The Corporation of the City of Hamilton

BY-LAW NO. 88- 182

To Designate:

LAND LOCATED AT MUNICIPAL NO. 255 WEST AVENUE NORTH

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of The Ontario Heritage Act, R.S.O. 1980, Chapter 337;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(1)(a) of the said Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 255 West Avenue North and more particulary described in schedule "A" hereto annexed, is hereby designated as property of historic and architectural value and interest.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in schedule "B", to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

   (i) to cause a copy of this by-law, together with reasons for the designation to be served on the owner and The Ontario Heritage Foundation by personal service or by registered mail;

   (ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton, for three consecutive weeks.

PASSED this 27th day of July A.D. 1988.

Deputy City Clerk

Mayor

(1988) 11 R.P.D.C. 7, May 10

SCHEDULE "A"

To

By-law No. 88-182

WEST AVENUE SCHOOL

255 West Avenue North,

Hamilton, Ontario

Lots 17, 18, 19 and 20, fronting on the west side of West Avenue in the block bounded by West Avenue, Robert, Wellington and Barton Streets, in R.E.A. Lands' Survey, Plan 286, City of Hamilton, Regional Municipality of Hamilton-Wentworth.

SCHEDULE "B"

To

By-law No. 88- 182

REASONS FOR DESIGNATION

WEST AVENUE SCHOOL

255 West Avenue North,
Hamilton, Ontario

The present West Avenue School building, which includes the original 1885 school and several later additions, is situated at the south-west corner of West Avenue North and Barton Street East, across from the Hamilton General Hospital. This Victorian school is an important local landmark on the commercial thoroughfare of Barton Street East and the residential street of West Avenue.

The original West Avenue School was designed by Hamilton architect Lucien Hills. Its basic design - the cubic form, hipped roof and central tower - was typical of the public schools designed by Hamilton architects in the 1870s and 1880s. A unique feature of Hill's design is the arched pediment which originally had bracketed eaves. Other noteworthy features include the bracketed wooden cornice, the decorative brick quoining, corbelling and string courses, the stone framed circular window and the tall open belfry (removed in 1952).

The original school was substantially enlarged, in 1921 by a compatible rear addition (four classrooms) designed by Witton & Walsh. The building's attractive facade has, however, since been obscured by the addition of a gymnasium (1952) and a metal-clad stairwell (1974). Other significant alterations include the removal of the belfry and changes to the arched pediment, which entailed shortening the returned eaves and removing all the brackets.

West Avenue School was the fifth of eleven public schools built in Hamilton during the nineteenth century. It was also the first to be erected in the city's rapidly growing north-eastern section, characterized by industrial development to the north of Barton Street and residential development to the south. Across from West Avenue School on the north side of Barton Street was the first City Hospital (now part of the Hamilton General complex), completed in 1882 and also designed by Lucien Hills.

West Avenue School is one of only four nineteenth century Hamilton public schools still standing. The original school building, with its 1921 addition, has survived largely intact despite insensitive additions and alterations to the main facade.

Important to the preservation of West Avenue School is the retention of all four exterior facades, excluding the gymnasium and stairwell additions, but including the hipped roof with its cupola and dormers, the central tower with its arched pediment, circular window and carved stone "West Avenue School" sign, and the two-over-two, double-hung windows.