c. 1929-30 (R.A.I.C. Journal, viii, Dec. 1931, x, illus. in advert.; C.H.G., ix, April 1932, 25-7, illus. & descrip.)
- HOLY FAMILY ROMAN CATHOLIC SCHOOL, Britannia Avenue at Kenilworth Avenue North, major addition, 1945-46 (C.R., lviii, July 1945, 99)
- CANADIAN GENERAL ELECTRIC CO., James Street South at Hunter Street, office building, 1946 (C.R., lix, April 1946, 148)
- STEEL COMPANY OF CANADA LTD. (a.k.a. STELCO), Wilcox Avenue, office building, 1946-47 (C.R., lix, Aug. 1946, 153; R.A.I.C. Journal, xxvii, April 1950, 14, illus. in advert.)
- FIRESTONE TIRE & RUBBER CO. OF CANADA, Beach Road, office building, 1947-48 (C.R., lx, Feb. 1947, 146; C.R., lxii, Jan. 1949, 135, illus. in advert.)
- DALEWOOD SCHOOL, Dalewood Street at Main St. W, 1948-49 (Hamilton Public School Board, Minute Book, 2 Oct. 1947; R.A.I.C. Journal, xxvii, May 1950, 56, illus. in advert.)
- PROCTOR & GAMBLE CO. LTD., Burlington Street East near Depew Street, major addition to factory, 1948-49 (C.R., lxi, June 1948, 167; Oct. 1948, 181)
- WINDSOR, ONT., Chrysler Corp. of Canada, Administration Office Building, Tecumseh Boulevard East at Chrysler Centre Road, 1948-49; Motor Assembly Plant, 1949-50; addition to assembly plant, 1950; Employment & Hospital Building, 1950-51 (C.R., lxi, June 1948, 167; lxii, Dec. 1949, 93; lxiii, April 1950, 134; Aug. 1950, 242)
- ETOBICOKE TOWNSHIP, ONT., Canadian Westinghouse Co. Ltd., Queen Elizabeth Way near Kipling Avenue, office block and service building, 1948-49 (C.R., lxi, Nov. 1948, 142)
- OAKVILLE, ONT., British Drug Houses, Queen Elizabeth Highway, 1948-49 (R.A.I.C. Journal, xxvii, March 1950, 56, illus. in advert.)
- CANADIAN WESTINGHOUSE CO. LTD., Aberdeen Avenue, warehouse, office and garages, 1949-50 (C.R., lxii, March 1949, 140)
- McMASTER UNIVERSITY, Nuclear Physics Research Laboratory, 1949-50 (Spectator [Hamilton], 29 Nov. 1949, 7, illus. & descrip.; C.R., lxii, Dec. 1949, 89)
- McMASTER UNIVERSITY, School of Nursing, 1949-50 (Spectator [Hamilton], 29 Nov. 1949, 16, illus. & descrip.; C.R., lxii, Dec. 1949, 87)
- McMASTER UNIVERSITY, Physical Sciences Building, 1949-50 (Spectator [Hamilton], 29 Nov. 1949, 16, illus. & descrip.; C.R., lxii, Dec. 1949, 87; lxiii, Dec. 1950, 106)
- ST. JOSEPH'S ROMAN CATHOLIC HOSPITAL, John Street North, 1950 (C.R., lxiii, Feb. 1950, 128)
- LIFE SAVER & BEECH NUT CANDY CO., Sanford Avenue South, factory, 1950 (C.R., lxiii, April 1950, 134)<sup>36</sup>

<sup>36</sup> <http://dictionaryofarchitectsincanada.org/node/1988>

## Hutton & Souter

- MCGREGOR-MOBRAY CLINIC, Main Street East near Wellington Street, 1922 (C.R., xxxvi, 26 April 1922, 54; dwgs. at OA)
- DELTA COLLEGIATE, Main Street East at Graham Avenue South, 1923-24 (C.R., xxxviii, 31 Dec. 1924, 1323-4, illus. & descrip.; Const., xviii, April 1925, 120-25, illus. & descrip.; dwgs. at OA)
- QUEEN ST. S. - near Glenfern Avenue, residence for Robert Mills, 1923 (dwgs. at OA)
- WENTWORTH BAPTIST CHURCH, Wentworth Street at Cannon Street, 1924 (Brief Sketch of the History of Wentworth Baptist Church, 1924, 32, illus.)
- TRINITY BAPTIST CHURCH, Main Street East at Balsam Avenue South, 1924-25 (Dedication Souvenir of Trinity Baptist Church, 1925, 7; dwgs. at OA)
- BAY STREET SOUTH, near Inglewood Drive, residence for Joseph M. Pigott, 1924 (R.A.I.C. Journal, ii, July-Aug. 1925, xiii, illus. in advert.; dwgs. at OA)
- ABERDEEN AVENUE, near Bay Street South, residence for P.V. Byrnes, 1925 (C.R., xxxix, 29 April 1925, 52, t.c.; C.H.G., x, April 1933, 22-5, illus.)
- McLAUGHLIN MOTOR CO., showroom, Bay Street at Grenville Street, 1925; addition 1936 (Const., xviii, Nov. 1925, 356)
- CHEDOKE PARK, residence for H.B. Greening, c. 1926 (C.H.G., iv, Jan. 1927, 42-3, illus.)
- MAIN STREET EAST, at Hughson Street, office building for the Wentworth Realty Co., 1926 (Const., xix, Sept. 1926, 289)
- WENTWORTH RADIO CO., John Street North at King William Street, 1926 (C.R., xl, 6 Oct. 1926, 51)
- T. EATON CO., warehouse, Hughson Street North at King William Street, 1927 (C.R., xli, 18 May 1927, 54)
- FIRESTONE TIRE & RUBBER CO., Beach Road, 1927 (Const., xxi, June 1928, 217, illus.)
- CATHEDRAL ROMAN CATHOLIC HIGH SCHOOL, Main Street East at Emerald Street South, 1928 (C.R., xlii, 14 Nov. 1928, 1189-90, illus. & descrip.; R.A.I.C. Journal, vi, July 1929, 269-71, illus. & descrip.; dwgs. at OA)
- OTIS-FENSOM ELEVATOR CO., Ferrie Street East at Victoria Street North, office building, 1929 (dwgs. at OA)
- CENTRAL POLICE STATION, King William Street at Mary Street, 1930 (C.R., xlv, 31 Dec. 1930, 210, illus. in advert.)
- ST. MARY'S ROMAN CATHOLIC SCHOOL, Mulberry Street, 1930 (dwgs. at OA)
- WESTDALE ROMAN CATHOLIC SCHOOL, ??? Street, 1930 (dwgs. at OA)
- ROYAL CONNAUGHT HOTEL, Main Street East at John Street South, 1931-32 (C.R., 13 May 1931, 62; dwgs. at OA)
- CHRIST THE KING ROMAN CATHOLIC BASILICA, King Street West near Breadalbane Street, 1931-33; Bishop's Palace 1932-33 (R.A.I.C. Journal, viii, Sept. 1931, 339, illus.; Const., xxvi, Nov.-Dec. 1933, 131-42, illus. & descrip.; C.R., xlviii, 17 Jan. 1934, 37-43, illus. & descrip.; dwgs. at OA)

- (with **Sydney Comber**) ACME FARMER'S DAIRY, Barton Street East near Chapple Street, 1931 (C.R., xlv, 30 Dec. 1931, 20, illus. in advert.)
- MOUNTAIN SANATORIUM, Ancaster Road, new Pavilion and Nurses Residence for the Hamilton Health Association, 1932; Wilcox Pavilion, 1938-39 (C.R., xlvi, 24 Feb. 1932, 120; dwgs. at OA; R.A.I.C. Journal, xxi, Aug. 1944, 167) LORETTO ACADEMY, King Street West at Pearl Street, 1933; demol. 1987 (C.R., xlvii, 30 Aug. 1933, 834, illus.; dwgs. at OA)
- DOMINION PUBLIC BUILDING, John Street South at King Street East, 1934-36 (C.R., xlviii, 10 Oct. 1934, 868, illus.; R.A.I.C. Journal, xiii, Dec. 1936, iv, illus. in advert.; H. Kalman, History of Canadian Architecture, 1994, 760, illus. & descrip.; Tim Morawetz, Art Deco Architecture Across Canada, 2017, 51, illus. & descrip.; dwgs. at OA)
- MOUNT ST. JOSEPH ORPHANAGE, King Street West near Ray Street North, 1935 (C.R., xlix, 21 Aug. 1935, 742)
- ST. JAMES COURT, an experimental Model Home, constructed using steel frames, in a Neo-Georgian style, and built by Joseph Pigott, 1935 (Financial Post [Toronto], 5 Oct. 1935, 20, illus. & extensive descrip.)
- INGLEWOOD DRIVE, residence for Vernon Hale, 1935 (C.H.G., xiii, June 1936, 7; Aug.-Sept. 1936, 34-5, illus.)
- CANADIAN WESTINGHOUSE CO., Aberdeen Avenue at Longwood Road South, Administration Building, 1937; Lamp Building, 1941 (C.R., vol. 50, 27 Jan. 1937, 24, illus.)
- STEEL COMPANY OF CANADA, Wellington Street North at Birge Street, Office Building, 1937 (dwgs. at OA)
- NATIONAL STEEL CAR CO., major addition to machine shop, 1939 (Financial Post [Toronto], 25 March 1939, 13)
- ST. JOHN'S PRESBYTERIAN CHURCH, King Street East at Emerald Street, reconstruction, 1940 (C.R., liii, 27 March 1940, 64)<sup>37</sup>

## Works Elsewhere

- OSHAWA, ONT., Ritson Road Public School, 1922 (OA, Minutes of the Oshawa Board of Education, 26 June 1922, 23) (with **Mahoney & Austin**)
- GUELPH, ONT., Guelph Collegiate Institute, Paisley Street at Yorkshire Street North, 1922-23 (Guelph Mercury, 11 Sept. 1922, 1-2, descrip. & illus.; G. Shutt, The High Schools of Guelph, 1961, 39-43, illus.; dwgs. at OA)
- OSHAWA, ONT., Centre Street Public School, 1923-24 (OA, Minutes of the Oshawa Board of Education, 24 April 1923, 71)
- OSHAWA, ONT., Simcoe Street North Public School, 1923-24 (OA, Minutes of the Oshawa Board of Education, 27 June 1923, 101)
- OSHAWA, ONT., Collegiate Institute, new Library, Gymnasium and Assembly Hall, 1923-24 (OA, Minutes of the Oshawa Board of Education, 11 Sept. 1923)

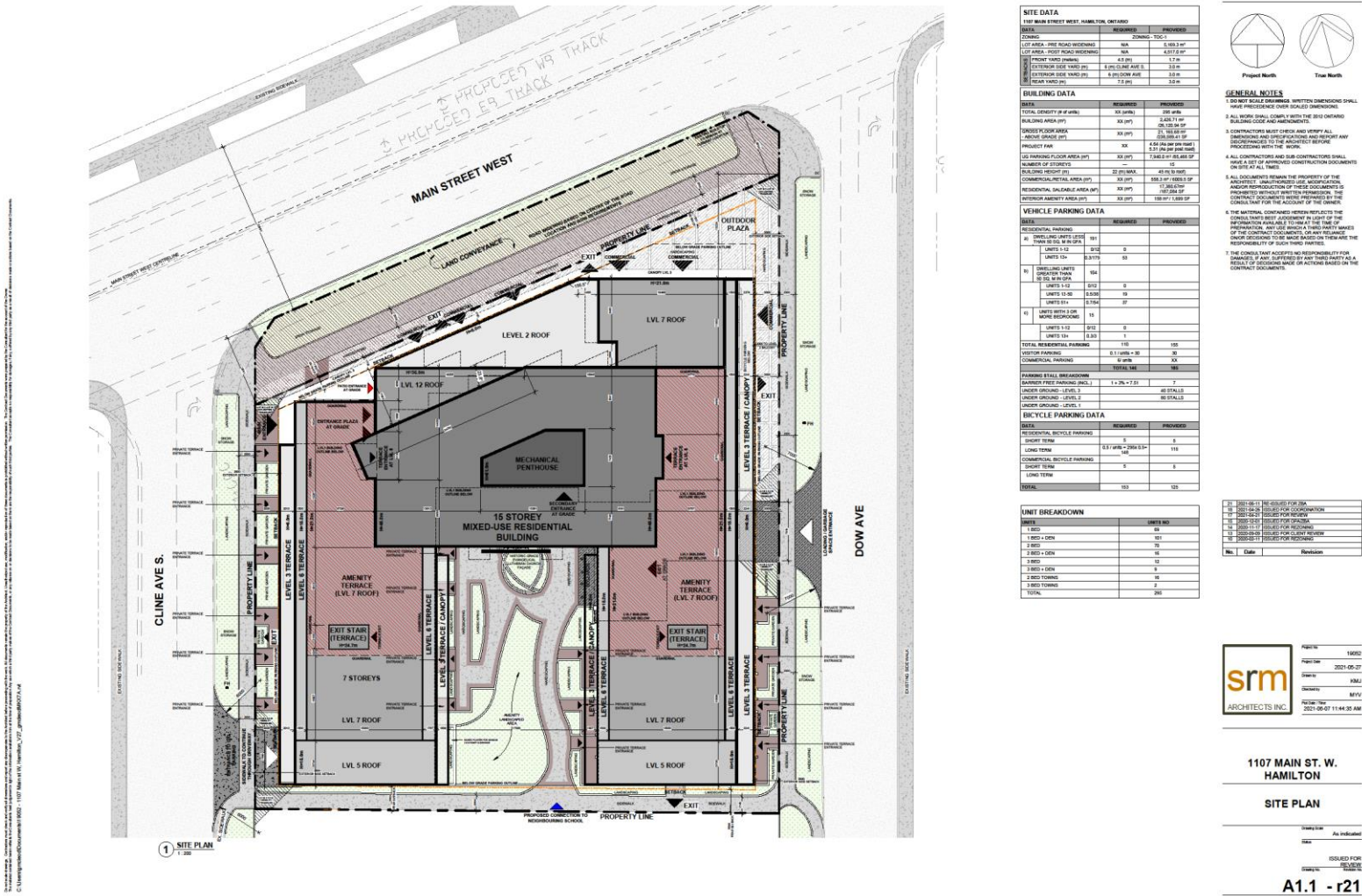
<sup>37</sup> <http://dictionaryofarchitectsincanada.org/node/1988>



- ST. THOMAS, ONT., Masonic Temple, Talbot Street near Mondamin Street, 1924 (C.R., xxxviii, 30 April 1924, 62)
- HARMONY, ONT., Public School, 1924 (dwgs. at OA)
- TORONTO, ONT., McLaughlin Motor Car Showroom, Bay Street at Grenville Street, 1924 (Const., xviii, June 1925, 184-88, illus. & descrip.; dwgs. at OA)
- ST. THOMAS, ONT., High School, Elysian at Pearl St., 1924 (Const., xvii, March 1924, 91)
- PORT NELSON, ONT., residence for R.M. Dewhurst, 1925 (dwgs. at OA)
- PORT COLBORNE, ONT., Waterworks Plant, 1925 (Canadian Engineer, I, 23 Feb. 1926, 243-46, illus. & descrip.)
- TORONTO, ONT., International Harvester Company Showroom, Bay Street near Grosvenor Street, 1926-27 (C.R., xli, 4 May 1927, 429, illus. & descrip.; dwgs. at OA)
- NIAGARA FALLS, ONT., Mount Carmel Roman Catholic College, extension, Portage Road near Dunn Street, 1926 (C.R., xl, 2 June 1926, 46)
- WINDSOR, ONT., Norton Palmer Hotel, Park Street at Pelissier Street, 1927; addition 1929 (C.R., xli, 2 March 1927, 220-21, illus. & descrip.; dwgs. at OA)
- OSHAWA, ONT., General Motors Assembly Plant, new stamping mill, body plant and tool room, 1927 (C.R., xli, 1 June 1927, 49, t.c.; 6 July 1927, 60, t.c.)
- OSHAWA, ONT., residence for D.H. Beaton, 1927 (C.H.G., vi, Nov. 1929, 26-9, illus.)
- GALT, ONT., res. D. Walter McCormick, Salisbury Ave., 1927 (C.R., xli, 29 June 1927, 53)
- ANCASTER, ONT., Hamilton Golf & Country Club, clubhouse, 1928 (C.R., xliv, 19 March 1930, 22, illus. in advert.)
- REGINA, SASK., glass factory and power house for W.E. Phillips Co., 8th Avenue at Toronto Street, 1928 (dwgs. at OA)
- WALKERVILLE, ONT., General Motors, Walker Road, office building, 1928 (dwgs. at OA)
- WALKERVILLE, ONT., Chrysler Motor Co., Tecumseh Road at Walker Road, assembly plant, 1928-30; extension 1935 (C.R., xlii, 12 Dec. 1928, 47; Canadian Engineer, lxxii, 20 April 1937, 9-10, illus. & descrip.)
- REGINA, SASK., General Motors Co., Toronto Street, assembly plant, 1928 (dwgs. at SAB)
- REGINA, SASK., McLaughlin Motor Car Co., showroom and garage, Rose Street at 12th Avenue, 1929 (dwgs. at OA)
- TORONTO, ONT., Parkdale Ladies Athletic Club House, Shaw Street, 1929-30 (Toronto Star, 22 Nov. 1929, 40, illus. & descrip.)
- GUELPH, ONT., Delhi Apts, for Raymond Crowe, Delhi St. at Eramosa Rd, 1935 (dwgs.OA)
- LEAMINGTON, ONT., H.J. Heinz Co., major addition to food processing plant, with new Power House, 1936; new Warehouse, 1939 (C.R., vol. 50, 12 Feb. 1936, 28; lii, 3 May 1939, 42; Financial Post [Toronto], 14 March 1936, 8, descrip.)
- WOODSTOCK, ONT., Firestone Cotton Mills, factory, 1943 (C.R., lvi, 18 Aug. 1943, 34)
- WALLACEBURG, ONT., H.J. Heinz Co., processing plant, 1944 (C.R., lix, Jan. 1946, 4, illus. in advert.)<sup>38</sup>

<sup>38</sup> <http://dictionaryofarchitectsincanada.org/node/1988>

9.6 Architectural Drawings and Renderings



Architectural Drawings 1: Site Plan.

2. ALL WORKS SHALL COMPLY WITH THE 2010 ONTARIO BUILDING CODE AND AMENDMENTS.

3. CONTRACTOR MUST OBTAIN ALL NECESSARY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A CURRENT APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. CONTRACTOR SHALL NOT REPRODUCE OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTRACT DOCUMENTS WERE PREPARED BY THE ARCHITECT FOR THE PROJECT AND NOT FOR REUSE.

6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF THE CONTRACT DOCUMENTS AND ANY NEGLIGENCE OR OMISSION OF THE CONSULTANT SHALL BE THE RESPONSIBILITY OF SUCH THIRD PARTIES.

7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR ANY LOSS, DAMAGE, INJURY, OR DEATH, AND AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE INFORMATION PROVIDED TO HIM.

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17	2021-04-21	ISSUED FOR REVIEW
14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
11	2020-02-25	Issued for Client Review
10	2019-02-11	ISSUED FOR REZONING
<b>No.</b>	<b>Date</b>	<b>Revision</b>

No.	Date	Revision
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### LEVEL P3 FLOOR PLAN

2008

ISSUED FOR  
REVIEW






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**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2010 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL DOCUMENTS.

-  CIRCULATION
-  COMMON
-  PARKING
-  SERVICE
-  VERTICAL CIRCULATION

18	2021-04-26	ISSUED FOR COORDINATION
17	2021-04-21	ISSUED FOR REVIEW
14	2020-11-17	ISSUED FOR REDLINING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
11	2020-02-25	Issued for Client Review
10	2020-02-11	ISSUED FOR REDLINING
2	2019-03-18	ISSUED FOR PRE-CONSULTATION
<b>No.</b>	<b>Date</b>	<b>Revision</b>



**LEVEL P2 FLOOR PLAN**

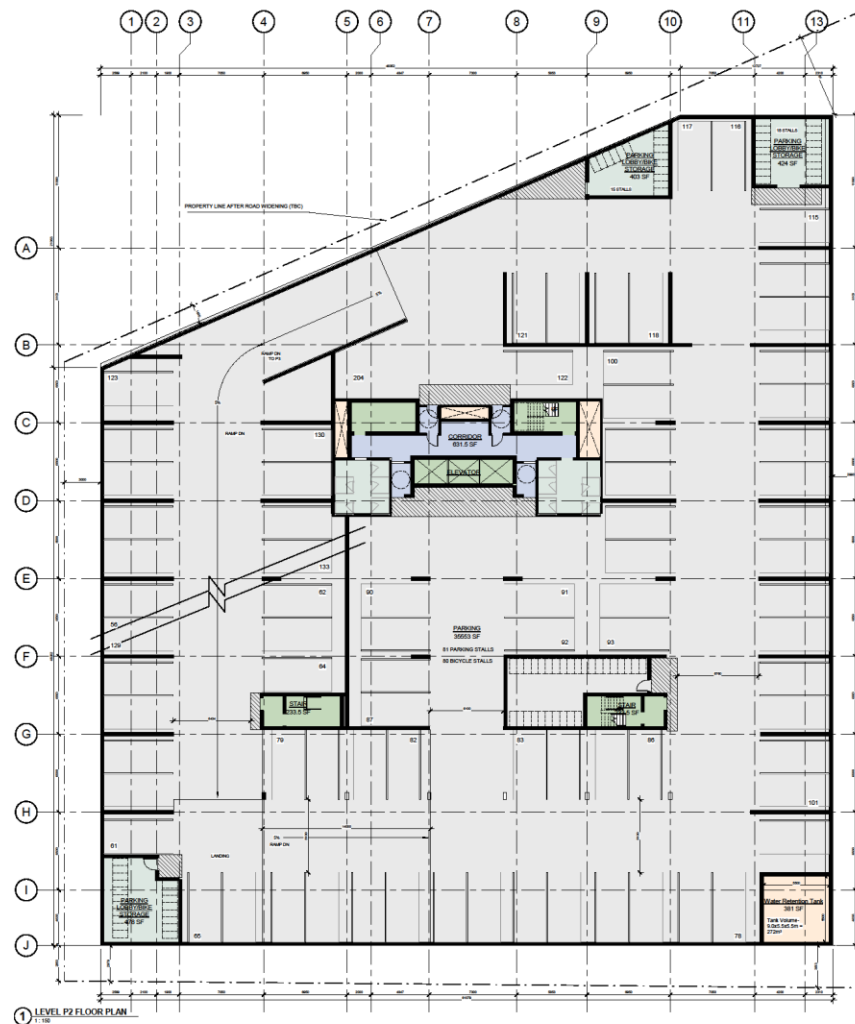
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**Table 1**

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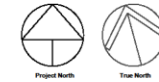
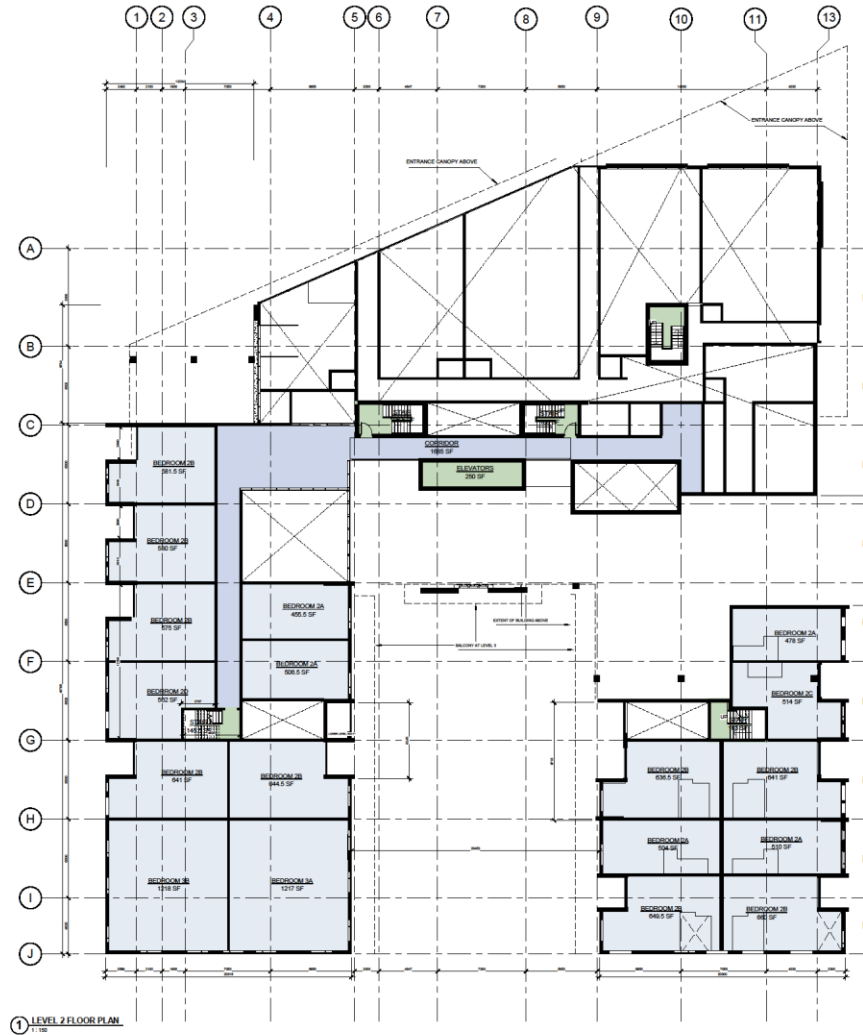




Architectural Drawings 4: Level 1 Floor Plan



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- GENERAL NOTES**
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL OVER DIMENSIONS SHOWN ON DRAWINGS.
  2. ALL WORK SHALL COMPLY WITH THE 2018 ONTARIO BUILDING CODE AND REGULATIONS.
  3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE USER.
  6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGMENT AS OF THE DATE OF INFORMATION AVAILABLE TO THEM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THIS DOCUMENT IS AT THEIR OWN RISK. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THEM AS A RESULT OF SUCH UNAUTHORIZED USE.
  7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THEM AS A RESULT OF ACTIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

- BUILDING LEGEND**
- ◻ CIRCULATION
  - ◻ RESIDENTIAL
  - ◻ VERTICAL CIRCULATION

No.	Date	Revision
01	2021-04-26	ISSUED FOR PERMIT
02	2021-04-26	ISSUED FOR CLIENT REVIEW
03	2021-04-26	ISSUED FOR CLIENT REVIEW
04	2021-04-26	ISSUED FOR PERMIT
05	2021-04-26	ISSUED FOR PERMIT

**srms**  
ARCHITECTS INC.

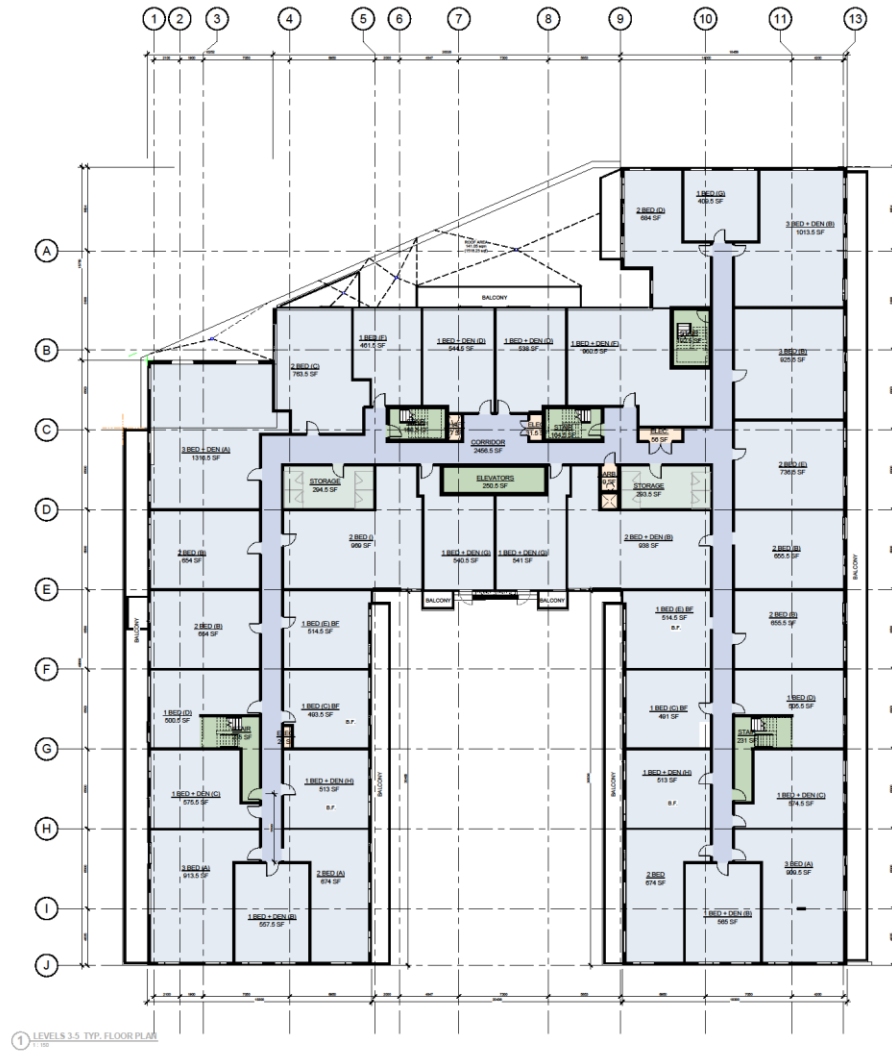
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Project Name: 1107 MAIN ST. W.  
Owner: H&M  
Designer: MYV  
Issue Date: 2021-04-26 7:48:00 PM

**1107 MAIN ST. W.  
HAMILTON**

**LEVEL 2 FLOOR PLAN**

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Issued For: \_\_\_\_\_  
Revision: \_\_\_\_\_  
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Architectural Drawings 5: Level 2 Floor Plan.



Architectural Drawings 6: Level 3-5 Floor Plan

1. DO NOT SKETCH DIMENSIONS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SKETCH DIMENSIONS.

2. ALL WORK SHALL COMPLY WITH THE 2012 ANTIQUARIAN BUILDING CODE AND AMENDMENTS.

3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS. CONTRACTORS SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.

6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGMENT AND THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE OF THE INFORMATION OR DIMENSIONS OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE UPON DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF EACH USER.

7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY A THIRD PARTY AS A RESULT OF ACTIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

**BUILDING LEGEND**

- CIRCULATION
- COMMON
- RESIDENTIAL
- SERVICE
- VERTICAL CIRCULATION

18	2021-04-26	ISSUED FOR COORDINATION
14	2020-11-17	ISSUED FOR REDRAWING
13	2020-09-26	ISSUED FOR CLIENT REVIEW
11	2020-02-25	Issued for Client Review
10	2020-02-11	ISSUED FOR REDRAWING
2	2019-03-18	ISSUED FOR PRE-CONSULTATION
No.	Date	Revision

No.	Date	Revision
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1107 MAIN ST. W.  
HAMILTON

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LEVELS 6-7 FLOOR  
PLAN

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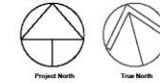
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*Architectural Drawings 8: Level 8 Floor Plan.*







**GENERAL NOTES**

1. DIMENT SCALE DRAWINGS: WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE DEED OF THE CITY OF HAMILTON.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, REPRODUCTION, REPRODUCTION OF THESE DOCUMENTS, OR ANY PART THEREOF, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED. THE CONTRACT DOCUMENTS SHALL BE KEPT IN THE OFFICE OF THE ARCHITECT FOR THE DURATION OF THE PROJECT.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE THEREOF WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, OR ANY RELIANCE THEREON, SHALL BE AT THE USER'S SOLE RISK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF SUCH RELIANCE.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION AND THEREFORE AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

**BUILDING LEGEND**

- CIRCULATION
- RESIDENTIAL
- SERVICE
- VERTICAL CIRCULATION



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**1107 MAIN ST. W.  
HAMILTON**

**LEVELS 13-15 FLOOR  
PLAN**

Working Scale: 1" = 10'

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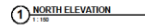
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**LEVEL 13-15 FLOOR PLAN**

Architectural Drawings 10: Levels 13-15 Floor Plan



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3	PREFINISHED METAL CLAD CANOPY ASSEMBLY B. WOOD
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5	SPANREL PANEL A
6	GLAZING : TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE : WHITE
9	ALUMINUM PANEL
10	STONE CHURCH FAÇADE
11	PRE-CAST CONCRETE
12	SPANREL PANEL B

**ARTICLE 10. THE CONTRACT DOCUMENTS.**

1. THE CONTRACT DOCUMENTS SHALL BE WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER CALLED DIMENSIONS.

2. ALL WORK SHALL COMPLY WITH THE 2012 NATIONAL BUILDING CODE AND AMENDMENTS.

3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPACING PRIOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.

6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGMENT AND THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE OF THE INFORMATION OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE THEREON, IS TO BE MADE AT THE USER'S SOLE RESPONSIBILITY OF SUCH THIRD PARTIES.

7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF ANY RELIANCE ON OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.


 Project No: 190  
 Project Date: 2021-04-26  
 Drawn by: K  
 Checked by: M  
 Plot Date / Time: 2021-04-26 7:54:28

**A3.1 - r18**

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**MATERIAL LEGEND**

1	RED MASONRY
2	PREPARED METAL CLAD BALCONY ASSEMBLY A: METAL
3	PREPARED METAL CLAD CANOPY ASSEMBLY B: WOOD
4	PATTERNED CONCRETE A: US FORM LINER 202 INN
5	SPANDREL PANEL A
6	GLAZING : TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE : WHITE
9	ALUMINUM PANEL
10	STONE CHURCH FAÇADE
11	PRE-CAST CONCRETE
12	SPANDREL PANEL B

**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL OVER DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL MATERIALS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, REPRODUCTION, OR MODIFICATION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONSULTANT CANNOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGMENT AT THE TIME OF INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY AND ALL MATERIALS AND METHODS OF CONSTRUCTION TO BE USED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT OR THE RESULT OF ANY ACTIONS BASED ON THE CONSTRUCTION DOCUMENTS.

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<b>sr</b>	PROJECT NO.	10001
<b>m</b>	PROJECT NAME	2021-04-20
<b>a</b>	DATE	1901
<b>r</b>	DESIGNED BY	MPV
<b>c</b>	DATE	2021-04-20 7:59:30 PM

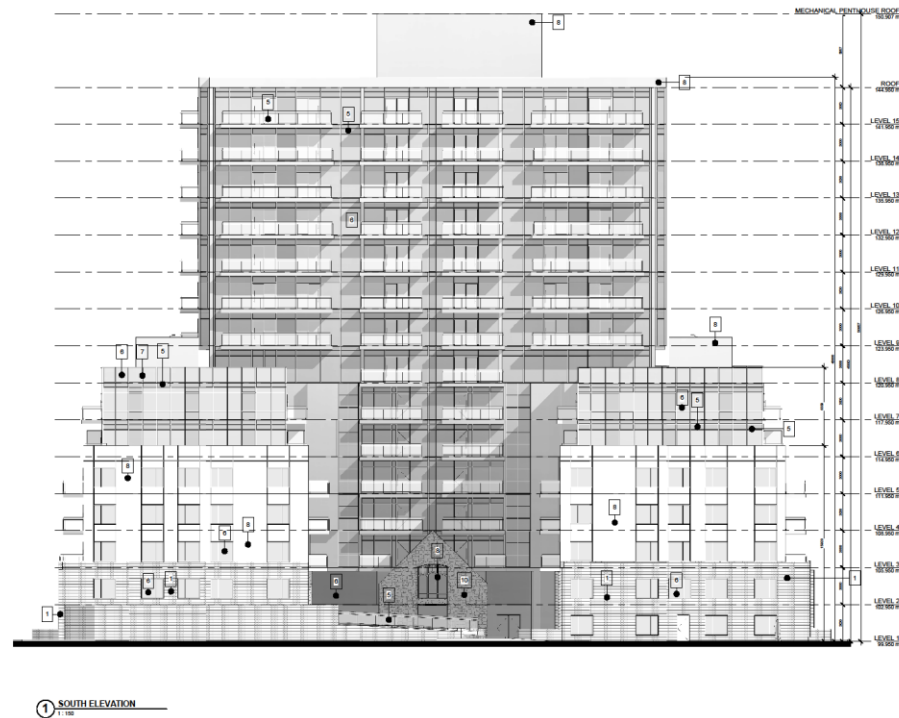
**1107 MAIN ST. W.  
HAMILTON**

**SOUTH ELEVATION**

Drawing Title: As indicated  
Date:

ISSUED FOR  
REVIEW

**A3.2 - r18**



Architectural Drawings 12: South elevation



**MATERIAL LEGEND**

1	RED MASONRY
2	PREFINISHED METAL CLAD BALCONY ASSEMBLY A: METAL
3	PREFINISHED METAL CLAD CANOPY ASSEMBLY B: WOOD
4	PATTERNED CONCRETE A: US FORM LINER 202 INN
5	SPANDREL PANEL A
6	GLAZING : TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE : WHITE
9	ALUMINUM PANEL
10	STONE CHURCH FAÇADE
11	PRE-CAST CONCRETE
12	SPANDREL PANEL B

**GENERAL NOTES**

1. ALL MET SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, REPRODUCTION, OR REUSE OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSULTANT'S TARIFF FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL, COLOURS AND FINISHES SELECTED BY THE CONSULTANT ARE SUBJECT TO ADJUSTMENT IN LIGHT OF THE INFORMATION AVAILABLE TO THEM AT THE TIME OF PREPARATION. ANY USE WHICH TRANSGRESSES THE LIMITS OF THE CONTRACT DOCUMENTS OR ANY RELIANCE THEREON SHALL BE MADE BASED ON THEIR OWN RESPONSIBILITY OF SUCH THIRD PARTIES.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

No.	Date	Revision
1	2023-04-28	ISSUED FOR COORDINATION
2	2023-04-28	ISSUED FOR PERMITS
3	2023-04-28	ISSUED FOR PERMITS
4	2023-04-28	ISSUED FOR PERMITS

<b>srm</b> ARCHITECTS INC.	Project No.	100002
	Project Date	2023-04-28
	Client	PMO
	Location	MPV
	File Date/Time	2023-04-28 09:14 PM

**1107 MAIN ST. W.  
HAMILTON**

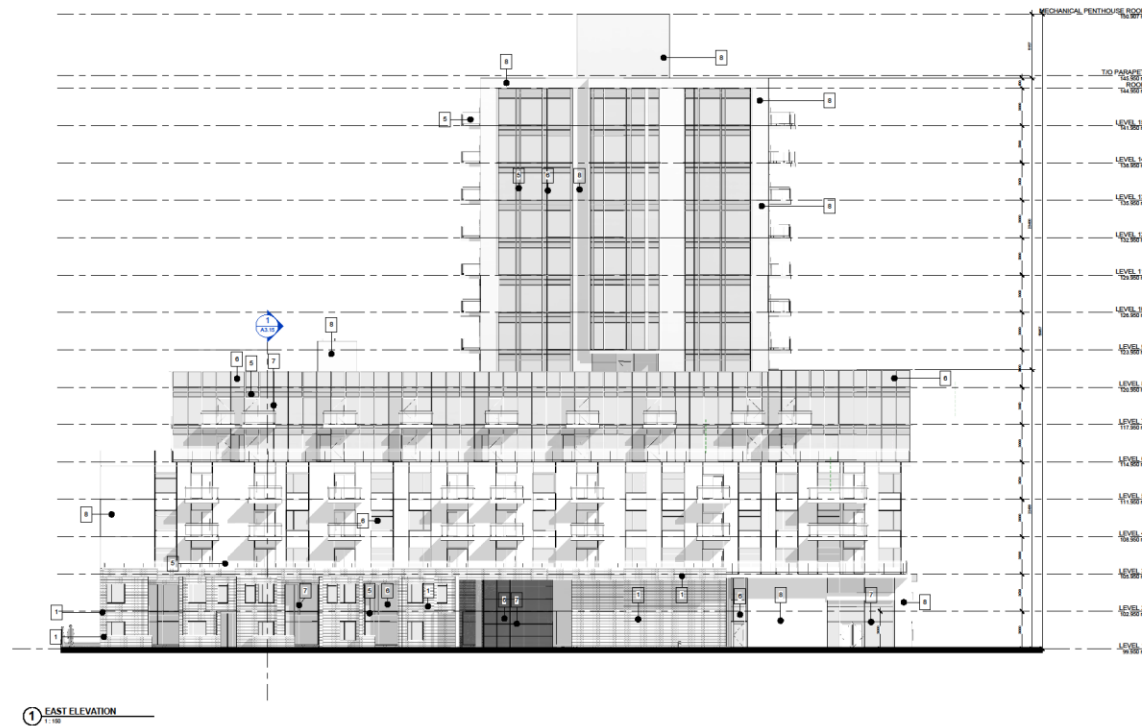
**EAST ELEVATION**

Drawn by: As indicated

Date: \_\_\_\_\_

ISSUED FOR: REVISION

**A3.3 - r18**



Architectural Drawings 13: East elevation

**MATERIAL LEGEND**

1	RED MASONRY
2	PREFINISHED METAL CLAD BALCONY ASSEMBLY A: METAL
3	PREFINISHED METAL CLAD CANOPY ASSEMBLY B: WOOD
4	PATTERNED CONCRETE A: US FORMLINER 200 INN
5	SPANDREL PANEL A
6	GLAZING - TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE - WHITE
9	ALUMINUM PANEL
10	STONE CHURCH FAÇADE
11	PRE-CAST CONCRETE
12	SPANDREL PANEL B

**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL OVER DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, REPRODUCTION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED. WITHOUT LIMIT TO THE FOREGOING, THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST INFORMATION AS OF THE DATE OF INFORMATION AVAILABLE TO HIM AT THE TIME OF INFORMATION. ANY USE WITHOUT THESE LIMITS AND OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE THEREON, SHALL BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF RECORDING MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

No.	Date	Revisions

<b>srm</b> ARCHITECTS INC.	Project No.	10002
	Project Date	2021-04-28
	Drawn by	KMM
	Checked by	MTV
	App Date/Time	2021-04-28 9:10:52 PM

**1107 MAIN ST. W.  
HAMILTON**

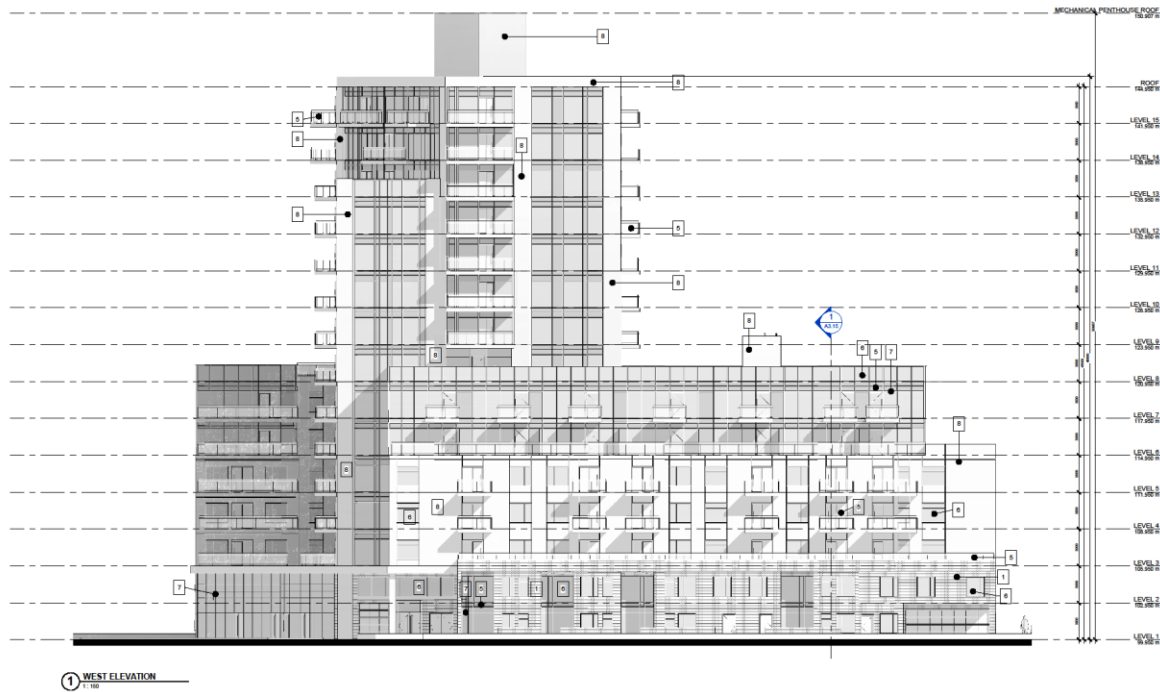
**WEST ELEVATION**

Drawing Scale: As indicated  
Date:  

ISSUED FOR:  
REVIEWER

**A3.4 - r18**

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Architectural Drawings 14: West elevation





CHIA – 1107 MAIN STREET WEST - HAMILTON

**A3.17 - r18**



Architectural Drawings 17: Presentation elevation - east

1107 Main St. W. Hamilton, ON L8N 3A1  
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MATERIAL LEGEND	
1	RED MASONRY
2	PREFINISHED METAL CLAD BALCONY ASSEMBLY A METAL
3	PREFINISHED METAL CLAD CANOPY ASSEMBLY B WOOD
4	PATTERNED CONCRETE A US FORMS/NET 270 IN
5	SPANDREL PANEL A
6	GLAZING - TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE - WHITE
9	ALUMINUM PANEL
10	STONE CHURCH FAÇADE
11	PRE-CAST CONCRETE
12	SPANDREL PANEL B

1107 MAIN ST. W. HAMILTON  
 No. 1 Date 1 Revision



1107 MAIN ST. W.  
HAMILTON

PRESENTATION  
ELEVATION - EAST

Scale: As Indicated

1107 MAIN ST. W. HAMILTON

A3.18 - r18

Architectural Drawings 18: Presentation elevation - east.

CHIA - 1107 MAIN STREET WEST - HAMILTON  
 1107 MAIN ST. W. HAMILTON, ONT. L8N 4A1  
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**MATERIAL LEGEND**

1	RED MASONRY
2	PREFINISHED METAL CLAD BALCONY ASSEMBLY A: METAL
3	PREFINISHED METAL CLAD CANOPY ASSEMBLY B: WOOD
4	PATTERNED CONCRETE A: US FORMLINER 232 INN
5	SPANDREL PANEL A
6	GLAZING - TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE - WHITE
9	ALUMINUM PANEL
10	STONE CHURCH FAÇADE
11	PRE-CAST CONCRETE
12	SPANDREL PANEL B

**REVISIONS**

No.	Date	Revisions

	Project No.	10002
	Project Date	2021-04-26
	Drawn By	DM
	Checked By	MYV
	Plot Date/Time	2021-04-29 2:35:24 PM

**1107 MAIN ST. W.  
HAMILTON**

**PRESENTATION  
ELEVATION - WEST**

Drawing Date: As Indicated  
Date:  

ISSUED FOR: REVIEW  
Drawing No:  

**A3.19 - r18**

Architectural Drawings 19: Presentation elevation - west.



*Architectural Drawings 20: The church façade will be rebuilt and integrated into the courtyard to act as a passthrough from the semi-public outdoor courtyard to the more private covered outdoor space.*



Architectural Drawings 21: The rebuilt façade of the church located in the courtyard.





*Architectural Drawings 22: The rebuilt façade of the church located in the courtyard.*



*Architectural Drawings 23: The rebuilt façade of the church located in the courtyard.*



*Architectural Drawings 24: Courtyard of building.*



*Architectural Drawings 25: West elevation of development.*





*Architectural Drawings 26: Architectural renderings of new development*



*Architectural Drawings 27: Architectural renderings of new project.*