Bill No. C- 12

The Corporation of the City of Hamilton

BY-LAW NO. 92-*031*

To Designate:

LAND LOCATED AT MUNICIPAL NO. 235 BOWMAN STREET

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of The Corporation 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(6)(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. 235 Bowman Street and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, 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" hereto annexed and forming part of this by-law, 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 *14th* day of *January* A.D. 1992.

City Clerk

Mayor

(1991) 13 R.P.D.C. 8, September 24

Schedule "A"

To

By-law No. 92-031

235 Bowman Street, Hamilton, Ontario

Lot 37, Registrar's Compiled Plan 1482, in the City of Hamilton, in The Regional Municipality of Hamilton-Wentworth.

Schedule "B"

to

By-law No. 92-031

REASONS FOR DESIGNATION

FORMER PRINCESS ELIZABETH SCHOOL, 235 BOWMAN STREET

Context:

The former Princess Elizabeth School at 235 Bowman Street, now the Irving Zucker College of Jewish Studies, is located on the eastern edge of the residential area of West Hamilton, near the foot of the escarpment. Set well back from the street on its original 3-acre piece of property, this distinctive early 20th century school building is surrounded by open space attractively landscaped with grass, shrubbery and mature trees. The school and its setting are enhanced by a panoramic view of the escarpment to the south and south-east.

Architectural Significance:

The present school building comprises the original West Hamilton School erected in 1922, a one-storey, brick-clad, steel and reinforced concrete structure with four classrooms built around a central auditorium, and the second storey built in 1930 to provide five additional classrooms. The original school and the later addition were designed respectively by the partnership of Warren & McDonnell and F.W. Warren. Considered to be specialists in school design, these two architects were responsible for designing a number of schools in the Hamilton area and throughout the province. Princess Elizabeth was among their most architecturally distinguished commissions, which also included the W.H. Ballard School in Hamilton's east end, reputedly "the largest public school in Canada" when it opened in 1923, and the Elizabeth Zeigler School in Waterloo, opened in 1931.

Ranking among Hamilton's finest early 20th century school buildings, Princess Elizabeth is one of several outstanding examples of the Collegiate Gothic style. Characteristic of this style is the emphasis on horizontal lines (accentuated in Princess Elizabeth School by its low profile and stone banding) and the prominent central entrance with a Tudor-arched doorway and carved stone Gothic detailing. Of particular architectural interest is the unusual turreted frontispiece of the second storey addition, which is crowned by a crest displaying the symbol of learning: an open book.

The school building's obvious appeal to children stems from its inviting scale, the fanciful quality of its architectural detail, and the natural light and views provided by the large multi-paned classroom windows reaching almost to the floor. The architectural integrity of the exterior is remarkable: except for minor alterations to the two side entrances and the replacement of the original carved stone West Hamilton School sign, the three main facades (north, south and west), including the original front entrance doorway and the windows, have been preserved intact.

Princess Elizabeth was one of relatively few early 20th century public schools in Ontario planned with the classrooms located around a central auditorium lit from above, a feature of only two other Hamilton schools: Memorial and W.H. Ballard. The original auditorium, a spacious two-storey multi-purpose hall designed to accommodate assemblies, indoor sports and athletics, concerts and lectures, and various other school and community activities, had an impressive interior space illuminated by a large central skylight. The coved ceiling still features the original grid of twenty amber glass panels, which diffuses natural or artificial light from above. The auditorium space was modified in 1930 by the addition of the second storey classrooms and corridor forming an open cantilevered balcony around three sides, and was further altered in 1971 by the enclosure of this balcony by a solid partition wall with small windows and the consequent obscuring from view of the ceiling cornice at the ground floor level.

Historical Significance:

Built to accommodate children from the thriving Village of West Hamilton, the original West Hamilton School was commissioned by the Wentworth County Board in response to ratepayers' demands for a new facility to relieve the overcrowding at Binkley, the only public school then serving a large area encompassing the village. Following the annexation of the village by the City of Hamilton in 1930, the West Hamilton School (then under the jurisdiction of the Hamilton Board of Education) was doubled in size. Renamed Princess Elizabeth School in 1940, the building served as a public school until 1983, when its pupils were all transferred to Prince Philip School on Rifle Range Road. Leased for seven years to the Wentworth Montessori School, the building was purchased in 1991 by the Hamilton Hebrew Academy for use as a seminary.

Designated Features:

Important to the preservation of the former Princess Elizabeth School are the original features of the west (front), north and south facades, and on the interior: the entrance hallway, two original stairways, corridors and auditorium. Included is the decorative stonework, the original steel-sash windows and wood doors (interior and exterior), the coved ceiling and skylight of the auditorium, the glazed wall tile and original woodwork. Excluded are the rear wall and the modern fire-rated partition walls enclosing the balcony and stairwells.

Province of Ontario

Document General

Form 4 – Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

109128

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON

'92 01 22 11 19

LAND REGISTRAR/REGISTRATEUR

(1) Registry [X] Land Titles [ ] (2) Page 1 of 5 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document: Designating By-law

(5) Consideration: Nil Dollars $

(6) Description:
Lot 67, Registrar's Compiled Plan 1482,
City of Hamilton,
The Regional Municipality of Hamilton-Wentworth

New Property Identifiers Additional: See Schedule [ ]

As previously described in Instrument Number 089995

Executions Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription [ ] New Easement [ ] Plan/Sketch (b) Schedule for: Description [X] Additional Parties [ ] Other [X]

(8) This Document provides as follows:

By-law No. 92-031, attached.

Continued on Schedule [ ]

(9) This Document relates to instrument number(s): 089995

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of Hamilton		
(Applicant)		
By its Solicitor,		
Art Zuidema		1992 01 21

(11) Address for Service: 71 Main St. W., Hamilton, Ontario. L8N 3T4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property:
235 Bowman Street
Hamilton, Ontario
L8S 2T9

(15) Document Prepared by:
City of Hamilton
Law Department
P.O. Box 2040, 71 Main St. W
Hamilton, Ontario
L8N 3T4 (File: 40-98/91.2)

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Fees and Tax	
Registration Fee	25.00
Total	