



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISED

Date: February 16, 2024

Time: 12:00 p.m.

Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Matt Gauthier, Legislative Coordinator (905) 546-2424 ext. 6437

1. CEREMONIAL ACTIVITIES

2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 January 26, 2024

5. COMMUNICATIONS

5.1 Notice of Passing of By-law No. 24-007 to Designate 7 Ravenscliffe Avenue,
Hamilton

under Part IV of the *Ontario Heritage Act*

Recommendation: Be received.

5.2 Notice of Passing of By-law No. 24-010 to Designate 54 and 56 Hess Street South,
Hamilton

under Part IV of the *Ontario Heritage Act*

Recommendation: Be received.

6. DELEGATION REQUESTS

- 6.1 Robert Hofmann, Hamilton Health Services' Juravinski Redevelopment Project Heritage Assessment Report - WITHDRAWN

7. DELEGATIONS

- 7.1 Hayden Bulbrook, David Addington, Timmins Martelle Heritage Consultants, respecting the Cultural Heritage Evaluation for Juravinski Hospital, Hamilton (approved January 18, 2024)

- a. Draft Cultural Heritage Evaluation: Juravinski Hospital, 711 Concession Street, Hamilton - Timmins Martelle Heritage Consultants
- b. Draft Cultural Heritage Evaluation: Recommendations Report Juravinski Hospital 711 Concession Street, Hamilton - Timmins Martelle Heritage Consultants

8. STAFF PRESENTATIONS

- *8.1 Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12)

9. CONSENT ITEMS

- 9.1 Inventory and Research Working Group Meeting Notes - January 20, 2024
- *9.2 Education & Communication Working Group Meeting Notes - January 3, 2024
- *9.3 Policy and Design Working Group Meeting Notes - January 22, 2024

10. DISCUSSION ITEMS

- 10.1 Monthly Report on Proactive Listings for the Municipal Heritage Register, February 2024 (PED24044) (Ward 3)

11. MOTIONS

12. NOTICES OF MOTION

- *12.1 Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the Ontario Heritage Act with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers

Note: A request to waive the rules will be introduced

13. GENERAL INFORMATION / OTHER BUSINESS

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

13.1 Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

a. Endangered Buildings and Landscapes (RED)

Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – K. Burke
- (ii) 1021 Garner Road East, Lampman House (D) – K. Burke
- (iii) 398 Wilson Street East, Marr House (D) – K. Burke

Dundas

- (iv) 2 Hatt Street (R) – K. Burke
- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke

Glanbrook

- (viii) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) –
- (xi) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xiv) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – C.

Kroetsch

- (xvi) 108 James Street North, Tivoli (D) – C. Kroetsch
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (xviii) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- (xix) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – C. Kroetsch
- (xxiv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxv) 100 West 5th Street, Century Manor (D) – G. Carroll

b. Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Ancaster

1269 Mohawk Road, Ancaster - G. Carroll

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (vii) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (ix) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (x) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (xi) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xii) 54-56 Hess Street South (NOID) – C. Kroetsch
- (xiii) 1000 Main Street East, Dunington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xiv) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xv) 311 Rymal Road East (R) – G. Carroll
- (xvi) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xvii) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- (xviii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xix) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xx) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxi) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (xxii) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (xxiii) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll

Stoney Creek

- (xxiv) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

Dundas

- (i) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (ii) 88 Fennell Avenue West, Auchmar (D) –
- (iii) 125 King Street East, Norwich Apartments (R) –
- (iv) 206 Main Street West, Arlo House (R) –

d. Heritage Properties Update (BLACK)

(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (i) 442, 450 and 452 Wilson Street East (R) –

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated, (NHS) National Historic Site

13.2 Ontario Heritage Week (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 24-001

12:00 p.m.

January 26, 2024

Room 264, 2nd Floor, City Hall

Present: A. Denham-Robinson, G. Carroll, K. Burke, L. Lunsted, S. Spolnik,
A. MacLaren and A. Douglas

**Absent with
Regrets:** Councillor C. Kroetsch – City Business

THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

1. **Recommendation to Designate 419 Wilson Street East, Ancaster, (Masonic Hall) under Part IV of the *Ontario Heritage Act* (PED24024) (Ward 12) (Item 8.1)**

(Spolnik/Maclaren)

That the City Clerk be directed to give notice of Council's intention to designate 419 Wilson Street East, Ancaster, known as the Masonic Hall, shown in Appendix "A" attached to Report PED24024, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24024, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property

CARRIED

2. **Recommendation to Designate 380-386 Wilson Street East, Ancaster (Former Ancaster Hotel and Coach House), under Part IV of the *Ontario Heritage Act* (PED24025) (Ward 12) (Item 8.2)**

(Carroll/MacLaren)

That the City Clerk be directed to give notice of Council's intention to designate 380-386 Wilson Street East, Ancaster, known as the former Ancaster Hotel and Coach House, shown in Appendix "A" attached to Report PED24025, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24025, subject to the following:

- (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

3. Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the *Ontario Heritage Act* (PED24007) (Ward 2) (Item 8.3)

(Carroll/Douglas)

That the City Clerk be directed to give notice of Council's intention to designate 84 York Boulevard, Hamilton (Philpott Memorial Church), shown in Appendix "A" attached to Report PED24007, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24007, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Committee Clerk advised of the following changes to the agenda:

5. COMMUNICATIONS

- 5.1 Correspondence from M. Brown, Board Chair, Philpott Church, respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2)

Recommendation: Be received and referred to Item 8.3 for consideration

- 5.2 Correspondence from Devyn Thomson, respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2)

Recommendation: Be received and referred to Item 8.3 for consideration

6. DELEGATION REQUESTS

- 6.5 Stephen Armstrong, Armstrong Planning Project Management respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2) (for today's meeting)

8. STAFF PRESENTATIONS

- 8.3 Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2)

a. Staff Presentation

9. CONSENT ITEMS

- 9.4 Policy and Design Working Group Meeting Notes - December 18, 2023

DELEGATION REQUEST WITHDRAWN:

Idan Erez, respecting the status 66-68 Charlton Avenue West (For a Future Meeting) (Item 6.2)

CHANGE IN ORDER OF AGENDA ITEMS:

Discussion of Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2) to occur immediately following Delegations.

(Carroll/Burke)

That the agenda for January 26, 2024 Hamilton Municipal Heritage Committee, be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) December 5, 2023 (Item 4.1)

(Lunsted/Carroll)

That the Minutes of December 15, 2023, meeting of the Hamilton Municipal Heritage Committee, be approved, as presented.

CARRIED

(d) DELEGATION REQUESTS (Item 6)

(i) (MacLaren/Burke)

That the following Delegation Requests, be approved:

- (a) Hayden Bulbrook, David Addington, Timmins Martelle Heritage Consultants, respecting the Cultural Heritage Evaluation for Juravinski Hospital, Hamilton (For a future meeting) (Item.6.1)
- (b) Paul Vayda, Royal Hamilton Yacht Club, respecting Item 9.2 Cultural Heritage Impact Assessment Report for 555 Bay Street North, Hamilton (Royal Hamilton Yacht Club) (Ward 2) (PED24033)(For today's meeting) (Item 6.3)
- (c) Ross Munro, Royal Hamilton Yacht Club, respecting Item 9.2 Cultural Heritage Impact Assessment Report for 555 Bay Street North, Hamilton (Royal Hamilton Yacht Club) (Ward 2) (PED24033)(For today's meeting) (Item 6.4)
- (d) Stephen Armstrong, Armstrong Planning Project Management respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2) (for today's meeting)

CARRIED

(e) DELEGATIONS (Item 7)

The following Delegations were present, but did not speak at the meeting, due to a lack of questions from Committee members:

- (i) Paul Vayda, Royal Hamilton Yacht Club, respecting Item 9.2 Cultural Heritage Impact Assessment Report for 555 Bay Street North, Hamilton (Royal Hamilton Yacht Club) (Ward 2) (PED24033) (For today's meeting) (Added Item 7.1)
- (ii) Ross Munro, Royal Hamilton Yacht Club, respecting Item 9.2 Cultural Heritage Impact Assessment Report for 555 Bay Street North, Hamilton (Royal Hamilton Yacht Club) (Ward 2) (PED24033) (Added Item 7.2)
- (iii) **Stephen Armstrong, Armstrong Planning Project Management respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2) (Added Item 7.3)**

Stephen Armstrong, Armstrong Planning Project Management addressed Committee respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007), with the aid of a PowerPoint presentation.

(Douglas/Carroll)

That the Delegation from Stephen Armstrong, Armstrong Planning Project Management respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2), be received.

CARRIED

(f) STAFF PRESENTATIONS (Item 8)

- (i) **Recommendation to Designate 419 Wilson Street East, Ancaster, (Masonic Hall) under Part IV of the Ontario Heritage Act (PED24024) (Ward 12) (Item 8.1)**

Scott Dickinson, Planning Technician II, addressed the Committee with the aid of a PowerPoint presentation, respecting a Recommendation to Designate 419 Wilson Street East, Ancaster, (Masonic Hall) under Part IV of the *Ontario Heritage Act* (PED24024) (Ward 12).

(Lunsted/Burke)

That the presentation from Scott Dickinson, Planning Technician II, respecting a Recommendation to Designate 419 Wilson Street East, Ancaster, (Masonic Hall) under Part IV of the *Ontario Heritage Act* (PED24024) (Ward 12), be received.

CARRIED

For further disposition of this matter, refer to Item 1.

(ii) Recommendation to Designate 380-386 Wilson Street East, Ancaster (Former Ancaster Hotel and Coach House), under Part IV of the Ontario Heritage Act (PED24025) (Ward 12) (Item 8.2)

Scott Dickinson, Planning Technician II, addressed the Committee with the aid of a PowerPoint presentation, respecting a Recommendation to Designate 419 Wilson Street East, Ancaster, (Masonic Hall) under Part IV of the *Ontario Heritage Act* (PED24024) (Ward 12).

(Carroll/Douglas)

That the presentation from Scott Dickinson, Planning Technician II, respecting a Recommendation to Designate 419 Wilson Street East, Ancaster, (Masonic Hall) under Part IV of the *Ontario Heritage Act* (PED24024) (Ward 12), be received.

CARRIED

For further disposition of this matter, refer to Item 2.

(iii) Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2) (Item 8.3)

Emily Bent, Cultural Heritage Planner, addressed the Committee with the aid of a PowerPoint presentation, respecting a Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the *Ontario Heritage Act* (PED24007).

(Carroll/MacLaren)

That the presentation respecting a Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the *Ontario Heritage Act* (PED24007), be received.

CARRIED

For further disposition of this matter, refer to Item 3.

(g) CONSENT ITEMS (Item 9)

(Lunsted/Douglas)

That the following Consent Items, be received:

- (i) Delegated Approval: Heritage Permit Applications (Item 9.1)
 - (a) Heritage Permit Application HP2023-056: Exterior and Interior Alterations at 52 Charlton Avenue West, Hamilton (Ward 2), Part IV Designation (By-law No. 15-152)

- (b) Heritage Permit Application HP2023-057: Reconstruction of the Rear Contemporary Balcony at 35-43 Duke Street, Hamilton, Sandyford Place (Ward 2) (By-law No. 75-237)
- (c) Heritage Permit Application HP2023-053: Alterations to the exterior of the front entrance at 1561 Kirkwall Road, Flamborough (Ward 13) (By-law No. 98-126-H)
- (ii) Cultural Heritage Impact Assessment Report for 555 Bay Street North, Hamilton (Royal Hamilton Yacht Club) (Ward 2) (PED24033) (Item 9.2)
- (iii) Education and Communication Working Group Meeting Notes (Item 9.3)
 - (a) October 4, 2023
 - (b) November 15, 2023
 - (c) December 6, 2023
- (iv) Policy and Design Working Group Meeting Notes – December 18, 2023
CARRIED

(h) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Buildings and Landscapes (Item 13.1)

Committee members provided brief updates on properties of interest.

(Carroll/Spolnik)

That the property located at 46 Forest Avenue, Rastrick House (D), be removed from the List of Buildings and Landscapes of Interest (YELLOW).
CARRIED

(Carroll/Burke)

That the property located at 1269 Mohawk Road West be added to the List of Buildings and Landscapes of Interest (YELLOW).

CARRIED

(Douglas/Carroll)

That the following updates, be received:

- (a) Endangered Buildings and Landscapes (RED):
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – K. Burke
- (ii) 1021 Garner Road East, Lampman House (D) – K. Burke
- (iii) 398 Wilson Street East, Marr House (D) – K. Burke

Dundas

- (iv) 2 Hatt Street (R) – K. Burke
- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke

Glanbrook

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- (xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xiv) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (xvi) 108 James Street North, Tivoli (D) – C. Kroetsch
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (xviii) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (xix) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
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- (xxiii) 120 Park Street North (R) – C. Kroetsch
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- (xxv) 100 West 5th Street, Century Manor (D) – G. Carroll

- (b) Buildings and Landscapes of Interest (YELLOW):
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke

- (iii) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (vii) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (ix) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (x) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (xi) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xii) 54-56 Hess Street South (NOID) – C. Kroetsch
- (xiii) 1000 Main Street East, Dunnington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xiv) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xv) 311 Rymal Road East (R) – G. Carroll
- (xvi) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xvii) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xviii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xix) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xx) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxi) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (xxii) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (xxiii) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (xxiv) 1269 Mohawk Road, Ancaster – G. Carroll

Stoney Creek

- (xxiv) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

- (c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)

Dundas

- (i) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (ii) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (iii) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (iv) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (v) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (vi) 50-54 Sanders Boulevard, Binkley Property (R) –

Flamborough

- (vii) 340 Dundas Street East, Eager House (R) – L. Lunsted

- (d) Heritage Properties Update (BLACK):
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (i) 442, 450 and 452 Wilson Street East (R) – K. Burke

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated,
(NHS) National Historic Site

CARRIED

(ii) Staff Update (Added Item 13.2)

Ken Coit, Director, Heritage and Urban Design, provided the Committee with a verbal update, respecting the addition of Valentina Casas Rodriqques as a Planner II.

(Spolnik/Caroll)

That the staff update from Ken Coit, Director, Heritage and Urban Design, be received.

(i) **ADJOURNMENT (Item 15)**

(Douglas/Burke)

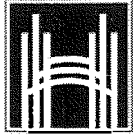
That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 1:30 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281

January 30, 2024

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

Re: Notice of Passing of By-law No. 24-007 to Designate 7 Ravenscliffe Avenue, Hamilton under Part IV of the *Ontario Heritage Act*

Please take notice that the Council of the City of Hamilton has passed By-law No. 24-007 to designate 7 Ravenscliffe Avenue, as being of cultural heritage value under Part IV of the *Ontario Heritage Act*. This property was officially designated by Hamilton City Council on the 24th day of January, 2024. **Attached** please find a copy of By-law No. 24-007.

A Notice of Passing of the By-law was also published in the Hamilton Spectator on January 30, 2024.

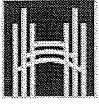
Any person who objects to the By-law may, within thirty days after date of publication of the Notice of Passing of the By-law, appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal, in accordance with Section 29(8) of the *Ontario Heritage Act*.

If you have any questions regarding this Notice of Passing, please contact: Meg Oldfield, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 7163, Email: Meg.Oldfield@hamilton.ca.

Sincerely,

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

MO
Attach.



Hamilton

cc: Councillor Cameron Kroetsch, Ward 2
Patrick MacDonald, Solicitor
Alan Shaw, Director, Building Division
Loren Kolar, Legislative Coordinator
Meg Oldfield, Cultural Heritage Planner

Authority: Item 5, Planning Committee Report 23-018 (PED23187)
CM: November 8, 2023 Ward: 2
Written approval for this by-law was given by Mayoral Decision MDE-2024 01
Dated January 24, 2024
Bill No. 007

**CITY OF HAMILTON
BY-LAW NO. 24-007**

**To Designate Property Located at 7 Ravenscliffe Avenue, City of Hamilton as
Property of Cultural Heritage Value**

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on October 20, 2023;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on November 8, 2023, resolved to direct the City Clerk to take appropriate action to designate the Property described as 7 Ravenscliffe Avenue, in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 23-214;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";


AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

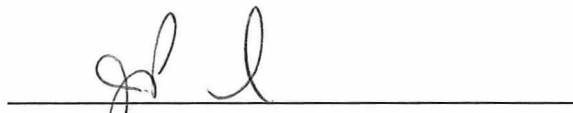
AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.
2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

PASSED this 24th day of January, 2024.


A. Horwath
Mayor


Janet Pilon
Acting City Clerk

To Designate Property Located at 7 Ravenscliffe Avenue, City of Hamilton as
Property of Cultural Heritage Value

Page 3 of 7

Schedule "A"

To

By-law No. 24-007

**7 Ravenscliffe Avenue
Hamilton, Ontario**

PIN: 17075-0150 (LT)

Legal Description:

LOTS 6 & 7, PL 368; HAMILTON

Schedule "B"

To

By-law No. 24-007

**7 Ravenscliffe Avenue,
Hamilton, Ontario**

**Notice of Intention to Designate
7 Ravenscliffe Avenue, Hamilton**

The City of Hamilton intends to designate 7 Ravenscliffe Avenue, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The property is comprised of a circa 1911 stucco-clad brick building and is a representative example of residential Italian Renaissance Revival style of architecture, displaying a high degree of craftsmanship. The property is associated with its first owner, president of the Tuckett Tobacco Company Ltd. Harry Blois Witton, and with architects Walter Stewart and William Witton. The property helps define the historic character of Ravenscliffe Avenue and the Durand neighbourhood and is visually and historically linked to its surroundings.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 14th day of November, 2023.



Janet Pilon
Acting City Clerk
Hamilton, Ontario

CONTACT: Meg Oldfield, Cultural Heritage Planner
Phone: (905) 546-2424 ext. 7163, E-mail: Meg.Oldfield@hamilton.ca

www.hamilton.ca/heritageplanning



Hamilton

Schedule "C"

To

By-law No. 24-007

**7 Ravenscliffe Avenue
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND
DESCRIPTION OF HERITAGE ATTRIBUTES**

Description of Property

The 0.17-hectare property at 7 Ravenscliffe Avenue is comprised of a two-and-one-half-storey stucco-clad brick residence constructed circa 1911, located in the Durand neighbourhood of the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property lies in its design value as a representative example of residential Italian Renaissance Revival architectural style in Hamilton, as demonstrated by its low hipped roof with red clay tiles, stucco façade, paired bracketed eaves, balconets, belt course, pilasters, and Tuscan columns. The property displays a high degree of craftsmanship as demonstrated by the interior wood and plaster features in the front foyer, library, and first and second storey staircase, and the exterior features including the moulded entablature, double bracketed eaves, and Tuscan columns.

The historical value of the property lies in its direct association with Harry Blois Witton (1865-1927), the original owner of the building. Witton worked as a lawyer in Hamilton for 11 years before he was named the vice-president of Tuckett Tobacco Company Ltd. in 1896, and president in 1915. Witton also served on the Hamilton City Council from 1911-1927, and the Board of Education's appointment to the Library Board. Additionally, the historical value of the property also lies in its direct association with the prominent Hamilton architectural firm of Stewart & Witton, which was operated by Walter Stewart (1871-1917) and William Witton (1871-1947), Harry Blois Witton's brother, from 1904-1917. The pair designed a number of recognizable residential and institutional buildings in Hamilton, including 6 Ravenscliffe Avenue, Herkimer Apartments, King George Public School, and St. Giles Presbyterian Church.

The contextual value of the property lies in its role in defining the historic character of Ravenscliffe Avenue and the Durand neighbourhood. The building is visually and historically linked to its surroundings as part of the surviving late-nineteenth to early-twentieth century residential streetscape that makes up one of Hamilton's most prominent and distinguished neighbourhoods.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a representative example of the Italian Renaissance Revival style of architecture, with a high degree of craftsmanship, and its historical association with previous owner Harry Blois Witton and architectural firm of Stewart & Witton include:

- All four elevations and roofline of the two-and-one-half storey stucco-clad brick structure including its:
 - Front hipped roof with flanking projecting bays with its:
 - Flanking stucco-clad decorative chimneys;
 - Red clay tiles;
 - Two hipped-roof front dormers;
 - Entablature with modillioned eaves cornice, carved soffit, moulded frieze and architrave, with paired carved brackets;
 - Smooth stucco façades;
 - Flat-headed window openings with one-over-one hung wood windows and storms and plain lug sills;
 - Belt course between the first and second storeys;
 - Five-bay front (west) elevation with its:
 - Flanking balconets in the outer second-storey projecting bays with wrought-iron railings, corbels beneath and decorative keystones in the window below;
 - Central entrance with enclosed portico, plain architrave and pilasters, balcony with balustrades, and arched entryway with French doors;

- Covered porch in the side (south) elevation with entablature, pilasters, and Tuscan columns;
- Decorative copper downspouts; and,
- Coal chutes in the side (north) elevation.
- The interior and original first and second storey features, including the:
 - Front foyer with its segmentally arched front entry way with double doors with wood carved leaf and acorn design, wood paneled walls with carved wood pilasters and double brackets, and cross vaulted ceiling;
 - First-floor library with its ornately decorated plaster ceiling with plaster rosettes, wood carved crown moulding and dentils, wood paneled walls with built in shelves, fluted square wood columns with Ionic capitals, and fireplace with moulded wood and marble detailing;
 - Oval shaped dining room with its ornately decorated plaster ceiling with wood carved crown moulding and dentils, curved wood paneling and curved wood doors; and,
 - First and second storey main staircase with carved wood handrail and newel post, carved wood paneling, and alcove with carved wood keystone, fluted pilasters, and fluted Tuscan columns.

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Ravenscliffe Avenue and the Durand neighbourhood include its:

- Moderate setback from Ravenscliffe Avenue with grassed lawn and central walkway to the front entrance.



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281

January 30, 2024

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

Re: Notice of Passing of By-law No. 24-010 to Designate 54 and 56 Hess Street South, Hamilton under Part IV of the *Ontario Heritage Act*

Please take notice that the Council of the City of Hamilton has passed By-law No. 24-010 to designate 54 and 56 Hess Street South, Hamilton, as being of cultural heritage value under Part IV of the *Ontario Heritage Act*. These properties were officially designated by Hamilton City Council on the 24th day of January, 2024. **Attached** please find a copy of By-law No. 24-010.

A Notice of Passing of the By-law was also published in the Hamilton Spectator on January 30, 2024.

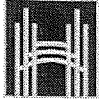
Any person who objects to the By-law may, within thirty days after date of publication of the Notice of Passing of the By-law, appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal, in accordance with Section 29(8) of the *Ontario Heritage Act*.

If you have any questions regarding this Notice of Passing, please contact: Meg Oldfield, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 7163, Email: Meg.Oldfield@hamilton.ca.

Sincerely,

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

MO
Attach.



Hamilton

cc: Councillor Cameron Kroetsch, Ward 2
Patrick MacDonald, Solicitor
Alan Shaw, Director, Building Division
Loren Kolar, Legislative Coordinator
Meg Oldfield, Cultural Heritage Planner

Authority: Item 6, Planning Committee Report 24-001
(PED24002) CM: January 24, 2024 Ward: 2
Written approval for this by-law was given by Mayoral
Decision MDE-2024 01 Dated January 24, 2024

Bill No. 010

**CITY OF HAMILTON
BY-LAW NO. 24-010**

**To Designate Properties Located at 54 and 56 Hess Street South, City of
Hamilton as Properties of Cultural Heritage Value**

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on September 26, 2023;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on October 11, 2023, resolved to direct the City Clerk to take appropriate action to designate the properties described as 54 and 56 Hess Street South in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as properties of cultural heritage value or interest, which resolution was confirmed by By-law No. 23-111;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS a notice of objection to the notice of intention to designate 54 Hess Street South was served upon the Clerk of the municipality in accordance with subsection 29(5) of the *Ontario Heritage Act*, and the objection was considered by Council in accordance with subsection 29(6) of the *Ontario Heritage Act*;

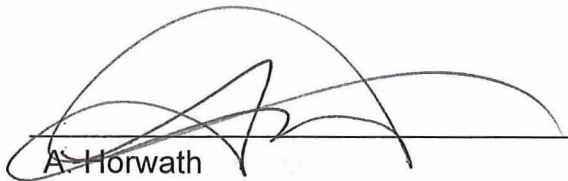
AND WHEREAS Council has decided to designate the Property in accordance with subsection 29(8) of the *Ontario Heritage Act*;


To Designate Property Located at 54 and 56 Hess Street South, City of Hamilton as Property of Cultural Heritage Value

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.
2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

PASSED this 24th day of January, 2024.


A. Horwath
Mayor


J. Pilon
Acting City Clerk

To Designate Property Located at 54 and 56 Hess Street South, City of Hamilton as Property
of Cultural Heritage Value

Schedule "A"

To

By-law No. 24-010

**54 and 56 Hess Street South
Hamilton, Ontario**

54 Hess Street South, Hamilton:

PIN: 17136-0006 (LT)

Legal Description:

PT LT 4 S/S MAIN ST SURVEY G.S.TIFFANY(UNREGISTERED) HAMILTON BTN
QUEEN & HESS STS, AS CONFIRMED BY 62BA778; PT LT 5 S/S MAIN ST
SURVEY G.S.TIFFANY(UNREGISTERED) HAMILTON BTN QUEEN & HESS STS,
AS CONFIRMED BY 62BA778; PT LT 6 S/S MAIN ST SURVEY
G.S.TIFFANY(UNREGISTERED) HAMILTON BTN QUEEN & HESS STS, AS
CONFIRMED BY 62BA778 & 62BA654, AS IN VM126130; T/W VM126130;
HAMILTON

56 Hess Street South, Hamilton:

PIN: 17136-0007 (LT)

Legal Description:

PT LT 4 S/S MAIN ST SURVEY G.S. TIFFANY (UNREGISTERED) HAMILTON; PT
LT 5 S/S MAIN ST SURVEY G.S. TIFFANY (UNREGISTERED) HAMILTON; PT LT 6
S/S MAIN ST SURVEY G.S. TIFFANY (UNREGISTERED) HAMILTON BTN QUEEN
& HESS STS, AS CONFIRMED BY 62BA654, PTS 1 & 2 62R2931; T/W VM101062;
HAMILTON

To Designate Property Located at 54 and 56 Hess Street South, City of Hamilton as Property
of Cultural Heritage Value

Schedule "B"

To

By-law No. 24-010

**54 and 56 Hess Street South,
Hamilton, Ontario**

To Designate Property Located at 54 and 56 Hess Street South, City of Hamilton as Property
of Cultural Heritage Value

CITY OF HAMILTON
Notice of Intention to Designate
54 and 56 Hess Street South, Hamilton

The City of Hamilton intends to designate 54 and 56 Hess Street South, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being properties of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The properties comprise a semi-detached circa 1852 stone building and are early and representative examples of the Second Empire style of architecture, displaying a high degree of craftsmanship. The properties are associated with their first owner, former alderman and mayor of Hamilton Robert McElroy. The properties help define the character of Hess Street South, are visually and historically linked to their surroundings and are considered to be local landmarks.

The Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 13th day of October, 2023.



Janet Pilon
Acting City Clerk
Hamilton, Ontario

CONTACT: Meg Oldfield, Planning Technician II – Cultural
Heritage, Phone: (905) 546-2424 ext. 7163,
E-mail: Meg.Oldfield@hamilton.ca

www.hamilton.ca/heritageplanning



Hamilton

To Designate Property Located at 54 and 56 Hess Street South, City of Hamilton as Property of Cultural Heritage Value

Schedule "C"

To

By-law No. 24-010

**54 and 56 Hess Street South,
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND
DESCRIPTION OF HERITAGE ATTRIBUTES**

Description of Property

The properties located at 54 and 56 Hess Street South are comprised of a semi-detached two-and-one-half-storey stone building constructed circa 1852, located at the southwest corner of Hess and Main Streets in the Durand Neighbourhood, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the semi-detached stone building lies in its design value as an early and representative example of the Second Empire architectural style in Hamilton, displaying a high degree of craftsmanship, as demonstrated by its concave Mansard roof with octagonal dichromatic slate tiles, pressed metal window hoods and keystones, wood cornice with dentils, decorative brackets and moulded frieze.

The historical value of the properties lie in their direct association with prominent Hamiltonian, Robert McElroy (1810-1881), the original owner. McElroy, a contractor by trade, owned a stone quarry on the Mountain and in the 1850s was awarded a contract to construct a section of the Great Western Railway. McElroy served as an alderman in the mid-nineteenth century and as mayor of Hamilton between 1862 and 1864, and resided in the southern half of the semi-detached dwelling during that time. The properties remained in the family for 70 years until 1929. This continuous ownership is significant and has played a part in maintaining the historic integrity of the building over time.

The contextual value of the properties lie in their role in defining the historic character of Hess Street South, standing out from the surrounding mid-twentieth century mixed use streetscape. The semi-detached building is visually and historically linked to its

To Designate Property Located at 54 and 56 Hess Street South, City of Hamilton as Property of Cultural Heritage Value

surroundings as part of the surviving mid-nineteenth to early-twentieth century residential streetscape that was redeveloped for commercial purposes in the late-twentieth century. The properties are considered to be local landmarks due to their prominent location on the corner of Hess Street South and Main Street West, with a shallow setback and at the high point of Main Street.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the properties as early and representative examples of the Second Empire style of architecture with a high degree of craftsmanship, and their historical association with prominent Hamiltonian, former Mayor Robert McElroy include:

- The front (east), side (north and south), and rear (west) elevations and roofline of the semi-detached two-and-one-half-storey stone building, including its:
 - Concave Mansard roof with its:
 - Dichromatic octagonal slate tiles;
 - Corbelled brick chimneys;
 - Brick parapet with decorative stone end bracket;
 - Segmental dormers with pressed metal window hoods and keystones;
 - Wood cornices with dentils, decorative brackets and moulded frieze;
 - Cut-stone even-course facades;
 - Flat-headed window openings with one-over-one hung wood windows, stained glass transoms and plain lug sills;
 - Belt course between the first and second storeys;
 - Symmetrical four-bay front (east) elevation with its:
 - Flanking two-storey window bays with wood trim, second-storey stained glass transom and first-storey casement windows;

To Designate Property Located at 54 and 56 Hess Street South, City of Hamilton as Property of Cultural Heritage Value

- Flanking entrances with shared porch, double-leaf doors with glass and decorative wood panels, and decorative glass transom;
- One-and-a-half storey rear (north) stone addition with its:
 - Mansard roof;
 - Shed roof dormers with hung windows;
 - Gabled stone end parapet;
 - Rear rubble-stone façade; and,
- Stone foundation.

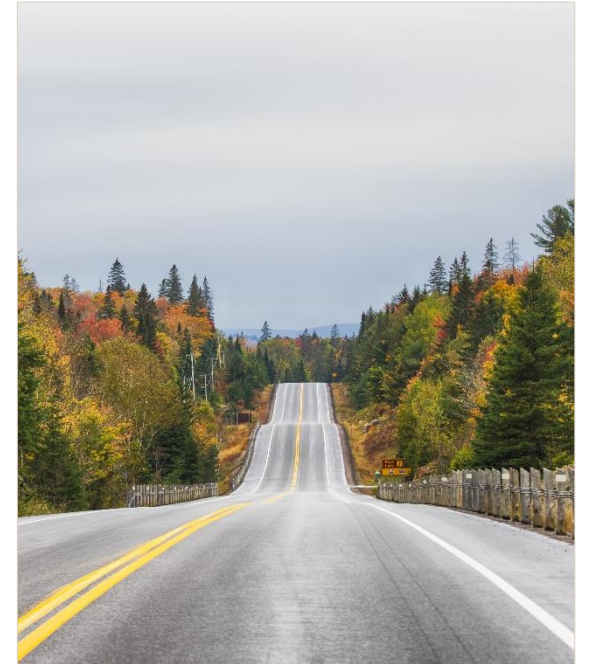
The key attributes that embody the contextual value of the properties as defining features of the historical character of Hess Street South, and as local landmarks include their:

- Location at the southwest corner of Hess and Main Streets; and
- Shallow setback from Hess Street South.

Infrastructure Ontario

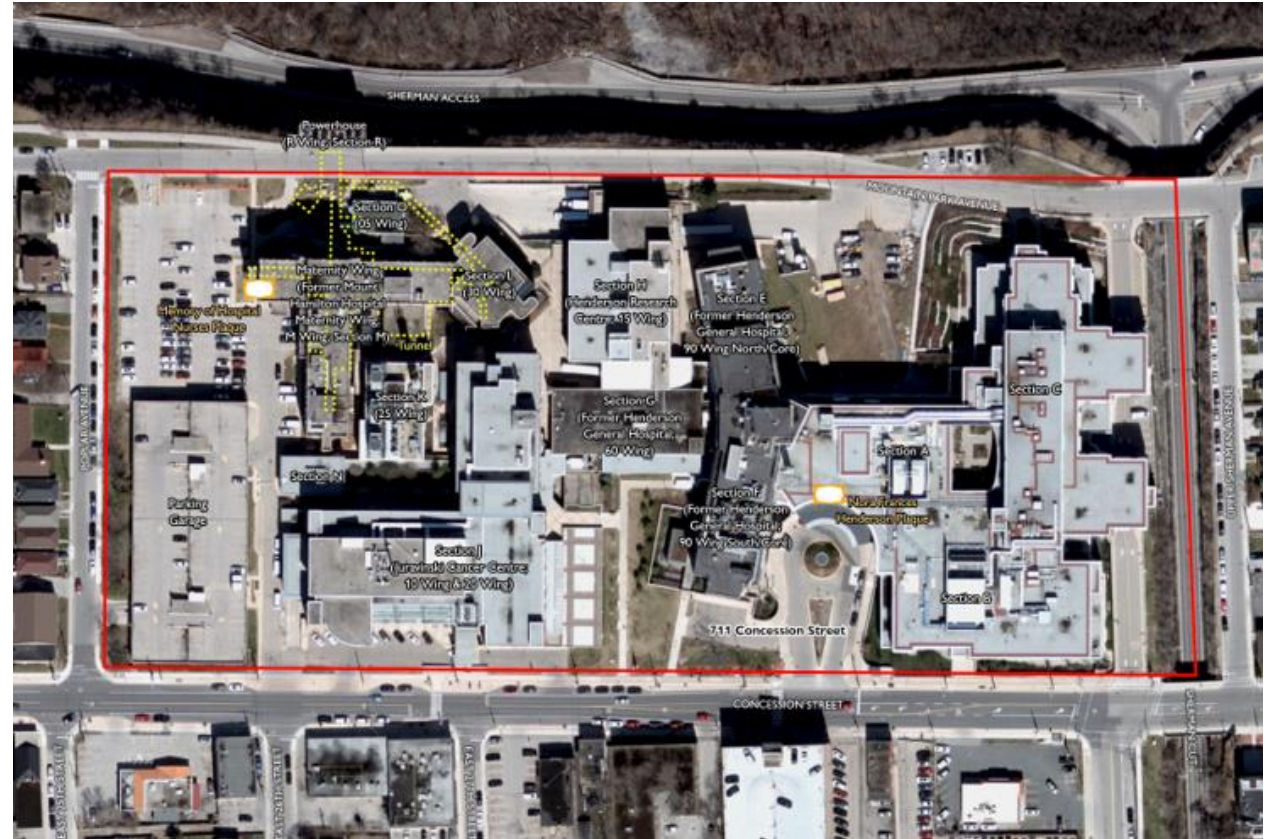
Juravinski Hospital Cultural Heritage Evaluation Report (CHER) Overview

711 Concession Street, Hamilton



Overview - Cultural Heritage Evaluation Report (CHER)

- Due diligence as part of early project planning
- Juravinski Hospital property currently listed on Hamilton heritage register
- Current CHER: historical research, evaluates & identifies property's potential cultural heritage value



Source: TMHC, 2023

Overview - Cultural Heritage Evaluation Report (CHER)

- Timmins Martelle Heritage Consultants (TMHC) retained to conduct CHER
- CHER completed in accordance with provincial Standards & Guidelines (S&G's)
- CHER consists of two documents:
 - Research in the **CHER**
 - Evaluation in the **CHERR** (Cultural Heritage Evaluation Recommendations Report)
- Impact Assessment in future, separate HIA



Source: TMHC, 2023

Overview - Cultural Heritage Evaluation Report (CHER)

- TMHC completed draft CHER in late 2023
- Seeking feedback from HMHC on draft report



Source: TMHC, 2023

Hamilton Municipal Heritage Committee

711 Concession Street,
Hamilton, ON

Draft Cultural Heritage
Evaluation



Source: Hamilton Public Library



phone | 519-641-7222
website | www.tmhc.ca

TMHC Inc.
1108 Dundas Street, Unit 105
London, ON | N5W 3A7

Purpose

- To share information and findings to date of a provincial cultural heritage evaluation (CHE) for 711 Concession Road in Hamilton
- To collect feedback from the Heritage Municipal Heritage Committee
 - Regarding the property's heritage attributes
 - Regarding the property's cultural heritage and interest (CHVI)



711 Concession Street

- Size
 - 5.6 ha (13.8 ac)
- Buildings
 - Multiple sections on property dating between 1932-2011
- Occupancy
 - Occupied, active hospital
- Ownership
 - City of Hamilton
- Location
 - Concession Street between Poplar Ave and Sherman Cut
- Neighbourhood
 - Residential, commercial, and institutional area centred around the hospital campus
- Heritage Status
 - Listed on the City of Hamilton's Register of Cultural Heritage Resources



Prior Heritage Evaluation

- Chattle Heritage Services in 2010
 - only evaluated Nurses' Residence (demolished)
 - recommended that Maternity Ward (Section M) undergo further research "to assess whether or not it would merit listing on the City of Hamilton Register of Property of Cultural Heritage Value or Interest."
 - acknowledged that "The Maternity Hospital is a highly expressive work of architecture and a familiar landmark on the mountain brow."
 - In February 2021, the City of Hamilton listed the property at 711 Concession Street on the Register of Cultural Heritage Resources.



Registered (Non-Designated) Property

Former Mount Hamilton Hospital Maternity Wing

Address: 711 CONCESSION ST, Hamilton



Heritage Date: 1932

Extant: Yes

Register Add Date: February 2021

Register Expiry Date: December 2024

Register 5 Year Date: December 2029

Designation Candidate: Yes

Architect/Builder: William Palmer Witton

Original Owner:

Preliminary Design Value: The scale and expression of the Art Moderne style demonstrated not found elsewhere in Hamilton, including the oversized stone arches, vaulted plaster ceiling, and Art Moderne style architectural details.

Preliminary Associative Value: The maternity wing started construction in 1931 and was not equipped or opened until 1938. Since that time the building has seen to the health care designed by prominent Hamilton architect William Palmer Witton. Witton and his various works are listed on the Register of Cultural Heritage Resources, including the former West Avenue Playhouse Theatre on Sherman Avenue North and the Nurses Residence (Patterson Building).

Preliminary Contextual Value: The property is a city landmark; with the large massing and prominent stone arches, vaulted plaster ceiling, and Art Moderne style architectural details.

Classification: SBR

Inventory Type: LACAC, HMHC

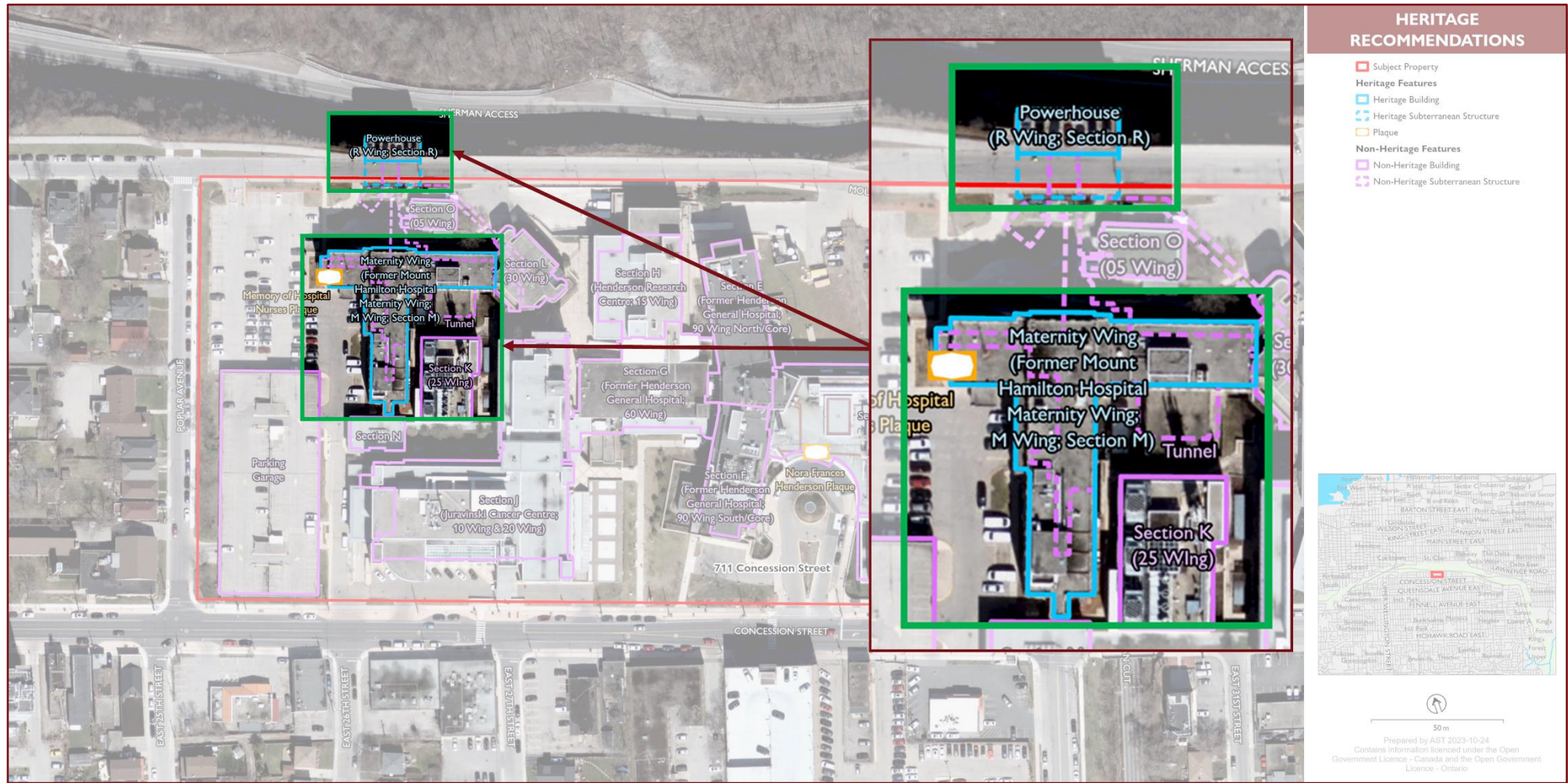
Survey Date: 2021

Historical Context: Evolution of the Property

- Rural before First World War
- Early 20th century hospital development
 - 1932 construction of Maternity Ward and Tunnel
- Post Second World War expansion
- Continual late 20th and early 21st century development



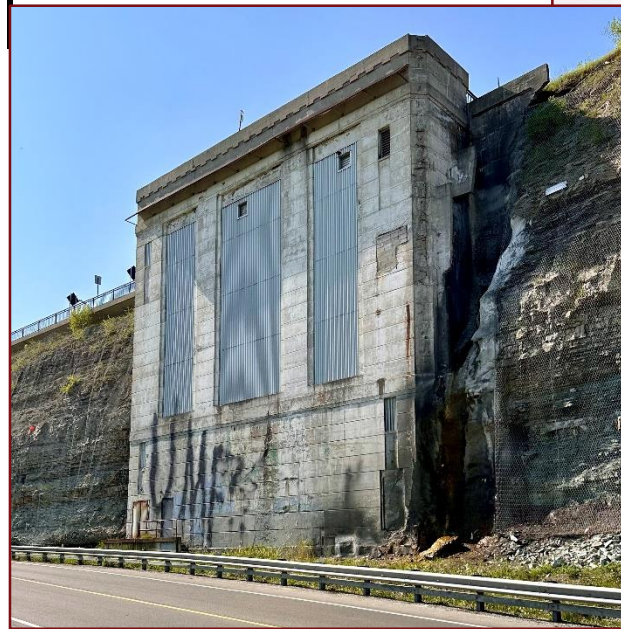
Preliminary Evaluation of CHVI



Preliminary Application of *OHA's* Ontario Regulation 9/06 (as amended by O.Reg. 569/22): Criteria for Determining Cultural Heritage Value or Interest

The property is being assessed in three areas:

- Design/Physical Value
- Historical or Associative Value
- Contextual Value



Preliminary Application of *OHA's* Ontario Regulation 9/06 (as amended by O.Reg. 569/22): Criteria for Determining Cultural Heritage Value or Interest

- **Design/Physical Value**

- An example of early 20th century eclectic style and expression through the Maternity Wing (Section M) and Powerhouse (Section R).
- The application of Art Deco, Edwardian Classicism, and Modern Classicism are not frequently employed on institutional buildings and is rare in Hamilton.

- **Historical or Associative Value**

- Property's direct associations with the former Mount Hamilton Hospital Maternity Wing and healthcare services in the City of Hamilton for over a century.
- Associative value for the property's connection to Nora Frances Henderson (1897-1949) and Charles and Margaret Juravinski.
- Historical value because the Maternity Wing and Powerhouse demonstrate the designs of prominent Hamilton architect William Palmer Witton.



Preliminary Application of *OHA's* Ontario Regulation 9/06 (as amended by O.Reg. 569/22): Criteria for Determining Cultural Heritage Value or Interest

- **Contextual Value**

- The Maternity Wing and Powerhouse are contextually linked to the Niagara Escarpment and these buildings on the property are considered community landmarks.

Based on preliminary evaluation, the property was found to **meet** the O.Reg. 9/06 Criteria (as amended by O.Reg. 569/22) based on its:

- design/physical value;
- historical/associative value; and,
- its contextual value.

Seven out of **nine** criteria were met.



Preliminary Evaluation Against O.Reg. 10/06 Criteria

- Assessed with respect to the *OHA's Ontario Regulation 10/06: Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance*
- Based on preliminary evaluation, the property **does not** meet the O.Reg. 10/06 Criteria



Community and Public Engagement

- **Phase 1 – concluded in 2023**

- Notification and requests for feedback
 - Indigenous communities
 - stakeholders
- Responses will inform the evaluation of cultural heritage value or interest (CHVI) and preparation of background and recommendations reports

- **Phase II – concluded in early 2024**

- Circulation of draft reports to Indigenous communities and stakeholders for review and comment



Next Steps

- Update the evaluation and recommendations according to feedback



**Cultural Heritage Evaluation Report
Infrastructure Ontario
Juravinski Hospital
Project I16-HHSC
711 Concession Street,
Geographic Township of Barton,
City of Hamilton, Ontario**

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Project No: 2023-128

Draft Dated: November 20, 2023



EXECUTIVE SUMMARY

The Ontario Infrastructure and Lands Corporation (Infrastructure Ontario - IO) has engaged TMHC Inc. (TMHC) to produce a Cultural Heritage Evaluation Report (CHER) for the municipally owned property 711 Concession Street in the City of Hamilton, Ontario (the “Subject Property”) (Project No. 116-HHSC). The purpose of this CHER is to provide research and analysis for the property as a basis for determining its potential cultural heritage value and interest (CHVI). An evaluation of the property’s heritage significance and subsequent recommendations are included in the accompanying Cultural Heritage Recommendations Report (CHERR).

This CHER, and the associated CHERR, have been triggered under a partnership arrangement between Hamilton Health Sciences and Infrastructure Ontario resulting in the application of the 2010 *Standards and Guidelines for Conservation of Provincial Heritage Properties* (SGCPHP) on a non-provincially owned property. This study represents the third known cultural heritage study or evaluation to be conducted for the Subject Property. In 2010, Chapple Heritage Services undertook a Cultural Heritage Assessment of the Nurses’ Residence (50 Wing) which has since been demolished. In 2020, the City of Hamilton’s Heritage Inventory and Research Working Group completed a built heritage inventory form including a preliminary evaluation of Section M (Former Mount Hamilton Hospital Maternity Wing).

The Subject Property consists of one parcel (711 Concession Street) covering approximately 5.6 hectares (13.8 acres) and includes 16 structures:

- Sections A, B, C – constructed 2008-2012;
- Section E (Former Henderson General Hospital; 90 Wing North/Core) – constructed 1963-1965;
- Section F (Former Henderson General Hospital; 90 Wing South/Core) – constructed 1963-1965;
- Section G (Former Henderson General Hospital; 60 Wing) – constructed 1963-1965;
- Section H (Henderson Research Centre; 15 Wing) – constructed 1992-1994;
- Section J (Juravinski Cancer Centre; 10 Wing & 20 Wing) – constructed 1992, expanded 2002-2004;
- Section K (25 Wing) – constructed 1995;
- Section L (30 Wing) – constructed 1985;
- Section M (Former Mount Hamilton Hospital Maternity Wing; M Wing; Section M; 40 Wing) – constructed 1932;
- Section N – constructed 2002-2004;
- Section O (05 Wing) – constructed 1995;
- Section R (Powerhouse; R Wing) – constructed 1932;
- Parking Garage – constructed between 1967 and 1978; and
- Tunnel – constructed 1932.

Originally known as the Mount Hamilton Hospital, what is now Juravinski Hospital first opened in 1917 to provide care for veterans of the First World War. Mount Hamilton Hospital Maternity Wing (the Maternity Wing), the Powerhouse, and the Tunnel were constructed in 1932. In 1954, the Nora Frances Henderson Convalescent Hospital was opened at the southeast corner of the property. In 1962, the Henderson and Mount Hamilton Hospitals joined together to create Henderson General Hospital. Sections E, F, and G were constructed between 1963 and 1965 and a Parking Garage was constructed c.1967-1968. Section L was built in 1985 and Section H was constructed c.1990-1999. The Juravinski Cancer Centre (Section J) was



constructed in 1992, and Sections K and O followed in 1995. Between 2002-2004, the Juravinski Cancer Centre was expanded and Section N was constructed. Between 2008-2012, the hospital underwent significant expansion, with the construction of Sections A, B and C. This phase also saw the hospital renamed after local benefactors Charles and Margaret Juravinski.

The Subject Property is not designated under Part IV or Part V of the *Ontario Heritage Act (OHA)* but is listed on the City of Hamilton's Register of Cultural Heritage Resources. The Subject Property is included on the City's list of candidates for Part IV designation as a high priority for designation.

As a result of IO's partnership with Hamilton Health Sciences, the assessment is being conducted in accordance with IO standards and the Ministry of Citizenship and Multiculturalism's (MCM's) *Standards and Guidelines for the Conservation of Provincial Heritage Properties*¹ including the Ministry of Infrastructure's 2016 Heritage Identification and Evaluation Process, the *Provincial Policy Statement (PPS)* and in accordance with Ontario Regulations 9/06 (as amended by O.Reg. 569/22) and 10/06, as well as the *Ontario Heritage Act (RSO 1990)*. This *CHER* provides the contextual basis for the accompanying *CHERR*. The *CHERR* contains the evaluation, recommendations, and conclusions for the Subject Property.

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¹ Published under the Ministry of Tourism and Culture (MTC), formerly the Ministry of Heritage, Sport, Tourism, and Cultural Industries (MHSTCI) and, most recently, the Ministry of Tourism, Culture and Sport (MTCS).



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LIST OF ACRONYMS

AHCN	Academic Health Care Network
CEO	Chief Executive Officer
CHER	Cultural Heritage Evaluation Report
CHERR	Cultural Heritage Recommendations Report
CHVI	Cultural Heritage Value or Interest
CN	Canadian National
HATF	Health Action Task Force
HCH	Hamilton Civic Hospitals
HIA	Heritage Impact Assessment
HHS	Hamilton Health Sciences
HRCC	Hamilton Regional Cancer Centre
HSRC	Health Services Restructuring Commission
IO	Infrastructure Ontario
MCM	Ministry of Citizenship and Multiculturalism
MPP	Member of Provincial Parliament
NEC	Niagara Escarpment Commission
NEP	Niagara Escarpment Plan
OHA	<i>Ontario Heritage Act</i>
OMB	Ontario Municipal Board
SGCPHP	<i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i>
UEL	United Empire Loyalist
UNESCO	United Nations Educational, Scientific and Cultural Organization



PROJECT PERSONNEL

Principal	Holly Martelle, PhD
Senior Reviewer	Josh Dent, PhD, CAHP
Project Manager	Joan Crosbie, MA, CAHP
Cultural Heritage Specialists	Hayden Bulbrook, MA, CAHP Intern Elisabeth Edwards, MA, CAHP Intern
Engagement Lead	Sheila Creighton
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Health and Safety Coordinator	Wendi Jakob, CTech, CAPM
GIS Technicians	Andrew Turner, BA John Moody, PhD

ACKNOWLEDGEMENTS

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Hamilton Health Sciences	Tammy Hill Robert Hofmann
Haudenosaunee Development Institute	Sharann Martin
Health Sciences Library, McMaster University	Melissa Caza
Local History & Archives, Hamilton Public Library	Kelly Bucci
Mississaugas of the Credit First Nation	Mark LaForme Darin Wybenga
Ontario Heritage Trust	Samuel Bayefsky
Six Nations of the Grand River	Tanya Hill-Montour



TERRITORIAL ACKNOWLEDGEMENT

The Subject Property is located on the Traditional and Treaty Territories of the Mississaugas of the Credit First Nation, the Six Nations of the Grand River Elected Council, and the Haudenosaunee Confederacy Chiefs Council. The property is encompassed by the Between the Lakes Treaty No. 3, 1792. This land continues to be home to diverse Indigenous peoples (e.g., First Nations and Métis) who are contemporary stewards of the land.

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ABOUT TMHC

Established in 2003 with a head office in London, Ontario, TMHC Inc. (TMHC) provides a broad range of archaeological assessment, heritage planning and interpretation, cemetery, and community consultation services throughout the Province of Ontario. We specialize in providing heritage solutions that suit the past and present for a range of clients and intended audiences, while meeting the demands of the regulatory environment. Over the past two decades, TMHC has grown to become one of the largest privately-owned heritage consulting firms in Ontario and is today the largest predominately woman-owned Cultural Resource Management (CRM) business in Canada.

Since 2004, TMHC has held retainers with Infrastructure Ontario, Hydro One, the Ministry of Transportation, Metrolinx, the City of Hamilton, the City of Barrie, and Niagara Parks Commission. In 2013, TMHC earned the Ontario Archaeological Society's award for Excellence in CRM. Our seasoned expertise and practical approach have allowed us to manage a wide variety of large, complex, and highly sensitive projects to successful completion. Through this work, we have gained corporate experience in helping our clients work through difficult issues to achieve resolution.

TMHC is skilled at meeting established deadlines and budgets, maintaining a healthy and safe work environment, and carrying out quality heritage activities to ensure that all projects are completed diligently and safely. Additionally, we have developed long-standing relationships of trust with Indigenous and descendent communities across Ontario and a good understanding of community interests and concerns in heritage matters, which assists in successful project completion.

TMHC is a Living Wage certified employer with the [Ontario Living Wage Network](#) and a member of the [Canadian Federation for Independent Business](#).

KEY STAFF BIOS

Holly Martelle, PhD – Principal

Holly Martelle earned a PhD from the University of Toronto based on her research on Iroquoian populations in southern Ontario. In addition to 16 years of experience in the road building and aggregate industries, Dr. Martelle has worked as a Heritage Planner at the now MCM and has taught at several universities throughout the province. In 2003, she founded TMHC with Dr. Peter Timmins and in 2013 the firm was honored with the Ontario Archaeological Society's award for Excellence in Cultural Resource Management.

Holly is an experienced Project Manager and has demonstrated throughout her career the ability to manage complex projects, meeting project deliverables cost effectively and to the highest standard of quality. Under her leadership, TMHC has made a commitment to innovation, creating solutions that meet the project specific goals and also address the long-term needs of our clients.

Holly is a skilled relationship builder with longstanding relationships with the Indigenous communities throughout Ontario, and other Descendant communities and organizations including the Ontario Black History Society. Ongoing and sustained communication with communities has proven an effective means of ensuring participation from Descendant communities in meeting and exceeding consultation requirements. Through her work on several high level and sensitive provincial projects she has developed an understanding



of what works in the consultation process to ensure that it is effective in providing the client and the project with the information needed to be successful.

Holly is a Past-President of the Ontario Archaeological Society, and is also an active member of the Canadian Archaeological Association, the Society for Historic Archaeology, the Ontario Association for Impact Assessment, and the Council for Northeastern Historical Society.

Joshua Dent, PhD, CAHP – Manager – Community Engagement & Heritage Division

Joshua (Josh) has worked extensively on cultural heritage and archaeological assessments in Ontario and Western Canada. Josh's role at TMHC has involved background research, community consultation, report production, and project management. Josh specializes in multi-faceted heritage studies including large-scale inventories, environmental assessments, and complex institutional assessments. In his role at TMHC, he regularly communicates with Indigenous communities and a variety of heritage stakeholders. These efforts were recently recognized as part of the Oakville Harbour Cultural Heritage Landscape Strategy Implementation which received the Canadian Association of Heritage Professionals' 2021 Award of Merit for Documentation & Planning. He has volunteered extensively with the heritage community in London, Ontario, in both municipal and not-for-profit roles. Josh is professional member of the Canadian Association of Heritage Professionals (CAHP).

Joan Crosbie, MA, CAHP – Manager – Cultural Heritage

Joan has extensive cultural heritage management experience in both the private and public sectors with a strong background in preservation services, built and landscape heritage assessment, archival/historical research, and Museums services. She earned her MA in Architectural History from York University. In her role in Preservation Services with the Toronto Historical Board (City of Toronto), Joan was part of a small team of professionals who advised City Council on a broad range of heritage preservation and planning matters. Later, as Curator of Casa Loma, she gained extensive experience as part of the Senior Management team and honed her skills in cultural and community engagement and was a key staff liaison with the restoration architects and skilled trades as the Casa Loma Estate underwent a major exterior restoration program. More recently, as Manager of Culture and Community Services, Town of Whitchurch-Stouffville, Joan managed the Cultural Heritage and Museums services portfolios and has widened her experience in cultural planning to include the adaptive reuse of heritage buildings and historic main street revitalization.

She has published articles on architecture and architectural preservation for a wide range of organizations, including the Canadian Society for Industrial Heritage, the City of Toronto and the Society for the Study of Architecture in Canada. Joan is professional member of the Canadian Association of Heritage Professionals (CAHP).

Hayden Bulbrook, MA, CAHP Intern – Cultural Heritage Specialist

Hayden holds a BA in History and Political Science from the University of Ottawa and an MA in History from the University of Waterloo. Hayden has extensive experience analyzing archival documents, fire insurance plans, city directories, historic maps and photography, and other primary source material, and specializes in historic, building material, and architectural research. As part of the Cultural Heritage team at TMHC, Hayden is involved in drafting cultural heritage evaluation reports, heritage impact assessments, and other projects.



Prior to coming to TMHC in 2021, Hayden worked on a contract with the City of Ottawa to assess the architectural integrity of the built environment in the Byward Market and Lowertown West heritage conservation districts. With an interest in public engagement, education, and advocacy for heritage conservation, Hayden actively participates as an executive member for the Stratford-Perth branch of the Architectural Conservancy of Ontario. He works on digital history projects that showcase Ontario's architectural history as well as the history of the City of Stratford, with a focus on analyzing the architectural, economic, and environmental history of the city. Hayden actively publishes historical columns in the *Stratford Times* and the Stratford-Perth ACO publication *More Than Bricks & Mortar*. Hayden is a member of the International Committee for the Conservation of Industrial Heritage (TICCIH) and the Canadian Business History Association.

Elisabeth Edwards, MA, CAHP Intern – Cultural Heritage Specialist

Elisabeth Edwards received a BA in English Literature and Media & Information Studies from Western University in 2020 before completing her MA in Public History at Western University in 2021. Elisabeth's research and career centers around Indigenous history and community engagement with focuses on Indigenous perspectives of heritage and natural conservation. As an interpreter with Parks Canada, Elisabeth developed educational programming and facilitated in ongoing Indigenous cultural engagement initiatives to build stronger relationships with local First Nations and Métis communities.

In 2021, Elisabeth worked as a Historical Researcher with Ottawa-based historical consulting firm Know History Inc. where she conducted genealogical research and Traditional Knowledge and Land Use Studies for the Métis Nation of Ontario, as well as produced public-facing digital history projects. Elisabeth joined TMHC in 2023 as a Cultural Heritage Specialist and is involved in cultural heritage evaluation, impact assessments, and community engagement. Elisabeth is a volunteer with the London chapter of the Architectural Conservancy of Ontario where she creates built heritage reports for local homeowners and engages in local heritage policy. She also executive produces *The Digital Dust Podcast* which engages youth through topics in Public History and heritage.

Sheila Creighton – Community Engagement Lead

Sheila is strategic, collaborative, communications professional with 30 years of experience in the areas of heritage, culture and environment in Ontario. Her areas of expertise include community engagement, stakeholder relations, writing, digital and print production, photography and publishing.

Sheila received a Media Arts diploma from Sheridan College, where she also had the role of Station Manager at Radio Sheridan. She is a published author of several history books, many articles and a daily photoblog. Prior to joining TMHC, Sheila promoted heritage provincially, regionally and municipally including roles as Communications Director with the Ontario Historical Society, Communications Coordinator with Oakville Museum and Senior Corporate Communications Officer with the Town of Oakville. Most recently she worked in the environmental sector helping build ReForest London through marketing and partnership development. In her role with TMHC, Sheila works with the Cultural Heritage, Indigenous Engagement and Business Development teams.



STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the “Report”) has been prepared by Timmins Martelle Heritage Consultants Inc. (TMHC) for the benefit of the Client (the “Client”) in accordance with the agreement between TMHC and the Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents TMHC’s professional judgment in light of the Limitation and industry standards for the preparation of similar reports;
- may be based on information provided to TMHC which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and section thereof should not be read out of such context; and
- was prepared for the specific purposes described in the Report and the Agreement.

TMHC shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. TMHC accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

TMHC agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but TMHC makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Except (1) as agreed to in writing by TMHC and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

TMHC accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of TMHC to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.



QUALITY INFORMATION

Report prepared by:

Hayden Bulbrook, MA, CAHP Intern
Cultural Heritage Specialist

Report reviewed by:

Joan Crosbie, MA, CAHP
Cultural Heritage Manager

Report reviewed by:

Joshua Dent, PhD, CAHP
Manager – Community Engagement & Heritage Division

Report reviewed by:

Holly Martelle, PhD
Principal



I INTRODUCTION

I.1 Report Scope and Purpose

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Mount Hamilton Hospitals joined together to create Henderson General Hospital. Sections E, F, and G were constructed between 1963 and 1965 and a Parking Garage was constructed c.1967-1968. Section L was built in 1985 and Section H was constructed c.1990-1999. The Juravinski Cancer Centre (Section J) was constructed in 1992, and Sections K and O followed in 1995. Between 2002-2004, the Juravinski Cancer Centre was expanded and Section N was constructed. Between 2008-2012, the hospital underwent significant expansion, with the construction of Sections A, B and C. This phase also saw the hospital renamed after local benefactors Charles and Margaret Juravinski.

1.2 Methodology

This CHER and the accompanying CHERR were prepared in accordance with the Ontario Heritage *Toolkit's Guide to Heritage Property Evaluation* and the MCM's *Standards & Guidelines for the Conservation of Provincial Heritage Properties* including the MOI 2016 Heritage Identification and Evaluation Process. The OHA's O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 were applied to the Subject Property in the accompanying CHERR.

For the purposes of preparing this report, Hayden Bulbrook and Elisabeth Edwards of TMHC visited the Subject Property from May 16 to May 17, 2023.

A full list of referenced sources is included in Section II of this CHER.

1.3 Client Contact Information

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2 SITE DESCRIPTION

2.1 Location and Physical Description

The Subject Property encompasses 5.6 ha (13.8 ac) of land at 711 Concession Street in the City of Hamilton (Map 1). Included within the Subject Property are four buildings (Sections) with separate municipal addresses:

- Section M (Maternity Wing) and Section J are located at 699 Concession Street;
- Section O is located at 282 Mountain Park Avenue; and
- Section L is located at 328 Mountain Park Avenue.

The property occupies the northern ridge of Hamilton Mountain, which is part of the Niagara Escarpment, between Sherman Access Road and Concession Street. The property is bounded to the west by Poplar Avenue, to the north by Mountain Park Avenue, and to the south of Concession Street.

The main entrance to the Juravinski Hospital was constructed between 2008 and 2012 as part of a redevelopment project that was necessary to meet a growing demand for healthcare access in the region. The contemporary, red-brick buildings share the Subject Property with earlier structures including the Maternity Wing (former Mount Hamilton Hospital Maternity Wing); Sections E and F, and G (former Henderson General Hospital); and Section J (Juravinski Cancer Centre) as well as the additional structures that comprise the hospital complex. Commercial buildings and the facility's six-storey parking garage are located on the south side of Concession Street. The original Powerhouse for the institution (R Wing) is built into the escarpment below the primary institution and outside of the Subject Property. This structure is, nevertheless, connected to the Subject Property by a tunnel and extensive underground spaces and has therefore been included as part of the evaluation.

The lands surrounding the Subject Property feature a diversity of uses, including institutional, residential, and recreational. The Escarpment Rail Trail, a repurposed Canadian National (CN) rail line that was transformed into a walking trail in 1993, is situated north of Mountain Park Avenue.² The property is located approximately 5.4 kilometres (km) southeast of downtown Hamilton.

² Ontario Trails n.d.



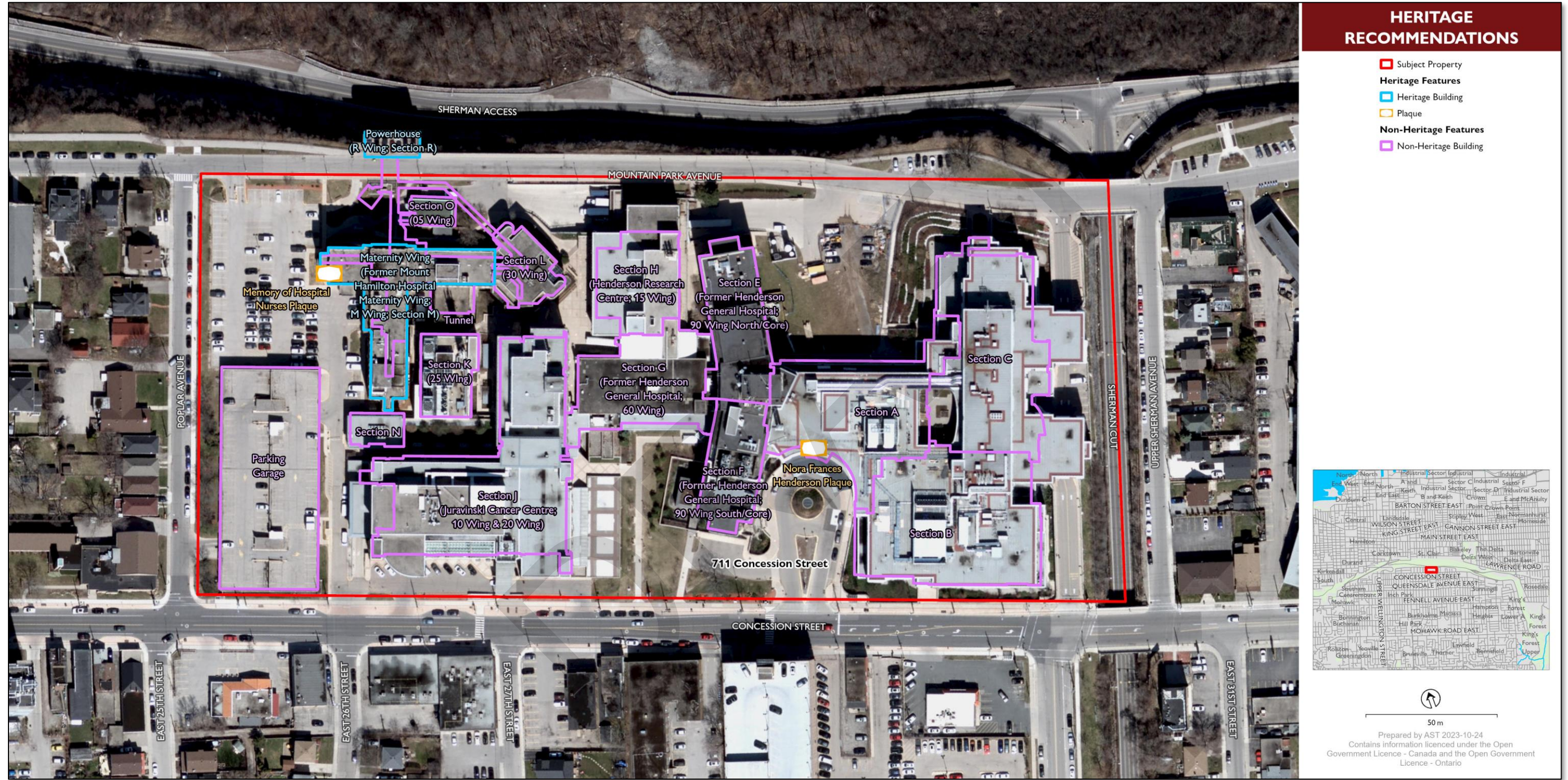
EXISTING FEATURES

- Subject Property
- Plaque
- Tunnel

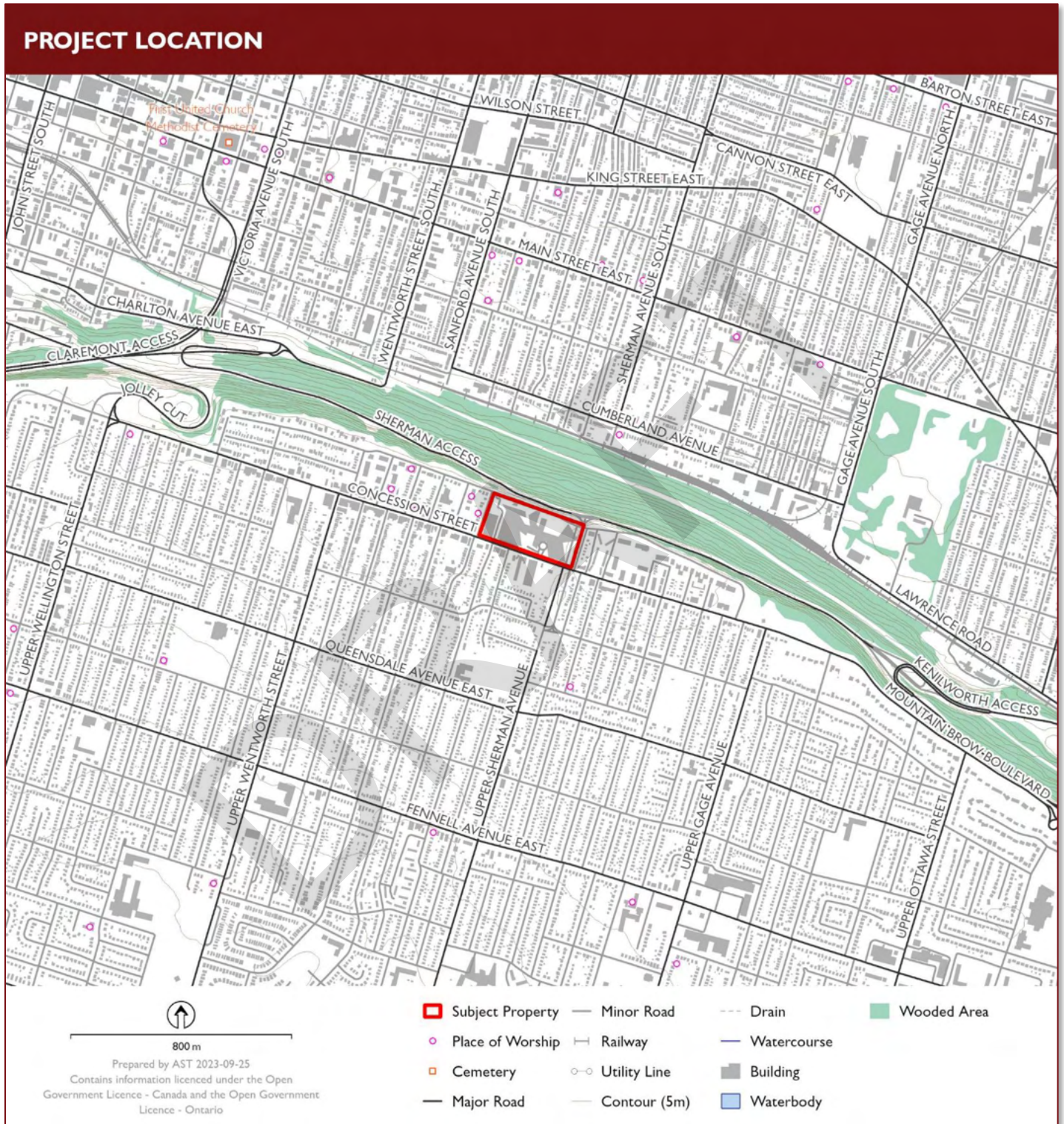
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Prepared by AST 2023-10-24
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Map I: Existing Features of the Juravinski Hospital at 711 Concession Street, City of Hamilton



Map 2: Existing Features of the Juravinski Hospital at 711 Concession Street, City of Hamilton



Map 3: Location of the Juravinski Hospital at 711 Concession Street, City of Hamilton



2.2 Heritage Status

The Subject Property is listed on the City of Hamilton's Register of Cultural Heritage Resources and has not been designated under Part IV or Part V of the *OHA*. However, the property, in particular the Maternity Wing (M Wing), has been included on the City of Hamilton's list of candidates for Part IV designation and as a high priority for consideration for designation. There are no National Historic Sites, Ontario Heritage Trust-owned properties, conservation easements, or Provincial Heritage Properties present on or adjacent to the Subject Property as verified by the Ontario Heritage Trust and the MCM.

A 2020 Built Heritage Inventory performed by the City of Hamilton identified Section M (the former Mount Hamilton Hospital Maternity Wing) constructed 1932 as a Significant Built Resource.

Two other historical buildings on the property were previously demolished:

- Nurses' Residence (50 Wing), 1917; and
- Mount Hamilton Ward, 1917.

The Classical entranceway of the 1931 addition to the Nurses' Residence, which once adorned the Poplar Street façade, was retained and installed on the west elevation of the Maternity Wing. It contains a commemorative plaque that recognizes the memory of hospital nurses that cared for patients on the site. The property also includes a City of Hamilton plaque (Asset ID# 2161) commemorating Nora Frances Henderson in front of Section F (Henderson Wing).³ The current heritage status of all current and significant former buildings is listed below (Table I).

³ City of Hamilton n.d.



Table 1: Status of Juravinski Hospital Buildings as Identified Heritage Structures

Section/Structure	Construction Date	Heritage Status
Mount Hamilton Hospital	1915	Not previously identified; Demolished.
Nora Frances Henderson Hospital	1954	Not previously identified; Demolished.
Nurses' Residence (50 Wing)	1915, 1931	Studied (Chapple Heritage Services 2010); Not identified; Demolished.
Parking Garage	c.1967-1978	Not previously identified.
Section A	2008-2012	Not previously identified.
Section B	2008-2012	Not previously identified.
Section C	2008-2012	Not previously identified.
Section E (Former Henderson General Hospital)	1963-1965	Not previously identified; Partially demolished.
Section F (Former Henderson General Hospital)	1963-1965	Not previously identified.
Section G (Former Henderson General Hospital)	1963-1965	Not previously identified.
Section H	c.1990-1999	Not previously identified.
Section J (Juravinski Cancer Centre)	1992, expanded 2002-2004	Not previously identified.
Section K	2002-2004	Not previously identified.
Section L	1985	Not previously identified.
Section M (Former Mount Hamilton Hospital Maternity Wing; M Wing)	1932	Identified (City of Hamilton 2021); Listed on the City of Hamilton's Municipal Heritage Register.
Section N	2002-2004	Not previously identified.
Section O	1995	Not previously identified.
Section R (Powerhouse (R Wing))	1932	Not previously identified.



2.3 Environmental Setting

The Subject Property falls entirely within the Niagara Escarpment physiographic region. The Niagara Escarpment physiographic region, as defined by Chapman and Putnam, extends from the Niagara River to the northern tip of the Bruce Peninsula and continues through the Manitoulin Islands.⁴ Its rock-hewn topography and steep-sided valleys outlined by dolostone stand in striking contrast to the surrounding landscapes. The Subject Property is situated on the northern edge of the escarpment in an area known as Hamilton Mountain for its dramatic rise above the lower portions of the city.⁵ The escarpment represents a highly significant landscape from time immemorial. Indigenous peoples heavily utilized the area around the escarpment. Since 1985, planning on and around the Niagara Escarpment has been guided by the provincially developed Niagara Escarpment Plan (NEP) and Niagara Escarpment Commission (NEC). In 1990, the escarpment was internationally designated a biosphere reserve by the United Nations Educational, Scientific and Cultural Organization (UNESCO). Both the Subject Property, with its extensive underground infrastructure, and the Sherman Cut to the east, represent significant alterations to this portion of the escarpment.

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⁴ Chapman and Putnam 1984:114

⁵ Tourism Hamilton 2023

3 PREVIOUS STUDIES

3.1 Built Heritage and Planning Studies

Two previous studies have primarily focused on the architectural and design characteristics of individual sections of the Subject Property; it has not been evaluated in its entirety for cultural heritage value or interest (CHVI). The summary below provides a context for understanding the approximately 15 years of previous heritage planning for the site, including recommendations arising from those studies. There are no known archaeological sites on the Subject Property.

3.1.1 Cultural Heritage Assessment Nurses' Residence (50 Wing), Henderson Hospital, (Juravinski Hospital) – Chapple Heritage Services

In August 2010, Chapple Heritage Services drafted a cultural heritage assessment of the Nurses' Residence that was located on the northwest corner of the property. The study was triggered by Hamilton Health Sciences' (HHS) intention to demolish the building to make way for ground level parking. As the Nurses' Residence was listed on the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest, a cultural heritage assessment was required.

The report listed the following mitigation measures for the demolition of the Nurses' Residence:⁶

- Provide soft landscaping, such as hedges, along the perimeters of the parking lot on Poplar Avenue and Mountain Park Avenue to lessen the impact of hard surface pavement and a parking lot on a residential street;
- Retain existing grass areas, benches, picnic tables and as many shade trees as possible (not just the public trees) on the area around the building footprint to provide a pleasant oasis for patients, visitors and neighbours;
- Dismantle, remove, re-use or re-sell the special interior features... wherever possible, including the two fireplaces, marble and wood flooring, marble window sills, glazed doors, and wood linen closet shelving;
- Dismantle the Poplar St. classical entranceway, keep intact, and store temporarily; explore the possibility of re-installing this outstanding classical feature somewhere on the site. It could commemorate the work of hospital nurses or the origins of Mount Hamilton Hospital or be used appropriately on or in new construction. (The Poplar St. classical entranceway includes the stairs, foundation, Tuscan columns and doubled pilasters, arch and entablature all constructed of stone, the glazed main doorway and fanlight, and the vaulted loggia.);
- Transfer photographic records of the building and the entire set of original architectural drawings at Henderson Hospital to the Medical Sciences Library archives at McMaster University; and
- Investigate the cultural heritage value of the Maternity Hospital building in order to determine its appropriate heritage status.

⁶ Chapple Heritage Services 2010:43-44



The report also made particular reference to Section M:⁷

The Maternity Hospital, which is not under threat of demolition, warrants further research into its cultural heritage value to assess whether or not it would merit listing on the City of Hamilton Register of Property of Cultural Heritage Value or Interest; and

The Maternity Hospital is a highly expressive work of architecture and a familiar landmark on the mountain brow. Historically, it is the best-known of the three buildings at Mount Hamilton Hospital and, with the loss of the Nurses' Residence, it will be the only survivor.

Chapple Heritage Services did not conduct a cultural heritage evaluation of the Maternity Wing building or any other buildings on the property.

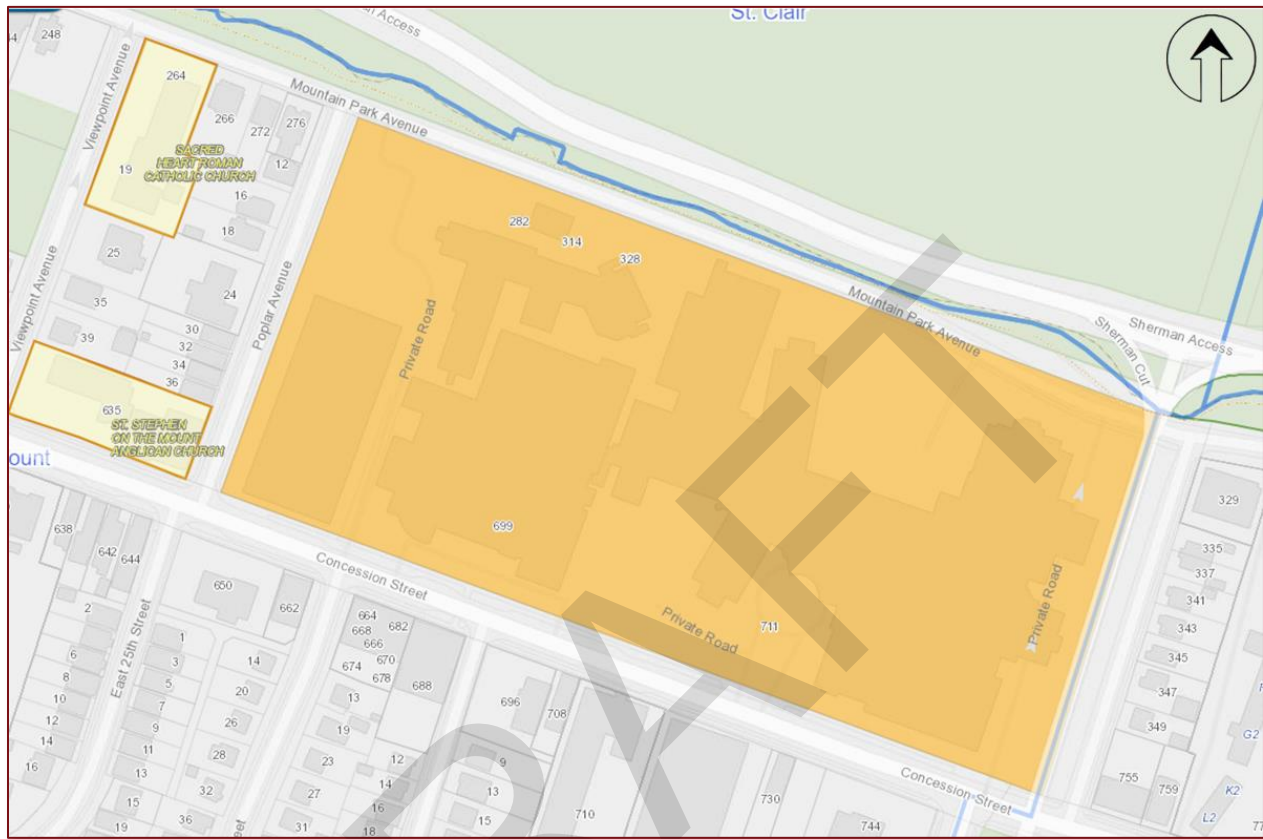
3.1.2 Former Mount Hamilton Hospital Maternity Wing – City of Hamilton

In February 2021, the City of Hamilton listed the property at 711 Concession Street on the Register of Cultural Heritage Resources. While the listing includes the entire hospital campus, bordered by Poplar Avenue to the west, Mountain Park Avenue to the north, the Sherman Cut to the east, and Concession Street to the south (Image 1), it only specifically references the former Mount Hamilton Hospital Maternity Wing (1932) also known today as M Wing.

⁷ Chapple Heritage Services 2010:43

Image 1: Listed Property of 711 Concession Street (Dark Yellow)

Source: The City of Hamilton



As part of this listing, the City of Hamilton’s Inventory and Research Working Group provided preliminary assessments of the property’s design, associative, and contextual value. The design elements were recognized as follows:⁸

The scale and expression of the Art Moderne style demonstrated in this building is unique in Hamilton. The property displays a high degree of craftsmanship and artistic merit. The remaining open balcony of the sixth floor is a unique feature not found elsewhere in Hamilton, including the oversized stone arches, vaulted plaster ceilings, stone sills and rear brick arches. The view from the balcony is quite stunning and was for the health benefit of the patients and babies of the wing.

The preliminary evaluation of the property’s associative value concluded the following:

The maternity wing started construction in 1931 and was completed in 1932 by the City of Hamilton using local tax dollars as a much-needed expansion of capacity for the care of city’s citizens. Due to budget constraints the building was not equipped or opened until 1938. Since that time the building has seen to the healthcare needs of many new mothers and children and later after the maternity section was closed as a general purpose hospital and lately as a rehabilitation ward.

⁸ City of Hamilton 2021



The evaluation also noted several facts about prominent Hamilton architect William Palmer Witton:

- Witton and his various firms also designed other prominent structures in the city and beyond.
- Some of these other structures have already obtained Designation and protection under the Ontario Heritage Act. 198 St. Clair Boulevard, 255 West Avenue, addition to the former West Avenue School and the Chancel addition to Christ's Church Cathedral.
- Other notable buildings on the registry include the South Drill Hall of the John Weir Foote Armoury, the Playhouse Theatre on Sherman Avenue north and the nurses' residence (Patterson Building) at 672 Sanatorium Road.

The preliminary evaluation of the property's contextual value concluded the following:

The property is a city landmark; with the large massing near the edge of the escarpment it can be seen from nearly the entire lower part of Hamilton.

The Subject Property has not been designated by the City of Hamilton based on the Inventory and Research Working Group's evaluation, however the Maternity Wing was added to the Register as a result of the research provided from the Inventory and Research Working Group. It was subsequently added to the City's list of high priority candidate properties for Part IV designation.

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4 HISTORICAL RESEARCH & ANALYSIS

This section includes a historical overview for the Subject Property at 711 Concession Street, in the City of Hamilton. The property encompasses part of Lot 9, Concession 3 in the Former Geographic Township of Barton. The early historic context discussion refers to this previous jurisdiction. A discussion of Indigenous settlement and 19th century settlement and land use in the township is provided below for historical context.

4.1 Indigenous Settlement and Treaties

Previous archaeological research has indicated that the vicinity of the City of Hamilton were areas of extensive Indigenous settlement in the past. Despite the documentation of sites in the general area, our knowledge of Indigenous settlement in the study area is incomplete. Using existing data and regional syntheses, it is possible to propose a generalized model of Indigenous settlement in the Hamilton area. The general themes, time periods and cultural traditions of Indigenous settlement, based on archaeological evidence, are provided below (Table 2).

Table 2: Chronology of Indigenous Settlement in the Hamilton Area

Period	Time Range	Diagnostic Features	Archaeological Complexes
Early Paleo	9000-8400 BCE	fluted projectile points	Gainey, Barnes, Crowfield
Late Paleo	8400-8000 BCE	non-fluted and lanceolate points	Holcombe, Hi-Lo, Lanceolate
Early Archaic	8000-6000 BCE	serrated, notched, bifurcate base points	Nettling, Bifurcate Base Horizon
Middle Archaic	6000-2500 BCE	stemmed, side & corner notched points	Brewerton, Otter Creek, Stanly/Neville
Late Archaic	2000-1800 BCE	narrow points	Lamoka
Late Archaic	1800-1500 BCE	broad points	Genesee, Adder Orchard, Perkiomen
Late Archaic	1500-1100 BCE	small points	Crawford Knoll
Terminal Archaic	1100-950 BCE	first true cemeteries	Hind
Early Woodland	950-400 BCE	expanding stemmed points, Vinette pottery	Meadowood
Middle Woodland	400 BCE-500 CE	dentate, pseudo-scallop pottery	Saugeen
Transitional Woodland	500-900 CE	first corn, cord-wrapped stick pottery	Princess Point
Late Woodland	900-1300 CE	first villages, corn horticulture, longhouses	
Late Woodland	1300-1400 CE	large villages and houses	
Late Woodland	1400-1650 CE	tribal emergence, territoriality	Attawandaron
Contact Period - Indigenous	1650 CE-present	treaties, mixture of Indigenous & European items	Six Nations/Mississauga



Period	Time Range	Diagnostic Features	Archaeological Complexes
Contact Period - Settler	1796 CE-present	industrial goods, homesteads	pioneer life, municipal settlement, early Black settlement

4.1.1 Paleo Period

The first human populations to inhabit the region arrived between 12,000 and 10,000 years ago, coincident with the end of the last period of glaciation. Climate and environmental conditions were significantly different then they are today; local environs would not have been welcoming to anything but short-term settlement. Termed Paleoindians by archaeologists, Ontario's Indigenous peoples would have crossed the landscape in small groups (i.e., bands or family units) searching for food, particularly migratory game species. In this area, caribou may have provided the staple of the Paleo period diet, supplemented by wild plants, small game, birds and fish.

Given the low density of populations on the landscape at this time and their mobile nature, Paleo period sites are small and ephemeral. They are sometimes identified by the presence of fluted projectile points manufactured on a highly distinctive whitish-grey chert named "Fossil Hill" (after the formation) or "Collingwood." This material was acquired from sources near the edge of the escarpment on Blue Mountain. It was exploited by populations from as far south as the north shore of Lake Ontario, who would have traveled to the source as part of their seasonal round. There are known Paleo period sites in this region and these are often found in association with glacial lake shorelines.

4.1.2 Archaic Period

Settlement and subsistence patterns changed significantly during the Archaic period as both the landscape and ecosystem adjusted to the retreat of the glaciers. Building on earlier patterns, early Archaic period populations continued the mobile lifestyle of their predecessors. Through time and with the development of more resource rich local environments, these groups gradually reduced the size of the territories they exploited on a regular basis. A seasonal pattern of warm season riverine or lakeshore settlements and interior cold weather occupations has been documented in the archaeological record.

Since the large cold weather mammal species that formed the basis of the Paleo period subsistence pattern became extinct or moved northward with the onset of warmer climate conditions, Archaic period populations had a more varied diet, exploiting a range of plant, bird, mammal and fish species. Reliance on specific food resources like fish, deer and nuts becomes more pronounced through time and the presence of more hospitable environments and resource abundance led to the expansion of band and family sizes. In the archaeological record, this is evident in the presence of larger sites and aggregation camps, where several families or bands would come together in times of plenty. The change to more preferable environmental circumstances led to a rise in population density. As a result, Archaic sites are more plentiful than those from the earlier period. Artifacts typical of these occupations include a variety of stemmed and notched projectile points, chipped stone scrapers, ground stone tools (e.g., celts, adzes) and ornaments (e.g., bannerstones, gorgets), bifaces or tool blanks, animal bone (where and when preserved) and waste flakes, a by-product of the tool making process.



4.1.3 Early, Middle and Transitional Woodland Periods

Significant changes in cultural and environmental patterns are witnessed in the Woodland period (c.950 BCE-1700 CE). By this time, the coniferous forests of earlier times were replaced by stands of mixed and deciduous species. Occupations became increasingly more substantial in this period, culminating in major semi-permanent villages by 1,000 years ago. Archaeologically, the most significant changes by Woodland times are the appearance of artifacts manufactured from modeled clay and the construction of house structures. The Woodland period is often defined by the occurrence of pottery, storage facilities and residential areas similar to those that define the incipient agricultural or Neolithic period in Europe.

Early and Middle Woodland period peoples are also known for a well-developed burial complex and ground stone tool industry. Unique Early Woodland period ground stone items include pop-eyed birdstones and gorgets. In addition, there is evidence of the development of widespread trading with groups throughout the northeast. The recovery of marine shells from the Lake Superior area indicates that exchanges of exotic materials and finished items from distant places were commonplace.

4.1.4 Late Woodland Period

During the Late Woodland period, the archaeological record documents the emergence of more substantial, semi-permanent settlements and the adoption of corn horticulture. These developments are most often associated with Iroquoian-speaking populations, the ancestors of the Wendat (Huron), Tionontati (Petun) and Attawandaron (Neutral) nations who were known to have resided in the province at the time of the arrival of the first European explorers and missionaries. Iroquoian villages incorporated a number of longhouses, multi-family dwellings that contained several families related through the female line. Pre-contact sites may be identified by a predominance of well-made pottery decorated with various simple and geometric motifs, triangular projectile points, clay pipes and ground stone artifacts. Sites post-dating European contact are recognized through the appearance of various items of European manufacture. The latter include materials acquired by trade (e.g., glass beads, copper/brass kettles, iron axes, knives and other metal implements) in addition to the personal items of European visitors and Jesuit missionaries (e.g., finger rings, stoneware, rosaries, and glassware).

The areas south of Lake Ontario once housed numerous villages of the Attawandaron (or Attawandaron), also referred to as the “Neutral,” for their seemingly neutral position in hostile relations between the Huron-Wendat in the north and the Five Nations of Iroquois in the south during the 17th century. As early as 1626, the French Recollet missionary La Roche Daillon visited the region that now encompasses Brant County and discovered 28 Attawandaron villages.⁹ At that time, it was reported that the hunting grounds of the Attawandaron extended from Genessee Falls to Sarnia and from Toronto to Goderich.¹⁰ By 1640, the Attawandaron numbered between twenty and thirty thousand people.¹¹ However, their populations would be significantly decimated by European-introduced epidemic disease and warfare with many remnant communities being directly absorbed and adopted into various Five Nations groups.

⁹ Waldie 1984:7

¹⁰ Reville 1920:15

¹¹ Reville 1920:17

Five Nations Iroquois had come to dominate the fur trade in the Northeast, in part due to their control of the Mohawk Valley, one of two important access routes for the transportation of furs to the west.¹² The other route was the St. Lawrence River and its source in Lake Ontario. Control of the lake forced other groups to take longer, more northerly routes to French trading posts.¹³ At the height of their dominance, the Five Nations Iroquois controlled an expanse of territory measuring 1,200 miles from north to south and 600 miles from east to west.¹⁴ In the late 17th century, a conflict known as the Beaver Wars, saw the French and Anishinaabe fight a series of pitched battles against the Haudenosaunee across multiple fronts. The Haudenosaunee were eventually forced to pull back from their northwesternmost outposts.

The Five Nations Iroquois had allied themselves with Britain, and when the latter went to war with France (1756-1763), the Iroquois fought alongside them.¹⁵ The same was true of subsequent hostilities, including the American Revolution and the War of 1812. For compensation of losses and recognition of their loyalty to the British Crown during the American War of Independence, the Six Nations (the Oneida, Onondaga, Seneca, Cayuga, Mohawk and newly allied Tuscarora) was granted a large tract of land along both banks of the Grand River, south of Hamilton.

4.1.5 18th Century Anishinaabeg

Beginning in the late 1600s and following the earlier exodus from the region by the Attawandaron and occupation by the Haudenosaunee in the mid-17th century, much of the land surrounding Lake Ontario was occupied by the Mississaugas (Anishinaabeg–Ojibway). The Mississaugas, together with their Three Fires Confederacy and French allies, had participated in far-reaching conflict with the Haudenosaunee known as the Beaver Wars. The conflict resulted in the Haudenosaunee pulling back from the former territories of the Wendat, Attawandaron and others. They were replaced with new, less sedentary Anishinaabe communities.

The Mississaugas were seasonally migrant converging on fishing grounds in the spring and fall. Water, in particular, was regarded as “a living spiritual being that flowed through all aspects of life” and “a vital part of a larger system whose components worked together harmoniously for the benefit of all.”^{16,17} By the 19th century, there was a substantial Mississauga settlement along the Grand River and further east along the Credit River.

4.1.6 Indigenous Landscapes

The Hamilton area, including its lakefront, escarpment, and valleys, has constituted an important Indigenous environment since time immemorial. Archaeologically, evidence of Indigenous presence in the area dates back at least 13,000 years.¹⁸ At this time, the lands were recovering from the last ice age and still populated with mammoth and mastodon alongside watersheds that little resembled anything seen today. The lower portions of Hamilton were covered by Glacial Lake Iroquois, a much larger version of Lake Ontario which drained to the southeast through the Mohawk and Hudson Rivers valleys. As the millennia passed, the landscape transformed from tundra into forests and meadows. The lakes, rivers, and creeks gradually stabilized as the icesheets melted and retreated. Indigenous inhabitants adapted alongside these changes, shifting from a reliance on big game hunting to utilizing the more diverse ecosystems of the developing forests and navigating

¹² Tooker 1978:418

¹³ Tooker 1978:418

¹⁴ Page & Smith 1875:59

¹⁵ Page & Smith 1875:59

¹⁶ Wybenga 2022

¹⁷ Bloomfield 2006:2

¹⁸ Storck 2004; Warrick 2012



stabilizing waters. This included hunting relatively smaller game animals, fishing, and gathering food, medicines, and materials from plants and trees. Over thousands of years, the systems and relationships between Indigenous inhabitants and the lands they depended on grew more refined and structured. Active land management such as varying intensities of agriculture and forest and meadow management also became more common.¹⁹

Since time immemorial, Indigenous peoples' use and management of land differed greatly from the much more recent era of colonial development. Instead of roads and highways cut through the landscape, Indigenous travel focused on waterways and the portages between them. The Hamilton area was particularly important for the presence of Hamilton Harbour (formerly Burlington Bay). Indigenous peoples have lived around and utilized the waterfront for over 10,000 years as demonstrated by archaeological excavations and sites in the Cootes Paradise Nature Sanctuary.²⁰ These locations included significant agricultural villages at Princess Point dating to 500-1,000 CE, on the south side of the harbour, west of what is now Highway 403. By the late 17th century, the area was part of the Mississaugas' domain who named the waterbody *Wequatetong*, simply meaning "a bay".²¹ The French referred to the area as "Le fond du lac" or "Head of the Lake". In the late 18th and early 19th centuries, the Head of the Lake became a significant transportation hub for Indigenous and colonial communities. Various trails and lakeshore routes traversed the region and in the 1790s, Governor Simcoe arranged for the first colonial corridor into the interior of Southwestern Ontario, Dundas Street, to start here. Significant Indigenous figures would reside in the area, including Mohawk leader Joseph Brant's family and the future chief of the Mississaugas of the Credit, Peter Jones (*Kahkewaquonaby*).

Far from the pristine wilderness often characterized in popular culture, Indigenous landscapes included actively managed meadows (*Mishkodeh*) and forests (such as Black Oak Savannas) shaped and maintained by controlled burns and other interventions.²² This system of land management is often framed in terms of kinship between people and landscape, a mutual responsibility for each to promote and maintain the health of the other.

Traditional and emerging late 18th and 19th century Indigenous responsibility to and kinship with the land contrasted strongly with subsequent colonial treatment of these landscapes. Early colonial development typically looked to impose, rather than embed, itself on the landscape. As a result, colonial activities often displaced, interrupted, or destroyed Indigenous land management and subsistence activities. Waterways were dammed for mills or canalized with locks, blocking Indigenous highways and interrupting trade routes and fisheries. Meadows and fields maintained by Indigenous communities for generations were occupied by colonial settlements and farms. When these spaces were no longer sufficient or convenient, forests were cleared. The systems and relationships between Indigenous people and landscapes that had been refined over thousands of years were increasingly being broken during the height of colonization, often within a single generation.

Treaties isolated Indigenous communities to relatively small reserves and colonial land development including the privatization of property increasingly limited the accessibility of lands outside of these reserves for subsistence activities. Residential schools further damaged the traditional lifeways of all Indigenous communities by systematically preventing the transfer of Indigenous knowledge from one generation to the next. Despite all these challenges, contemporary Indigenous communities are increasing undertaking to

¹⁹ Miskokdeh Centre for Indigenous Knowledge n.d.

²⁰ Haines et al 2011

²¹ Jones 1796

²² Miskokdeh Centre for Indigenous Knowledge n.d.

revitalize their traditional histories and systems of land management including their relationships and responsibility to the landscape.²³

4.1.7 Indigenous Community-shared Histories

There is no single, monolithic version of Indigenous or Ontario history. In the past, the histories of Indigenous communities of Ontario, and of Canada, have been presented through a single colonial perspective with inherent biases. Although its focus is reconstructing the past through material remains, archaeology has inherited many of the cultural prejudices and perspectives of the colonial histories that have shaped current understanding of the origins, movements, and activities of contemporary Indigenous communities. The archaeological chronology and summary presented earlier in this report presents only one version of the past.

Indigenous communities have long contested elements of both colonial and archaeological histories. As a means to combat these colonial versions of their past, Indigenous communities have been sharing their own histories shaped by oral history, community memory, culturally-informed readings of historical events and documents, language, and tradition. These histories survive in traditional knowledge, stories, and the remembrances of elders; they persist despite the long-term effects of residential schools and government programs aimed to erase Indigenous culture.

Each Indigenous community maintains its own histories. These may represent not only the historical narratives of particular interest to a community (such as reserve histories and treaty negotiations), but also their unique perspectives on shared stories, events, places, and people (such as conflicts and migration stories). As such, different Indigenous community histories may approach the same subject in different, and sometimes contradicting, ways. Individual communities may not agree on the same series of events, the use of territories, or on various impetus for change, for example. Some draw on archaeological knowledge and some do not. These differences do not diminish the value of these histories. Instead, they emphasize the distinct languages, experiences, and priorities of different Indigenous communities and nations. Together, they offer a multitude of perspectives on Ontario's first peoples and offer important counterpoints to colonial stories.

4.1.7.1 A Brief History of the Mississaugas of the Credit First Nation (MCFN)

The Mississaugas of the Credit First Nation is a sub-group of the larger Anishinaabe (Ojibway) Nation.

During the latter part of the 17th century, Mississaugas of the Credit ancestors came to occupy, control and exercise stewardship over approximately four million acres of land at the western end of Lake Ontario that encompasses much of today's Golden Horseshoe Area. The Mississaugas had, and continue to have strong connections to water as they established their homes on the flats of rivers and creeks flowing into Lake Ontario, gained sustenance from aquatic flora and fauna, and utilized the rivers as a transportation network. Water was regarded as the lifeblood of "Mother Earth" and the people revered it for its life-giving properties and they used of its gifts with an ethos of thanksgiving. One river, in particular, the Missinnihe, was esteemed as a place for fishing, hunting and gathering activities, a place of healing and ceremony, and a location for trade. During the early 18th century, the French established a trading post in its vicinity and in their business transactions often extended credit to the Mississaugas – the Missinnihe became known as the Credit River and the people became known as the Mississaugas of the Credit.

²³ Mississaugas of the Credit First Nation 2018; Six Nations of the Grand River n.d.

The American Revolution (1775-1783) and its aftermath placed great pressure on the British Crown to acquire lands for the re-settlement of Loyalist refugees. Recognizing that Mississaugas of the Credit ancestors had lands desirable for that purpose, the Crown actively pursued the acquisition of their territory. Between 1781 and 1820, the Mississaugas of the Credit and the Crown entered into eight treaties that enabled settlement on much of the Mississaugas' territory. Treaty No. 3, the Between the Lakes Treaty, negotiated in 1787 and ratified in 1792, covered much of the territory of the Mississaugas of the Credit and included the lands on which the present-day City of Hamilton is located. Settlers soon flooded Mississauga territory, amongst them about 2,000 members of the Six Nations Confederacy who were granted the Haldimand Tract, on the Grand River, for their service to the Crown during the Revolutionary War. Entering into the treaties, the Mississaugas expected to be sustained by their lands as they had always been while they shared the land in a mutually beneficial way with the newcomers. The Crown and settlers however, believed the treaties were outright land purchases and depleted the resources of the land. Developments by the settlers hampered the movement of the Mississaugas throughout their territory and the harvest of their territory's resources. The resulting damage to their traditional economy, the depletion of their land base, and the advent of new diseases accompanying the settlers brought the First Nation to the brink of collapse.

Averting the disintegration of the Nation was accomplished by the Mississaugas transitioning from their traditional ways to an agrarian lifestyle. Converting to Methodism during the mid-1820s, the Mississaugas established a Christian mission village at the Credit River in 1826. During their time at the village, the Mississaugas were able to build successful farms and a village that included a school, hospital, chapel, mechanics' shops, and forty settler style homes. Learning about business as well, the Mississaugas were the major shareholders of the Credit River Harbour Company and the owners of their own schooner. Despite their successful adoption of a new world and life view, continued encroachment by settlers, diminishing resources, and the inability to gain title to their lands, eventually caused the Mississaugas to relocate their settlement. Leaving their mission village in 1847, the Mississaugas of the Credit moved to their present location on 6,000 acres of land in Brant and Haldimand Counties. Today, the Mississaugas of the Credit population has a population of 2,600 with roughly two-thirds of the membership living off reserve.

4.1.8 Treaty History

The Subject Property is encompassed by the Between the Lakes Purchase (Treaty No. 3) between the Mississaugas and the British Crown. The treaty encompasses a very large swath of land extending from the Niagara River in the east, to Mapleton Township in the northwest, to Elgin County in the southwest.²⁴ This agreement was first negotiated in 1784, then clarified in 1792, and provided the British with nearly three million acres of land between Lakes Ontario and Erie. The stated purpose of Treaty No. 3 was the Crown acquisition of land for the resettling of British allies from the American Revolutionary War, most notably allies from the Haudenosaunee Confederacy (Six Nations).²⁵ Of these groups, Joseph Brant and some 1,843 members of the Six Nations and their allies settled along the Grand River in what was to become known as the Haldimand Tract (Surtees 1984:25). The text of the treaty identifies that it was made by the Crown with "the Messisague Indian Nation." Today, the Mississaugas of the Credit First Nation (MCFN) consider themselves and are generally accepted to be the descendants of the signatories to this treaty.

²⁴ Surtees 1984

²⁵ Wybenga 2017; Surtees 1984



4.1.9 Truth and Reconciliation

In addition to treaties, colonial and later Canadian governments undertook other programs aimed at the dissolution and assimilation of Indigenous cultures and peoples. A growing judiciary and an evolving series of jails were one mechanism governments used to inflict systemic harm on Indigenous communities by prosecuting and imprisoning them for new crimes such as trespassing and vagrancy. Early healthcare facilities such as psychiatric hospitals and other government-run facilities such as tuberculosis sanatoriums were also places where Indigenous peoples encountered systemic harm and discrimination. In these facilities, cultural dislocation, inhumane treatment, and psychological and emotional traumas were perpetuated through colonial models of mental health care.

Another, and one of the most damaging of the assimilation programs, were the government sponsored and church run residential schools of the 1800s and 1900s. Indigenous children were taken from their families and forced to attend schools away from home. They were stripped of their traditional clothing, forced to cut their hair, and forbidden from speaking their language. Children were expected to learn English and be transformed into model English and Christian citizens. Residential schools had devastating impacts on Indigenous families, communities and cultural traditions.

In 2000, approximately 86,000 survivors of residential schools across the country launched a class action lawsuit against the government of Canada. One outcome of the settlement was the creation of the Truth and Reconciliation Commission of Canada (TRC) in 2008. The purpose of the TRC was to collect testimony of residential school survivors and make recommendations for enacting change that would help reconcile and heal the damage that had been done to Indigenous peoples. The 2015 final report of the TRC identified 94 Calls to Action including recommendations targeting the healthcare sector. These six healthcare and justice related Calls to Action were meant to address systemic discrimination in Canada's health care system and:²⁶

18. We call upon the federal, provincial, territorial, and Aboriginal governments to acknowledge that the current state of Aboriginal health in Canada is a direct result of previous Canadian government policies, including residential schools, and to recognize and implement the health-care rights of Aboriginal people as identified in international law, constitutional law, and under the Treaties.

19. We call upon the federal government, in consultation with Aboriginal peoples, to establish measurable goals to identify and close the gaps in health outcomes between Aboriginal and non-Aboriginal communities, and to publish annual progress reports and assess long-term trends. Such efforts would focus on indicators such as: infant mortality, maternal health, suicide, mental health, addictions, life expectancy, birth rates, infant and child health issues, chronic diseases, illness and injury incidence, and the availability of appropriate health services.

21. We call upon the federal government to provide sustainable funding for existing and new Aboriginal healing centres to address the physical, mental, emotional, and spiritual harms caused by residential schools, and to ensure that the funding of healing centres in Nunavut and the Northwest Territories is a priority.

22. We call upon those who can effect change within the Canadian health-care system to recognize the value of Aboriginal healing practices and use them in the treatment of Aboriginal

²⁶ Truth and Reconciliation Commission of Canada 2015



patients in collaboration with Aboriginal healers and Elders where requested by Aboriginal patients.

23. We call upon all levels of government to:

- i. Increase the number of Aboriginal professionals working in the health-care field.
- ii. Ensure the retention of Aboriginal health-care providers in Aboriginal communities.
- iii. Provide cultural competency training for all healthcare professionals.

24. We call upon medical and nursing schools in Canada to require all students to take a course dealing with Aboriginal health issues, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, and Indigenous teachings and practices. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.

4.2 Early Municipal Settlement

4.2.1 Wentworth County

The townships in Wentworth County were surveyed beginning in the late 1700s.²⁷ Many of the earliest settlers were United Empire Loyalists (UELs) from various American colonies including New York, New Jersey, and Pennsylvania, arriving in the late 1780s.²⁸ Early on, settlement within the county was restricted to the more accessible locales, particularly along the lakeshore and streams below the escarpment due to a lack of easily passable transportation routes.²⁹

Wentworth County saw the Battle of Stoney Creek during the War of 1812. This decisive battle represented a turning point in the war and prevented Upper Canada from American invasion.³⁰ In the early hours of June 6, 1813, 700 British soldiers staged a successful surprise attack on 3,000 American forces. The British soldiers had come from Burlington Heights, a strategic defense position for British and Canadian forces.

4.2.2 Barton Township

Following the first late 18th century surveys, the eastern part of Ancaster Township was called the Gore of Ancaster. The most easterly part of the Gore of Ancaster was surveyed as a part of Barton Township. Crown patents were issued for lots in Barton Township as early as 1796, although many residents were already settled by 1791 when Augustus Jones completed the first survey of the township.³¹ Some of the first settlers in the Township of Barton included Jacob and William Rymal, William Terryberry, Cornelius and Samuel Ryckman, Lewis and Peter Horning, and the Markle family. The founding families were of English, Irish and Scottish descent, although up to 70 percent claimed Pennsylvania German ancestry.³²

²⁷ Town of Stoney Creek 1975:4

²⁸ Dundas Historical Society 1973; Town of Stoney Creek 1975:15

²⁹ Presant et. al. 1965:9

³⁰ Mika and Mika 1983:625

³¹ Burkholder and Woodhouse 1958

³² Burkholder 1956:11

The War of 1812 saw small-scale invasions of the American army into Upper Canada resulting in the fortification of Burlington Heights. The Baymouth bar (sand-bar) which originally separated Cootes Paradise marsh from Burlington Bay was a part of Burlington Heights beach ridge, an important line of defense against American attack.³³ The settlement at Hamilton came to be of military importance after the victory at Stoney Creek in 1813.

In 1815, the number of ratepayers in Barton Township was 102.³⁴ In 1823, construction of the Desjardins Canal provided better access for ships to pass through the Burlington sand-bar into Cootes Paradise marsh to the town of Dundas, located at the head of navigation of Lake Ontario.³⁵ When the canal opened in 1834, Hamilton became the head of navigation on Lake Ontario.³⁶

4.2.3 City of Hamilton

The first settler in the area that would become the City of Hamilton was Mr. Robert Land, who settled on 300 ac in 1778.³⁷ Settlement remained slow in the very late 18th century as the neighbouring towns of Ancaster, Stoney Creek and Barton attracted settlers with their more fertile agricultural land.³⁸

Hamilton was named after George Hamilton, who in 1815 purchased a house and 257 ac of land comprising part of a small village that was known as the Head of the Lake.³⁹ He laid out the town by delineating roadways and sold parcels of his estate to UELs and newcomers. Hamilton was designated as the administrative seat of the Gore District which was established in 1816, and was named after its founder.⁴⁰

The town of Hamilton developed as the centre of the County of Wentworth. The first Board of Police was established in 1833 and the Hamilton Water Works Company was incorporated in April 1836. By 1847 – the year after Hamilton was officially incorporated as a city – the Burlington Dry Dock and Ship-Building Company was established.⁴¹ The building of the Great Western Railway, which opened between Hamilton and Niagara Falls on November 1, 1853, increased the availability of produce and trade goods which helped to spark the development of the city.⁴² The City of Hamilton also became an educational centre, with schools having been rapidly constructed. By 1875, the Hamilton boasted the best schools and education system in the province.⁴³

Hamilton's rapid industrialization and expansion was turbulent. Two housing crises, a cholera epidemic, and debt accrued by the City Council, resulted in the periods of growth and prosperity being punctuated by periods of poverty and disease.⁴⁴ However, situated at the Head of the Lakes, Hamilton was a locus for trade, industry, and community development. As the city quickly developed, numerous portions of Ancaster, Barton, Glanford, and Saltfleet townships were annexed in between 1943 and 1960.⁴⁵ In 1973, an Act of the Legislative

³³ ASI 2008

³⁴ H.R. Page & Co. 1875:VIII

³⁵ Ontario Archaeological and Historic Sites Board n.d.

³⁶ Weaver 1982

³⁷ H.R. Page & Co. 1875

³⁸ H.R. Page & Co. 1875

³⁹ Weaver 1982

⁴⁰ Weaver 1982

⁴¹ H.R. Page & Co. 1875

⁴² H.R. Page & Co. 1875

⁴³ H.R. Page & Co. 1875:7

⁴⁴ H.R. Page & Co. 1875

⁴⁵ Weaver 1982:201



Assembly of Ontario created the Regional Municipality of Hamilton-Wentworth which took effect on January 1, 1974 and continued until 2001 when it was dissolved and absorbed by the single-tier City of Hamilton.

4.2.4 Concession Street

The Subject Property is situated along the north side of Concession Street, a significant historic roadway. While most of Hamilton was settled by UEL soldiers, the “brow” of Hamilton Mountain (also known as the Mountain Brow) was largely settled by people of African descent who arrived in Canada from free American states or who escaped enslavement through the Underground Railroad. William Bridge Green (1787-1867) was a key provider of land to the approximately seven Black families who settled along the Hamilton Mountain between Upper Wellington Street and Upper Sherman Street, an area which encompasses the Subject Property. No Black settlers are enumerated in land registry records as owning or mortgaging land on the Subject Property.⁴⁶ In 1854, Reverend Joseph P. Williams established the African Methodist Episcopal (AME) Church that had a congregation of 100 people.⁴⁷ The Hamilton Mountain settlement reached 200 inhabitants by 1865, with some locals referring to it as “Little Africa.”⁴⁸ A survey of Hamilton’s Black population conducted around this time placed approximately 275 Black individuals in the area.

American abolitionist Benjamin Drew travelled to Hamilton to record the narratives of several fugitive freedom seekers who had arrived in the area. His landmark book *The Refugee: Narratives of Fugitive Slaves in Canada* was published in 1856 and contained many stories of lived Black experiences in American and Canadian communities. Four Hamilton Mountain residents shared their stories with Drew, who described many of the inhabitants of the settlement as “well off... good mechanics, and good ‘subjects’”.⁴⁹

Reverend R. S. W. Sorrick, a preacher at the AME Church, recounted his upbringing in enslavement in Maryland and the circumstances which led to his freedom before arriving in Canada in 1845. After spending some time at the African Canadian settlement in Oro in Simcoe County, Sorrick settled in Hamilton where he found conflicting relationships between Black and white residents. “The main obstacle,” Sorrick explained, “is a prejudice between coloured and white.”⁵⁰ Drew also recorded the testimony of Williamson Pease, a fugitive freedom seeker from Tennessee who appeared to be a “white man with blue eyes.”⁵¹ Pease described his difficult upbringing working as a slave despite his appearance which allowed him to “pass for a white man when amongst strangers.”⁵² Pease laboured for years to earn enough money to free his mother from slavery at the expense of his own freedom, eventually ending up in Arkansas, shackled to a workstation in a blacksmiths shop. Pease made his escape soon after. “I am treated here as a man ought to be treated,” he told Drew, “I could not be pulled back into Arkansas – I would have my head pulled off first.”⁵³

Henry Williamson, who arrived in Canada after escaping enslavement with his wife and her family, recalled the struggle many new Black settlers faced in a foreign, strange place. “That is the way the principal part of our people come: poor, and destitute, and ignorant... I would rather be wholly poor and be free, than to have all I

⁴⁶ Shadd 2010:144

⁴⁷ Shadd 2010:146

⁴⁸ Shadd 2010:148

⁴⁹ Drew 1856:124

⁵⁰ Drew 1856:125

⁵¹ Drew 1856:127

⁵² Drew 1856:127

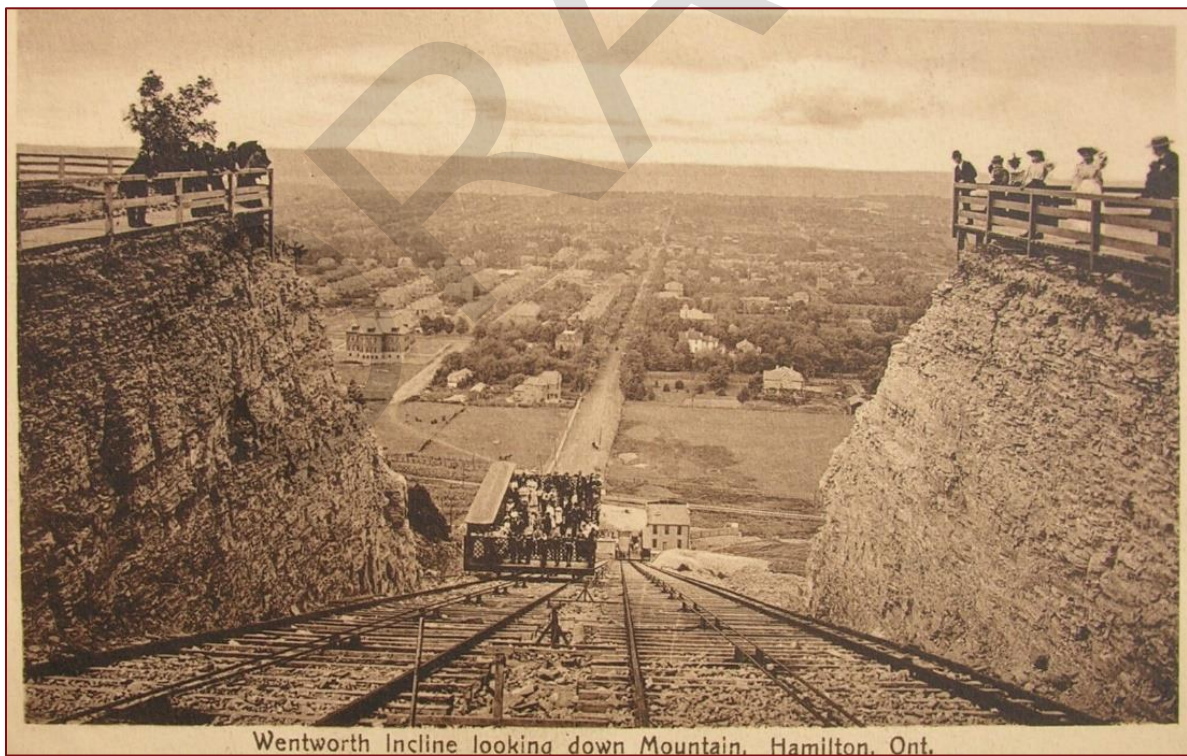
⁵³ Drew 1856:133

could wish and be a slave.”⁵⁴ Other influential Black residents along the Mountain Brow included Julia Washington Berry, a lifelong Hamilton resident who operated the Mount Hamilton Incline Railway tollgate at the top of the mountain on James Street.⁵⁵ The Incline consisted of two farm wagons to transport 35 passengers at a time, with each trip taking only 75 seconds.⁵⁶ Black barber and local advocate Josiah Cochrane also owned land on Concession Street. As time progressed, many of the original Black families left Concession Street for other parts of Hamilton below the mountain.

Another prominent Concession Street resident was James Jolley. Jolley arrived in Hamilton in the mid-19th century and soon built a stone house called Belmont (demolished c.1964) on the brow of the Mountain, hoping that the fresh air and elevation would help his ailing wife, Sophia. In 1870, Jolley ultimately constructed a winding road up the mountain which was dubbed the “Jolley Cut.” This road connected lower Hamilton with the upper portion of the escarpment. This toll-free road saw tourists visiting to take in the scenic views, and families settling there in the early 1890s. Land value increased to \$10 a foot in 1910 and following the First World War, choice lots sold for \$500.⁵⁷ Sixty years after Jolley made his cut in the mountain, the population climbed to 6,800 and nearly doubled to 13,000 in 1946. In 1959, the numbers had quadrupled to 56,000. Today the Jolley Cut is still in use, as is the Sherman Cut – an additional pathway along the mountain on which the Subject Property is located.

Image 2: The Mount Hamilton Incline, 1895

Source: John Fensom, *Street Railway Review* 1895



Wentworth Incline looking down Mountain, Hamilton, Ont.

⁵⁴ Drew 1856:136, 137

⁵⁵ Shadd 2010:147

⁵⁶ Concession Street BIA n.d.

⁵⁷ Lee 1959:8

Besides its residents, Mount Hamilton also included a vibrant entertainment scene. The Mountain Park Theatre opened at the top of the Wentworth Street Incline in 1902 and drew thousands of spectators to the outdoor venue each summer. The main attraction was George H. Summers, a director, producer, and actor who hosted his theatre company “George H. Summer Theatrical Enterprises” at Mountain Park. Soon, the Mountain Brow became a “theatre district” in its own right, with 73,000 patrons ascending the Incline Railway each summer to attend shows where the venue advertised there was “Always a Breeze.” The Mountain Park Theatre burned down in 1914.

The Great Depression of the 1930s led the establishment of an unemployment relief program to improve work conditions in the Concession Street area. The program was facilitated by the first female municipal controller in Canada, City Councillor Nora Frances Henderson. Henderson’s ties to the Subject Property were extensive and long lasting.

4.2.5 Nora Frances Henderson

Immigrating from England to Winona, Ontario with her family in 1913, Nora Frances Henderson settled in Hamilton in 1917 where she became Women’s Editor at the *Hamilton Herald* in 1932. Henderson was a local advocate for women’s involvement in community political affairs.⁵⁸

Described by authors Thomas Melville Bailey and Charles Ambrose Carter as “fiery, fearless and feminine,” Henderson became the first woman elected to municipal office in the history of the British Commonwealth when she was appointed to Hamilton’s Board of Control in 1934 (Image 3).⁵⁹ Henderson was an activist for women’s issues, sponsored a meeting which led to the creation of the Charter of Municipal Rights and championed several social welfare programs which provided essential aid to local citizens struggling in the midst of the Great Depression and Inter-War Period.

Image 3: Nora Frances Henderson, 1946

Source: Hamilton Public Library, *The Hamilton Spectator*



⁵⁸ Bailey and Carter 1972:57

⁵⁹ Bailey and Carter 1972:57

Henderson was elected to the Board of Control for 16 terms, and served as Acting Mayor in 1946 during a time of local turmoil when thousands of steel workers walked off their jobs at Stelco, protesting low wages and insufficient work hours.⁶⁰ *The Hamilton Review* perhaps summarized Henderson's legacy best: "*The Review* proposes to go on record as stating that Nora Frances has more guts than anyone we have seen at City Hall for a long time."⁶¹

Upon her retirement from politics in 1947, Henderson served as the Executive Secretary of the Association of Children's Aid Societies of Ontario. She passed in 1949 at the age of 52. Five years later, the Nora Francis Henderson Convalescent Hospital opened its doors to the public.

4.3 History of Juravinski Hospital

4.3.1 Sources of Information

The following sections on the history and evolution of the Juravinski Hospital Property have been prepared utilizing various sources. Records sourced from the Ontario Land Registry and Library and Archives Canada provide a basis for the pre-institutional history of the Subject Property.

Extensive newspaper coverage from *The Hamilton Spectator*, as well as *Mountain News* and *The Globe* (*The Globe & Mail* after 1936) provided useful insight into the history of the hospital from its early development into the 21st century. TMHC obtained many of these sources from the Hamilton Public Library and McMaster Health Sciences Museum. The McMaster Lloyd Reeds Map Collection provided useful mapping and aerial photography.

The *Royal Architectural Institute of Canada Journal* and documentation by W.R. Souter Associates provided useful primary source material on the planning and development of the Nora Frances Convalescent Hospital and the Henderson General Hospital addition. The former also provided valuable information into the characteristics of mid-20th century hospital architecture and development. Publications by IO and KPMG provided useful insight into the timeline and details of the Phase Ia and Ib redevelopment of Juravinski Hospital.

Secondary sources, including Mark Osbaldeston's *Unbuilt Hamilton*, illustrate the early development of the hospital property, as well as the evolution of its planning. Harold Kalman's 1994 publication *A History of Canadian Architecture* Volume 2, the Dictionary of Architects database, the Ontario Association of Architects, and other sources provided a basis for the architectural typology and information on the various architects responsible for the design components of the Juravinski Hospital property and buildings. Other secondary source material provided background information for the architectural typology section, including: Beverly Russell's *Architecture and Design, 1970-1990: New Ideas in America*, Bevis Hillier's *Art Deco of the 20s and 30s*, Charles Matlack's *The Practical Book of Architecture*, Charles Jencks's *The Language of Post-modern Architecture*, Kelly J. Crossman's *Architectural Ideals in Canada 1885-1914*, John J.G. Blumenson's *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, Marcus Whiffen's *American Architecture Since 1780*, Robert A.M. Stern's *Modern Classicism*, and Robert Venturi's *Learning from Las Vegas: The Forgotten Symbolism of Architectural Form*.

It is acknowledged that whereas prior cultural heritage assessment work has been oriented toward the building and architectural history of specific extant and demolished buildings on the property, provincial

⁶⁰ Dreschel 2009

⁶¹ *The Hamilton Review* quoted in Campbell 1966:253



approaches to heritage have significantly evolved over the last decade to give attention also to the social and operational history of these and similar municipal and provincial facilities.

A full list of referenced sources is included in Section 11.0 of this CHER.

4.3.2 *Pre-Institutional History*

The Subject Property is situated on the southernmost portion of Lot 9, Concession 3 Barton Township in Wentworth County. According to land registry records, the patent for the 100 ac parcel of land was first granted to George Stewart in 1797. In 1800, Stewart sold the entirety of Lot 9 to United Empire Loyalist (UEL) Peter Horning (1728-1822) in 1800. Horning arrived in Barton Township in 1788, escaping the growing tensions between British troops American Revolutionaries in his hometown of Germantown, Pennsylvania. Horning received 400 acres of land upon his arrival in Upper Canada as part of the Loyalist land grants program. A 1791 petition for land places Horning in Barton Township as a farmer with “a wife and nine children.” A survey of Barton Township in 1791 states that Peter and his sons Isaac and Abraham owned 800 ac, even though the first patents in the area were not awarded until 1796.⁶²

Abraham Horning likely inherited the land on Lot 9 upon his father’s death in the 1820s, and eventually sold all 100 ac to Abell Land in 1828. Land sold 19 ac from the south half of the lot to Hugh Baker in 1848. The Bank of Montreal acquired the 19 ac in 1850, selling it to George Middlewood the following year. Middlewood’s son Joseph (1820-1870) purchased part of the land in 1858. Joseph Middlewood died in 1870. In 1871, George Middlewood – likely the son of Joseph – sold the 19 ac parcel to his brother Matthew Middlewood (b.1857).⁶³ Dr. John W. Rosebrugh (1828-1897) acquired the parcel from Matthew in 1872. The 1875 *Illustrated Historical Atlas of the County of Wentworth, Ont.* map of Barton Township places Rosebrugh on the south portions of Lots 9 and 10, Concession 3.⁶⁴ Rosebrugh, his wife Sarah, and their daughter Ida sold the southern parcel of Lot 9 to Cornelius Murphy in 1881.⁶⁵

The property would pass between Cornelius and Frederick Murphy several times from 1883 to 1885. In 1885, Frederick Murphy mortgaged the land to Edward Furlong, who is noted as a Trustee. Frederick’s wife Aurora Maud Mary Murphy also appears in the land registry records around this time.⁶⁶ The couple were likely undergoing legal or financial issues, highlighted by a “lis pendens” or “suit pending” entry in the registry records between John Reid, Frederick, Aurora, and trustee Edward Furlong. The “lis pendens” was dissolved in May 1886, and Aurora Murphy mortgaged the 19 ac parcel to a John J. Mason in the winter of 1887.

An additional legal spat appears in the land registry records in 1890 between James Lawrence Charles H. Little and Aurora Maud Mary and Frederick Murphy as a “final order” for the southern 19 ac parcel of Lot 9 which terminated any existing temporary orders in effect. Around the same time, Mary E. Rosebrugh (née Biggar), the wife of Dr. John Rosebrugh, was relinquished of any title on the 19 ac parcel to James Little through a “release of dower” agreement. Around the same time, power of attorney for Little was granted to Fred W. Kingston. A bargain and sale agreement for \$8,650 transferred ownership of the 19 ac parcel from Little to Eliza V. Smiley, who mortgaged the land back to Little for \$6,000.

⁶² UELAC n.d.

⁶³ Canada 1861

⁶⁴ H.R. Page & Co. 1875

⁶⁵ Find a Grave 2017

⁶⁶ Canada 1881



Smiley sold the parcel to the East Hamilton Improvement Co., who mortgaged a portion of the parcel to Stuart Strathy in 1896. Strathy assigned his mortgage to David Newton the following year. In September 1899, Newton along with Little and his attorney Fred Kingston, must have acquired the property because they transferred the 19-ac parcel to John Addison. Addison then lent the land to the Hamilton Mountain Park Co. Ltd. The company maintained ownership until the land was sold to the City of Hamilton in 1912. Five years later, it became the new site of the Mount Hamilton Hospital.

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1859 HISTORIC MAP

HARDY GREGORY'S MAP OF THE COUNTY OF WENTWORTH



1,000 m

Prepared by AST 2023-09-08

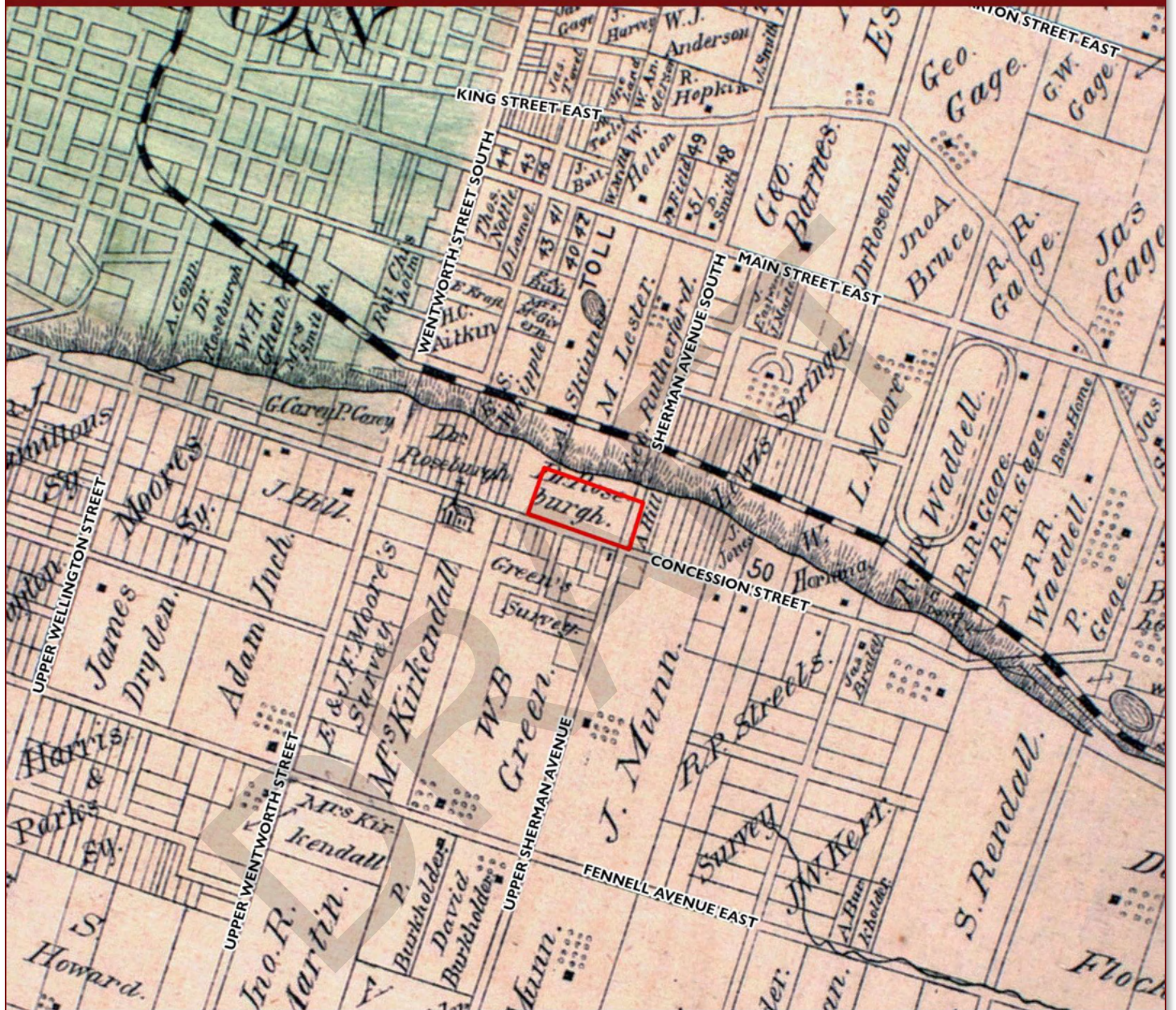
Contains information licenced under the Open Government Licence - Canada and the Open Government Licence - Ontario

Subject Property

Map 4: 1859 Historical Map Showing the Subject Property

1875 HISTORIC MAP

ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF WENTWORTH



1,000 m

Prepared by JFM 2023-09-07
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Study Area

Map 5: 1875 Historical Map Showing the Subject Property

4.3.3 Mount Hamilton Hospital

Despite the difficulty accessing the Mount Hamilton in 1913, the City of Hamilton's board of governors, led by board chair, T.H. Pratt, proposed 18 ac of land between Concession Street and the brow of Niagara Escarpment be developed for a convalescent hospital in 1913. The site was selected to provide patients ample access to the fresh air breezes as had been the motivation for the earlier development of the Mountain Sanitorium (later known as Chedoke Hospital) in 1906 and which also attracted outdoor theatre goers to the area.

The City of Hamilton hired architects William Palmer Witton and Walter Wilson Stewart to design a new, state of the art facility in the innovative "mono-block" design which allowed for private rooms stacked in a tower-like configuration. Initially, 22 buildings were planned at a cost of \$2 million (Image 4). These buildings included the following:⁶⁷

Administration building, two surgical wards, two medical wards, semi-private ward, private ward, children's ward, pathological ward, neurological ward, obstetric ward, out-patients' ward, isolation ward, nurses' home, superintendent's residence, female help building, male help building, service building, laundry, power house and garage.

Following the onset of the First World War, it was decided that the new hospital should also have facilities to treat wounded veterans. Working in conjunction with medical superintendent of the Hamilton City Hospital, Dr. Walter F. Langrill, Stewart & Witton investigated American hospitals to determine the most appropriate and state-of-the-art designs. The Board of Hospital governors, as well as Dr. Goldwater of New York City's Mount Sinai Hospital, approved the plans drafted by Stewart & Witton. It was anticipated that buildings would be constructed in phases.

Lieutenant Governor and former Hamilton mayor, Sir John Hendrie, laid the cornerstone of the first building in 1915. Due to the economic stress of the First World War, the ambitious plans for the hospital were not fully realized. Instead, only the semi-private ward building and a portion of the nurses' residence had been constructed by 1917. The semi-private ward building consisted of four storeys with each floor containing "six wards of four rooms each; an isolation ward; day room; doctors' bed and sitting rooms; serving, store, linen, bath, toilet and sink rooms; two balconies; and, a solarium."⁶⁸

The first unit of the hospital was officially opened by the Duke of Devonshire on May 19, 1917.⁶⁹ The ceremony was attended by 2,000 people who were invited to walk through the halls of the new, state-of-the-art facility. In an article published by *The Hamilton Spectator*, one of the attendees recalled the "home-like atmosphere" of the hospital (Image 5):⁷⁰

Every ward is carpeted with a beautiful Wilton rug; large easy chairs are everywhere; pretty pictures adorn the walls; chintz and repp curtains decorate the windows; Ostermoor mattresses and large, wholesome pillows are part of every bed; and lastly, there are convalescent dining rooms on every floor.

⁶⁷ Construction 1917:196

⁶⁸ Construction 1917:197

⁶⁹ *The Hamilton Spectator* 1915:5

⁷⁰ *The Hamilton Spectator* 1917:2

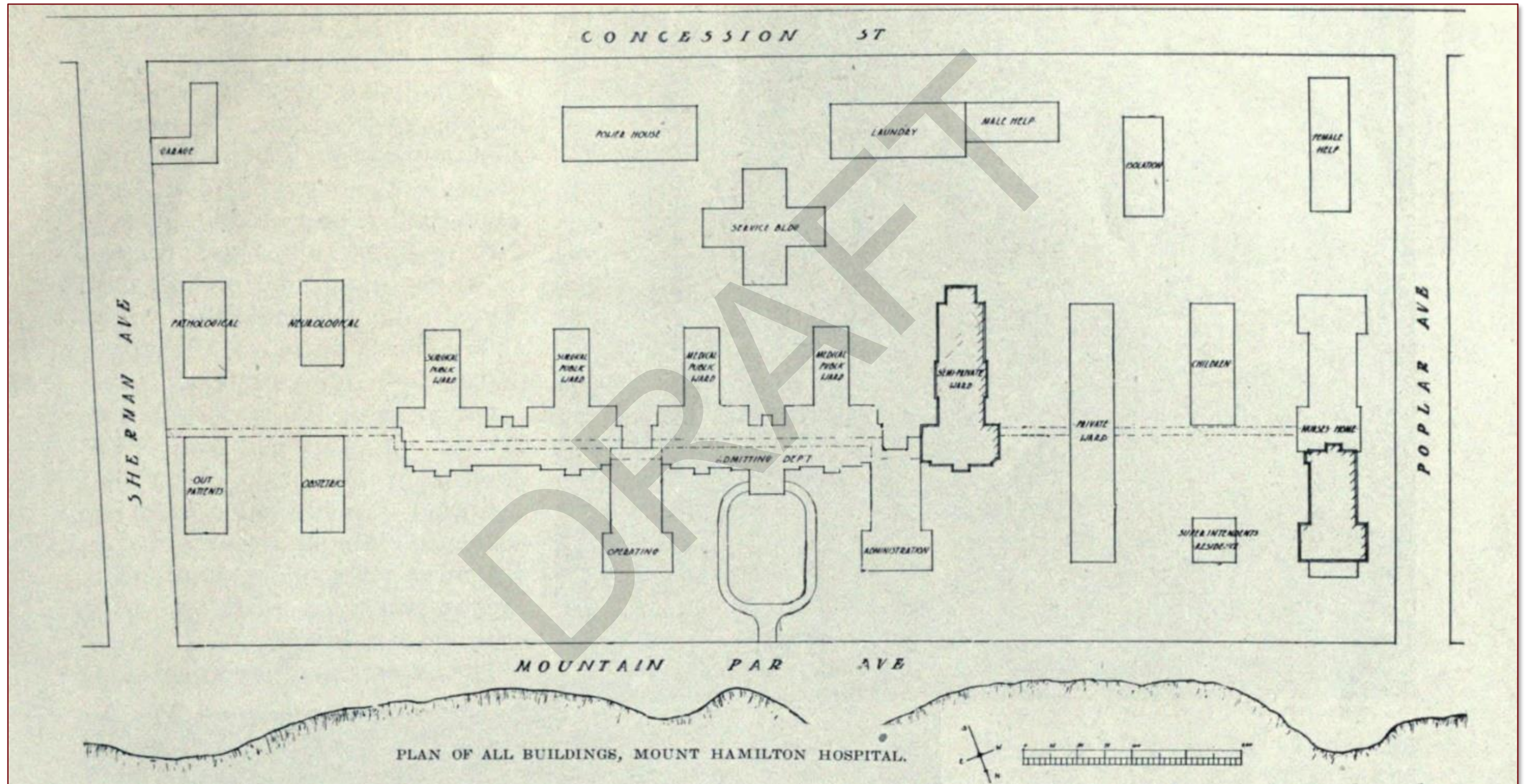


The building was constructed with reinforced concrete and clad with a buff-coloured brick façade and sandstone trim. Vitreous tile was applied to the kitchen, bath, sink and toilet room floors while terrazzo was used for the ward floors and quarry tile for the sunroom floors. The basement contained a kitchen that was lined with glazed brick. The use of wood was reserved only for the door and window frames, which represented a departure from traditional building methods towards newer, more sanitary and fireproof building materials like concrete, vitreous tile, and glazed brick. Both the local electric company and the Ontario Hydro-Electric Commission provided the building's electricity. A hot water tank was located in the basement and the forced circulation of hot water heated the building. Exhaust fans ventilated the service rooms and toilet facilities. Cold rooms and refrigerators received cold air from mechanical refrigerators. A central vacuum system installed in the basement connected piping to all rooms and corridors.

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Image 4: Unrealized Plan of Mount Hamilton Hospital

Source: Construction 1917



Reinforced concrete and the buff brick were used in the 1917 construction of the Nurses' Residence (also known as 50 Wing; Images 6-8). This four-storey building was designed to house 51 nurses in private rooms that featured a washroom and clothes closet. Each floor also contained a common sitting room, lavatory, two bathrooms, shower, and dressing room. A six-storey building intended to house 350 nurses as well as a gymnasium, pool, kitchen, store and dining rooms was also planned.

Image 5: A Four-Bed Ward in the Semi-Private Ward Building

Source: *Construction 1917*



Image 6: Construction of the Nurses' Residence (50 Wing)

Source: *Construction 1917*

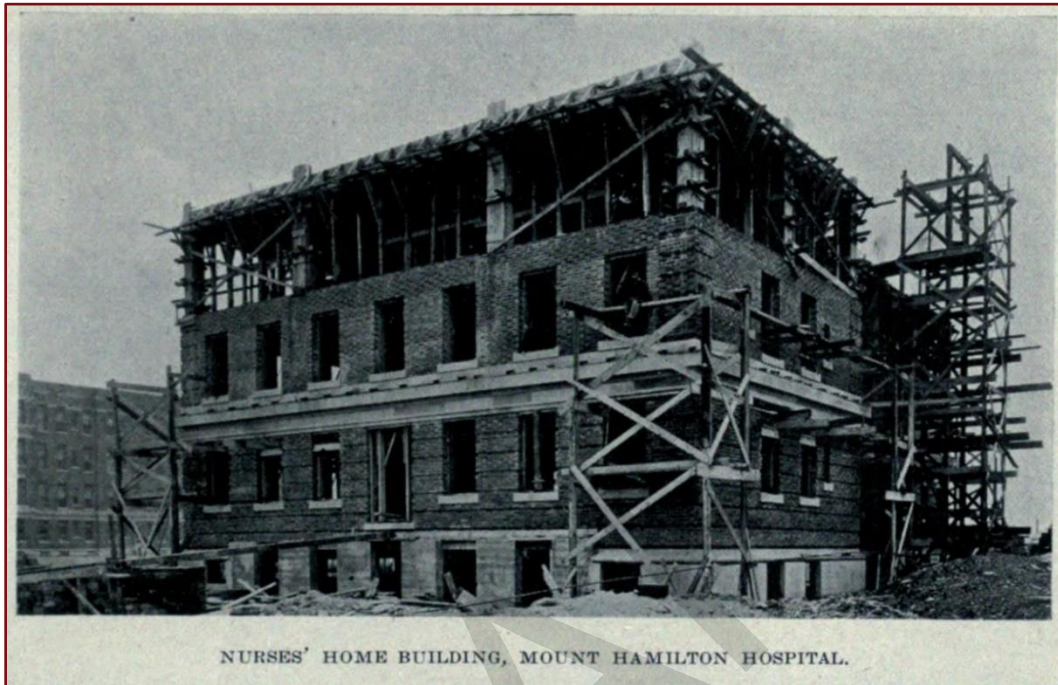


Image 7: First Floor Plan of the Nurses' Residence (50 Wing)

Source: *Construction 1917*

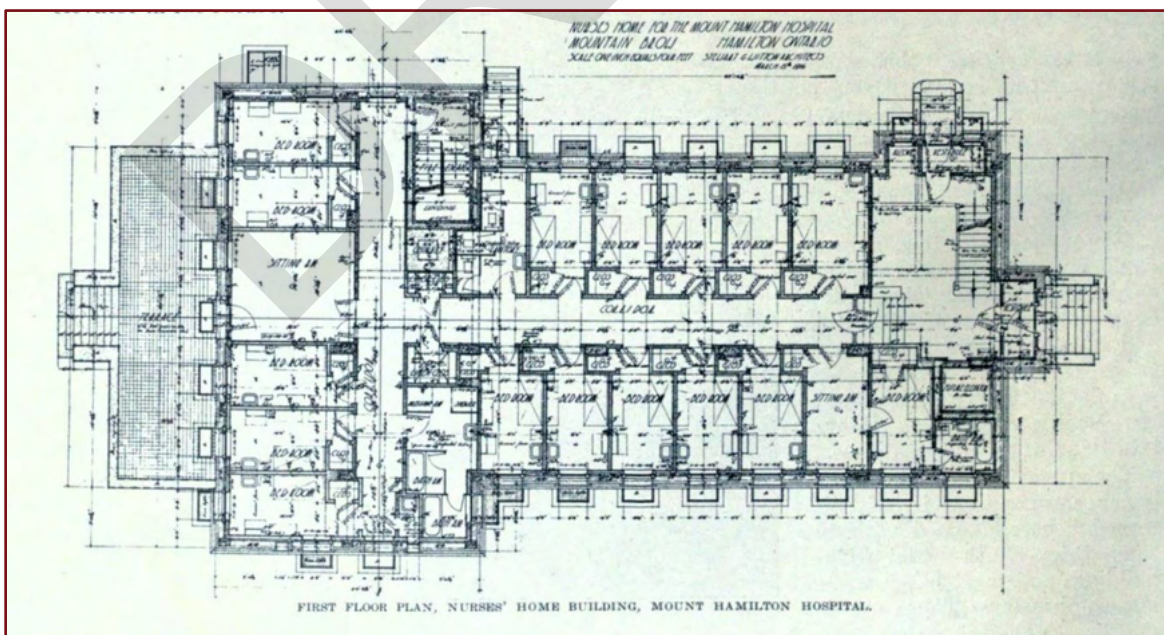


Image 8: Mount Hamilton Hospital in 1919

Source: Canadian Post Card Co. 1919



The ongoing First World War created the need for additional hospitals. In 1917, Health Commissioner of the State of New York, Dr. Herman Biggs, observed that there were half a million tuberculosis cases among soldiers overseas and virtually no French facilities to deal with them. The ever-present damp conditions in the trenches, coupled with soldiers' billeting in peasant houses while on leave posed additional health issues.⁷¹

Following the war, in 1920, a citizens' group proposed an even more ambitious plan than the original design of the Mount Hamilton Hospital (Image 9). This would include the addition of parallel colonnades that spanned the width of Mountain Park Avenue to form a central plaza that was to be known as the Court of Honour. The names of all the Hamiltonians who gave the ultimate sacrifice in the First World War would be commemorated on panels within the colonnades. The Allied contribution would be commemorated in sculpture. Mountain Park Avenue would be located northward to what is today the Sherman Access. Below the Court of Honour, a second, sunken plaza would sit and provide a monumental approach to the hospital. As Mark Osbaldeston writes in *Unbuilt Hamilton*, "the plan embodied a vision that [planner Noulan] Cauchon had shared in a 1917 planning report... in which the Mount Hamilton Hospital would appear to rise from the very escarpment like Alhambra in Granada, Mont-Saint-Michel in Normandy, or Josselin Castle in Brittany."⁷² However, this proposal was rejected during the municipal election of January 1, 1921. The citizens preferred a memorial hall which was also never built.⁷³

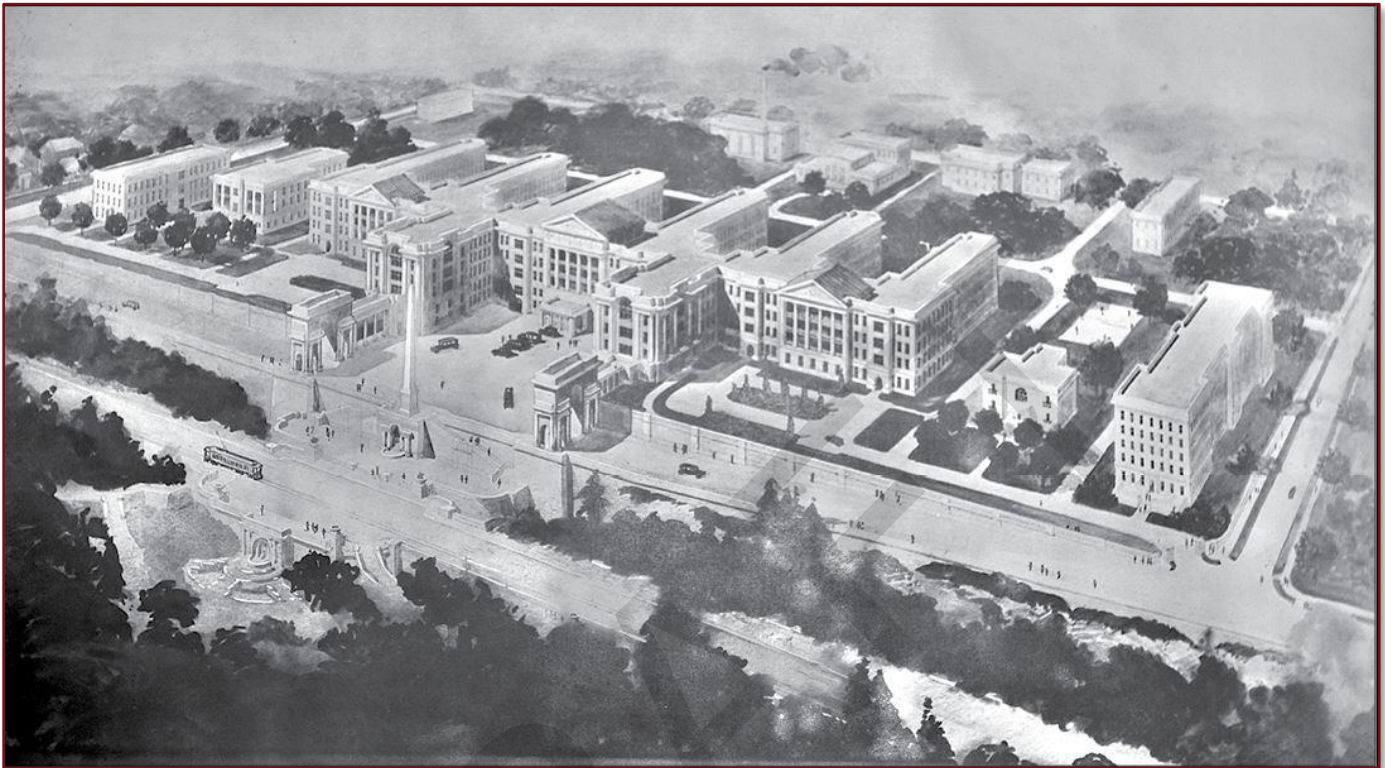
⁷¹ *Construction* 1917:215

⁷² Osbaldeston 2016:156

⁷³ Osbaldeston 2016:156

Image 9: The 1920 Mountain Memorial Plan

Source: Osbaldeston 2016



4.3.4 Mount Hamilton Hospital Maternity Ward (Section M)

As Hamilton’s population boomed in the 1920s, so did demand for a new local maternity hospital. The Mount Hamilton Hospital Maternity Wing – Hamilton’s second maternity hospital after Hamilton General Hospital which opened in 1892 – was designed by prominent local architect William Palmer Witton in 1932. The orientation of this monumental complex was toward the escarpment preserving Mountain Park Avenue. As with the earlier proposals in 1917 and 1920, Witton’s design was quite elaborate (Images 10-11). He planned to flank the middle building with two lower, symmetrical pavilions that followed the east-west configuration of the escarpment. Each wing was to extend southward toward Concession Street. Symmetrical landscaping with walkways and drives would complement the buildings.

The growing prevalence of the automobile in urban planning was evident in the intervening 12 years between the 1920 designs and a revised 1932 plan by Witton. The latter shows setbacks from the escarpment to accommodate the road and arguably, the most ambitious feature of Witton’s plan: a vehicular entrance to the hospital bored into the north face of the escarpment along the Sherman Access (Image 13). However, as with the earlier plans, Witton’s would not be fully realized.

Image 10: William Witton's 1932 Vision for Mount Hamilton Hospital

Source: Osbaldeston 2016

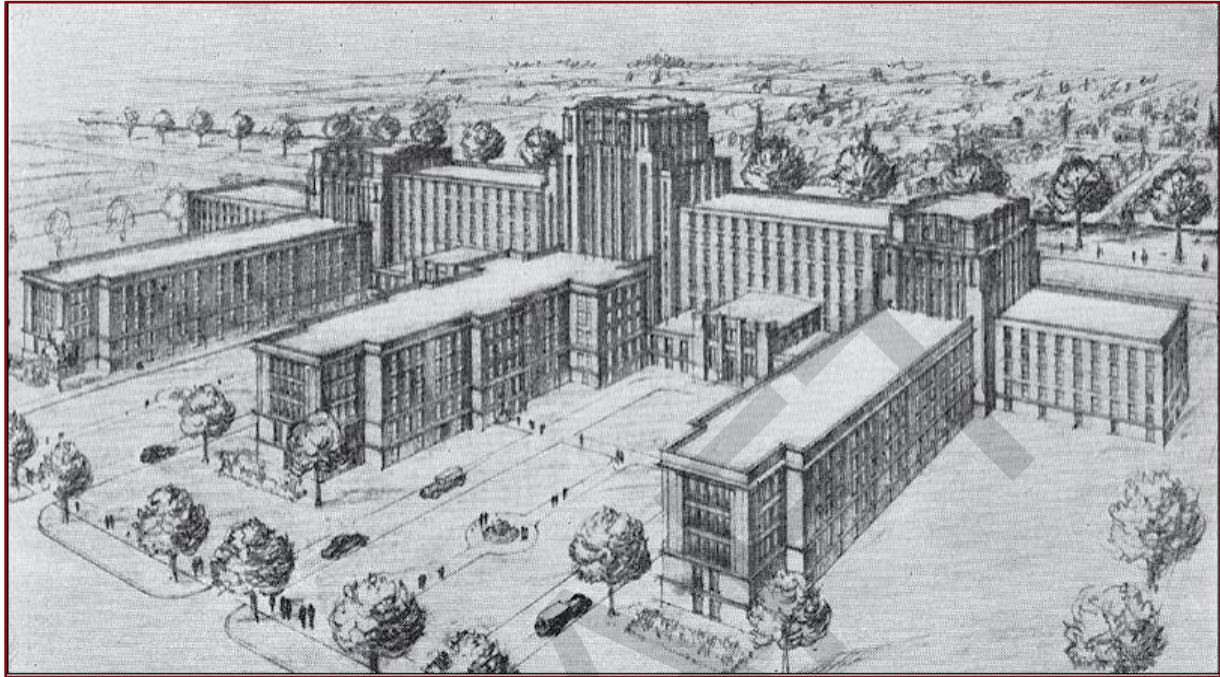
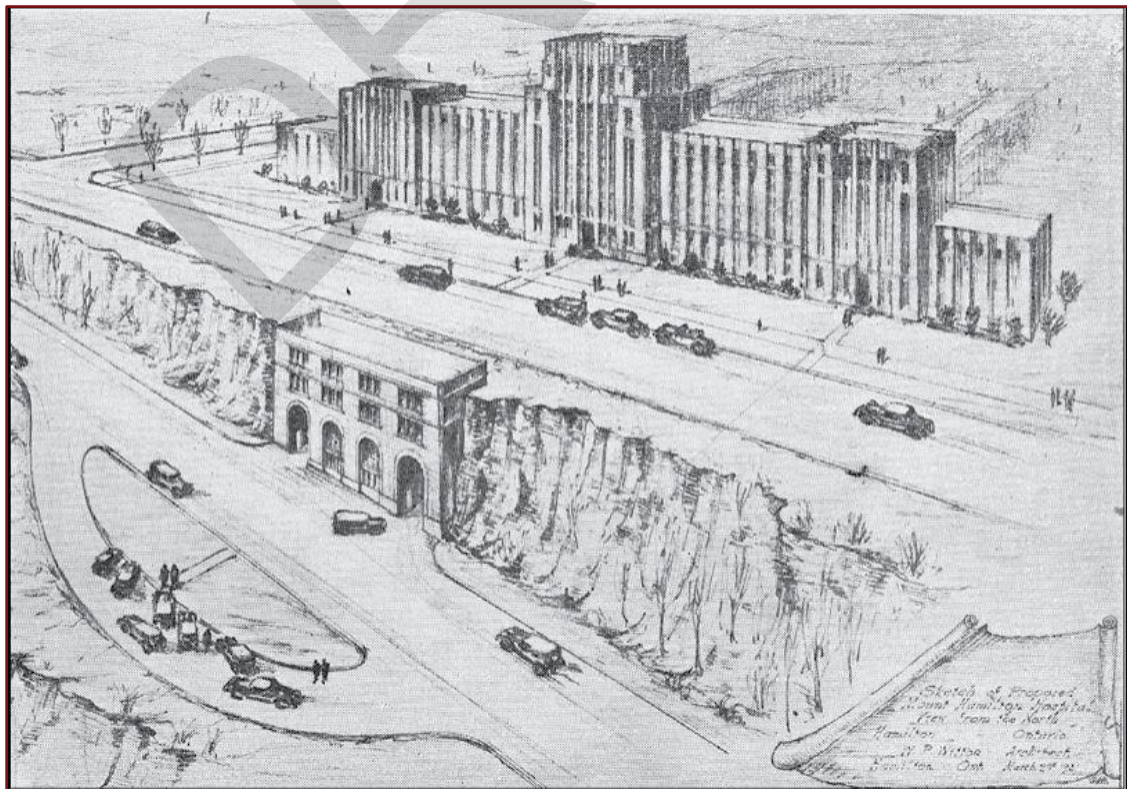


Image 11: Hospital Setback from Mountain Brow, 1932

Source: Osbaldeston 2016





The space in between the Nurses' Residence and the Mount Hamilton Hospital Ward was selected as the site of the Mount Hamilton Hospital Maternity Ward (later known as Section M). Construction for the six-storey Art Deco and Modern Classicist-inspired ward began in 1932 and was completed in 1934 (Image 12), however a lack of funds to “maintain and equip it” left the structure vacant for four years.⁷⁴ It was Nora Frances Henderson, along with George F. Webb, who objected to opening the new maternity wing citing “that the city could make no further capital expenditures at present.”⁷⁵ However, chairperson of the hospital W.H. Cooper argued that of the \$134,000 annual cost of administration, \$119,000 could be accounted for through various means and that the remaining “\$15,000 a year required was a mere bagatelle.”⁷⁶ The 105-bed maternity wing officially opened in 1938. Witton also designed a powerhouse (later known as Section R) to service the new hospital wing.⁷⁷ The powerhouse was constructed on the face of the Hamilton Escarpment, similarly designed with Art Deco and Modern Classicist influences to complement the maternity ward. The structure included a boiler system composed of three gas-operated boilers to heat the hospital buildings.

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⁷⁴ *The Hamilton Spectator* 1938:7

⁷⁵ Webb quoted in *The Globe* 1935

⁷⁶ Cooper quoted in *The Globe* 1935:12

⁷⁷ *Dictionary of Canadian Architects* n.d.d.

Image 12: Maternity Ward, 1932

Source: Superior Engravers



Following the Second World War, the new Maternity Ward served the rapid growth Baby Boom era. In 1949 alone, 5,152 babies were born at the hospital – 1,000 more than any other Canadian hospital. A year later, it became the busiest maternity hospital in North America with a peak of 5,353 babies delivered in the ward.⁷⁸ A premature infant unit was added to the hospital in 1957.

Initially, men were prohibited from the ward in an effort to prevent infection. This changed in 1963, when the sundeck of the ward was converted into a lounge for expectant fathers. The ward was renovated in 1987.⁷⁹ Over the course of 59 years, 140,000 babies were born at the hospital. It remained open until 1997 when cost-saving decisions relocated the obstetrics and gynecology programs to McMaster University.

⁷⁸ Wilson 1997

⁷⁹ *The Hamilton Spectator* 1997

4.3.5 Nora Frances Henderson Convalescent Hospital

The Nora Frances Henderson Hospital for convalescent patients was opened adjacent to the Mountain Hospital buildings in 1954. The innovative facility was named after the aforementioned local politician and community advocate Nora Frances Henderson.

Costing \$3.15 million, the Nora Frances Henderson Convalescent Hospital was described by Godfrey Scott of *The Globe and Mail* as “Canada’s finest convalescent hospital” (Images 13-17).⁸⁰ The Modernist-inspired hospital was constructed according to the designs of Hamilton architect, J.D. Kyles, by the Tope Construction Company. The hospital featured a north-south orientation with both ends angled toward the east in an effort to “permit sunlight to shine in every room at some period during the day” (Image 18).⁸¹ Administration offices and a large auditorium were located to the west end of the building.

The hospital design sought to provide a panoramic view of the landscape.⁸² As such, the large rotunda between the two wings of the hospital featured floor-to-ceiling windows and cantilevered balconies and solariums, located on the north, south, and centre parts of the hospital, allowed access to sunshine and fresh air on each floor. Typical patients’ rooms were painted in calming pastel colours on three walls, and the fourth wall contained generous glazing. Nursing stations were designed to have required equipment within reach with medical supplies and drugs located in partitioned sections and sterilizing rooms adjoining the stations. A modern central kitchen in the basement equipped with stoves, mixers, and refrigeration units provided meals throughout the convalescent hospital.

⁸⁰ Scott 1954:17

⁸¹ Scott 1954:17

⁸² *The Globe and Mail* 1954:31

Image 13: Nora Frances Henderson Hospital, c.1950s

Source: Vintage Hamilton



Image 14: Sunrooms and Solariums of the Hospital

Source: Royal Architectural Institute of Canada 1954



Image 15: Main Entrance to the Convalescent Hospital

Source: Royal Architectural Institute of Canada 1954



Image 16: Nora Frances Henderson Hospital, 1954

Source: Vintage Hamilton



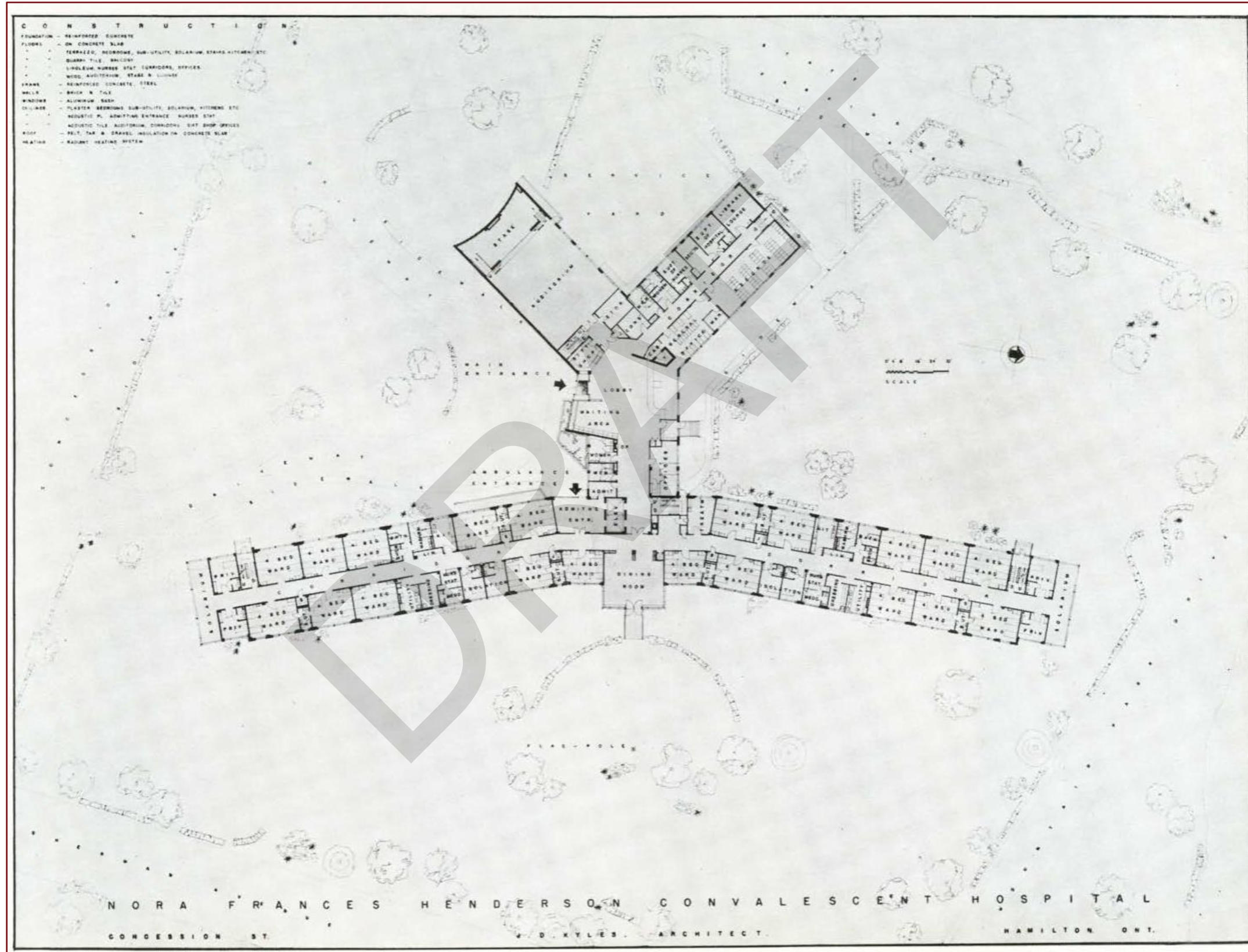
Image 17: Nora Frances Henderson Hospital, East 1954

Source: Vintage Hamilton



Image 18: Landscape Plan of Nora Frances Henderson Convalescent Hospital

Source: Royal Architectural Institute of Canada 1954





The Nora Frances Henderson Convalescent Hospital opened the week of August 30, 1954 and began accommodating patients two weeks later. An official ceremony was held on October 14, 1954 in which the provincial Health Minister, Mackinnon “Mac” Phillips, attended along with 300 guests who paid tribute to Nora Frances Henderson. Mayor Lloyd Douglas Jackson noted “Hamiltonians can be proud of this hospital.”⁸³ Vice Chair of the Board of Governors, C.C. Lawson, remarked that in North America, this hospital was the finest of its kind. Speaking on behalf of federal Health Minister, Paul Martin Sr., Parliamentary Assistant, F.G. Robertson, stated that no other Canadian hospital could match this one.⁸⁴

Shortly thereafter, in 1955, hospital consultants Agnew, Craig and Peckham conducted a survey of hospital needs in Hamilton for the next decade. One key consideration was how to meet the medical needs of the rapidly growing population in the area. At this time, the Mount Hamilton hospital served as part of Hamilton General Hospital providing 117 beds in one wing, about the same number of bassinets in the maternity ward, and a further 104 beds designated for the chronically ill. The Nora Frances Henderson section provided an additional 322 bed for convalescent patients.⁸⁵ At this time, Hamilton General Hospital together with the institutions on the Subject Property, adopted an emergency preparedness plan to handle a large number of casualties – the first of its kind in Canada.⁸⁶ The plan was prepared by Dr. J. B. Neilson, Medical Superintendent, and outlined operation plans for the hospital and staffing duties while increasing capacity to handle up to 700 casualties.⁸⁷

In 1956, the Nora Frances Henderson Convalescent Hospital was partially converted to care for active medical patients, and within two years the rapid eastward growth of the city triggered plans for “full general hospital status, including surgery and emergency care,” at the facility.⁸⁸

4.3.6 Henderson General Hospital

Just four years after the construction of the Nora Frances Henderson Convalescent Hospital, the architectural firm of William. R. Souter and Associates was commissioned to draft plans for an addition to the hospital which would specialize in cancer care (Images 19-20). The Hamilton Cancer Clinic (the first cancer clinic in Hamilton) had opened in 1938 at the Hamilton General Hospital and its move to the Subject Property would see it expanded and modernized. Pigott Construction Company Limited of Hamilton was awarded the construction contract. It is unclear what the initial plans entailed; however, revised plans in 1960 show an additional 201,580 ft² in space at the Nora Frances Henderson Convalescent Hospital with increases of 7,399 ft² in the kitchen and morgue, 10,000 ft² in the penthouse for mechanical equipment, 7,503 ft² in the solarium, and 5,478 ft² to connect to old and new wings.

Plans for the hospital addition, which had been initiated by the Board of Control, had initially been approved by the Ontario Municipal Board (OMB) in April 1959 with the OMB stipulating that debentures shall not exceed \$4,750,000.⁸⁹ Anticipated government grants were \$2,000 per bed from both the federal and provincial governments for a total of \$1,360,000.⁹⁰ Although the original estimated cost for the project was \$6.7 million,

⁸³ Jackson quoted in *The Globe and Mail* 1954:31

⁸⁴ *The Globe and Mail* 1954:31

⁸⁵ Scott 1955:22

⁸⁶ Scott 1955:22

⁸⁷ Scott 1955:22

⁸⁸ Campbell 1966:273

⁸⁹ *The Hamilton Spectator* 1959

⁹⁰ W.R. Souter Associates 1960



the construction at Henderson General would end up costing the city \$9 million.⁹¹ On September 3, 1963, Rhys M. Sale, the Chairperson of the Ontario Cancer Treatment and Research Foundation, broke ground on the project.⁹²

The building was designed with heavy foundations so that should the cancer clinic become obsolete from evolving medical techniques, it could easily be converted to a normal hospital nursing unit. The top floor housed a physics laboratory, library, operating room, and lecture room. The main floor contained offices, a photographic department, outpatient departments, a dining room, admitting areas and central supply rooms. The basement held a cobalt unit, high energy X-ray machines, and a linear accelerator.⁹³ The architect took special care to minimize the clinical atmosphere of the cancer centre, adding calming colours to the walls and introducing a “domestic flavor” to its design.⁹⁴ By 1984, the new cancer centre would be designated the Hamilton Regional Cancer Centre (HRCC).

The official opening ceremonies for the addition were held in January 1965, although it would be mid-1965 until all new sections were in use. as part of the reopening, the Mountain Hospital and Nora Frances Henderson Convalescent Hospital were integrated into the newly christened Henderson General Hospital complex, providing 868 adult beds and access to some of the most cutting-edge medical technology of the time.⁹⁵

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⁹¹ *The Globe and Mail* 1964:8; W.R. Souter Associates 1960

⁹² *The Hamilton Spectator* 1963a

⁹³ *The Hamilton Spectator* 1963b; *The Hamilton Spectator* 1964

⁹⁴ *The Hamilton Spectator* 1965

⁹⁵ Campbell 1966:273

Image 19: West Elevation of Nora Frances Henderson Hospital Addition

Source: W.R. Souter Associates, Hamilton Public Library



Image 20: South Elevation of Nora Frances Henderson Hospital Addition

Source: W.R Souter Associates, Hamilton Public Library



4.3.7 *Lakeview Lodge*

In August 1983, *Mountain News* reported that a residential lodge for cancer patients was to be constructed on the hospital property. The design of the building was awarded to the architectural firm of Trevor Garwood-Jones, and the construction contract was awarded to Frid Construction. On April 12, 1984, a ground-breaking ceremony was held for the \$2 million three-storey building, to be known as Lakeview Lodge. In that year, the modest four bed facility at 210 Victoria Avenue North, which was established when the Hamilton General Hospital operated the cancer clinic decades earlier, was closed.⁹⁶

The HRCC housed 20 guests in 10 rooms although a proposed fourth storey was not added. While undergoing treatment at the hospital, patients could receive free room and board at the lodge, with priority being given to Ontario patients who lived more than 40 km (or 25 miles) away. Dining, crafts, recreation, lounge area, beauty-barber parlour, and a tuck shop were housed in the building while meals were prepared at the Henderson General Hospital kitchen and transported to the lodge.

Through their annual fundraising campaign, the Canadian Cancer Society supported the lodge. The Ontario Cancer Treatment and Research Foundation, which was funded by the Ontario Health Ministry, operated the facility. By the fiscal year 1986-1987, the Ministry of Health assumed its \$200,000 operating cost.⁹⁷

Under the direction of Chief Executive Officer (CEO) Dr. William Hryniuk, the Hamilton Regional Cancer Centre “developed an integrated program of patient care, teaching, and research under the aegis of the Ontario Cancer Treatment and Research Foundation, in conjunction with McMaster University.”⁹⁸ Not only had Dr. Hryniuk spearheaded the development of Lakeview Lodge, but he would also lead the development of the Hamilton Regional Cancer Centre, which required the construction of a large \$41 million addition to the hospital campus beginning in 1988.

4.3.8 *Hamilton Regional Cancer Centre and Hamilton Civic Hospitals Research Centre*

By the late 1980s, the HRCC, shared significant hospital space with the other operations at Henderson General Hospital. This sharing of facilities contributed to the growing pressures of overcrowding, staff shortages and, negatively affected patient care. For example, between 1974 and 1986, patients treated at the cancer centre doubled. An 18-month study of cancer centres throughout Ontario also estimated that patient loads would double again in 15 years.⁹⁹ In 1988, the Head of Radiation Oncology, Dr. D.L. Hodson, noted that cancer clinic patients had to visit various locations on the property, including a clinic in the Henderson General Hospital basement, which “put the perception in patients’ minds that they have more disability than they have.”¹⁰⁰

As part of a \$250 million funding scheme to upgrade Hamilton, Toronto, London, and Sudbury’s cancer treatment centres in 1986, the Ontario government granted an additional \$14.3 million on top of an earlier \$10 million contribution to the cancer centre at Henderson General Hospital which amounted to two-thirds of the cost of the proposed \$36.3 million expansion to the cancer centre (Image 24).¹⁰¹ According to Dr.

⁹⁶ *The Hamilton Spectator* 1984

⁹⁷ *Mountain News* 1983

⁹⁸ Morrison 1991:BI

⁹⁹ Lee 1986

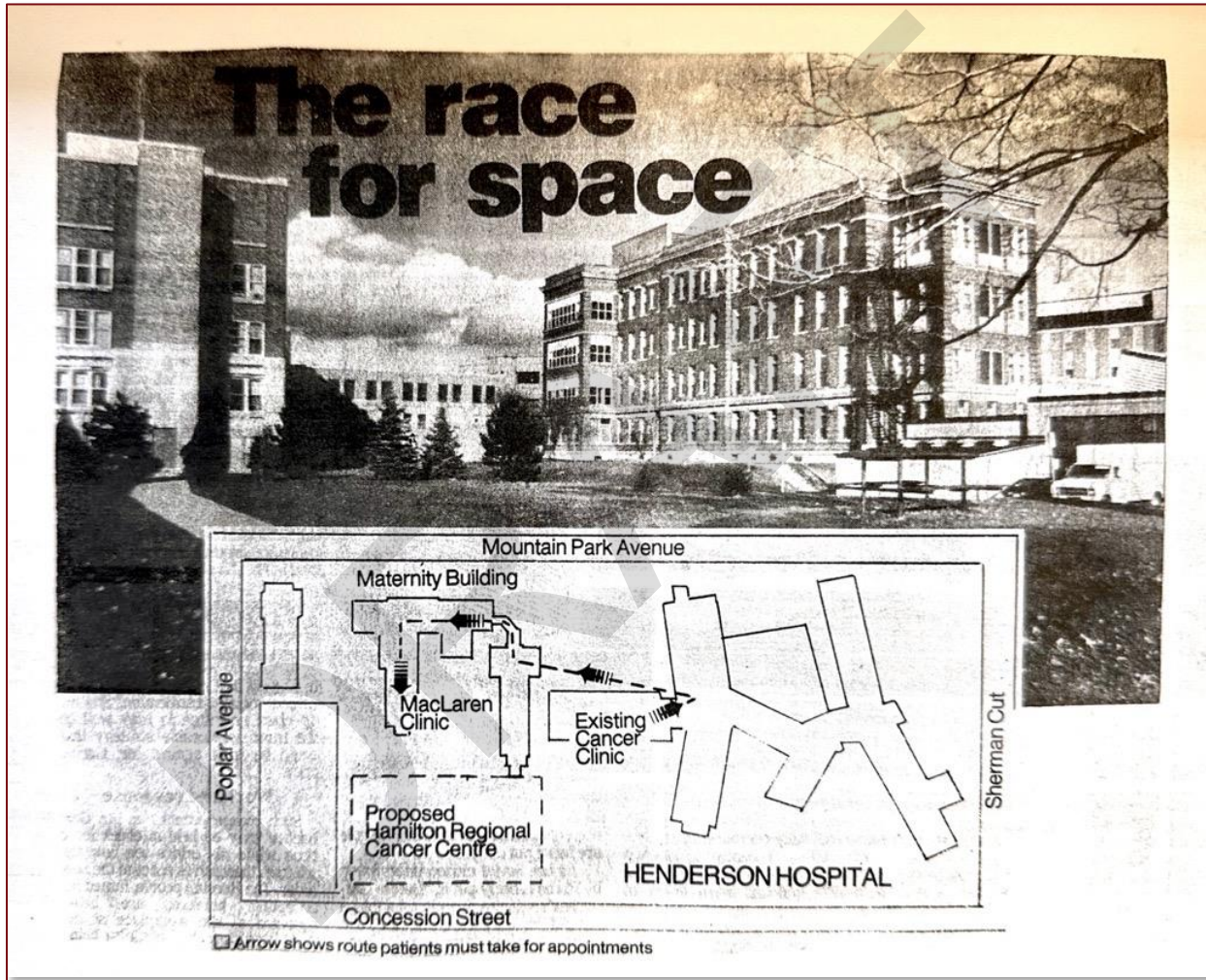
¹⁰⁰ Dr. Hodson quoted in Morrison 1987a

¹⁰¹ Davie 1986

Hryniuk, the construction in Hamilton (Image 21) would add 182,000 ft² of space representing “four times as much space, twice as many machines, four times as many patient consultation areas, and five times as much labor space, and it will provide improved patient-care facilities and expanded research and education programs.”¹⁰² The funding would also double the 150 physicians, nurses, technicians, and support personnel on staff.¹⁰³

Image 21: The Proposed Hamilton Regional Cancer Centre Location

Source: *The Hamilton Spectator* 1987



The new cancer centre building was designed by architect Fred Vermeulen of Trevor P. Garwood-Jones Architects Inc. of Hamilton (Image 22) and Ellis-Don was awarded the construction contract.¹⁰⁴ The architectural firm incorporated a handful of design features to reduce the clinical feeling of the space, including a massive skylight and translucent blues and greens described at the time as “the ‘90s color scheme.”¹⁰⁵ Other features, such as outdoor balconies connected to indoor waiting rooms and a fireplace in the central

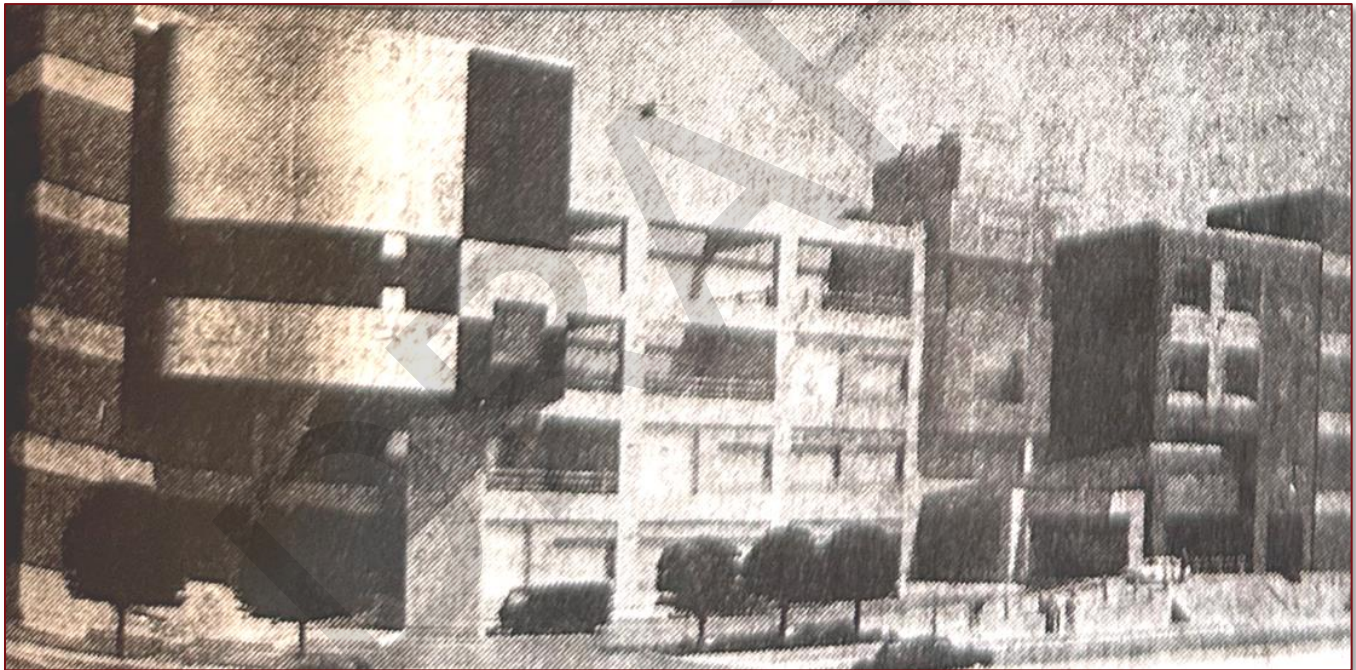
¹⁰² Morrison 1987b
¹⁰³ Davie 1986
¹⁰⁴ *The Hamilton Spectator* 1990
¹⁰⁵ Morrison 1992a

chemotherapy area were intended to make the space inviting while preserving a sense of dignity and professionalism.¹⁰⁶ The architects added subtle colour coding to handrails and bumper rails to help direct patients to their appointments.

Premier David Peterson broke ground for the centre on September 15, 1989 (Image 26).¹⁰⁷ The five-storey centre was to be located east of the Concession Street parking garage. As part of the project, a \$10.5 million research centre comprising 24,000 ft² was constructed in part of the cancer centre building.¹⁰⁸ Space on the main floor was allocated for materials management and stores while the upper two floors were designated research space with a focus on vascular disease – heart attacks and stroke. This area was to be overseen by the centre’s director, Dr. Jack Hirsch, who had been recognized as an expert in coagulation. In 1994, he would form Vascular Therapeutics Inc., Hamilton’s first biotechnology company, with California biochemist and businessperson, Dr. Jim Allen. In September 1994, the Hamilton Civic Hospitals Research Centre opened.¹⁰⁹

Image 22: Scale Model of the New Cancer Centre Designed by Trevor Garwood-Jones

Source: *The Hamilton Spectator* 1989



¹⁰⁶ Morrison 1992a:BI
¹⁰⁷ Morrison 1989b
¹⁰⁸ Katz 1989
¹⁰⁹ Morrison 1994

Image 23: Premier David Peterson Breaking Ground for the New Cancer Centre

Source: *The Hamilton Spectator* 1989



The centre cost \$41.6 million which the Ministry of Health augmented with \$13.8 million in operational funding.¹¹⁰ Upon its opening on May 4, 1992, the centre provided cancer services for 1.8 million residents in the Golden Horseshoe area with a capacity to treat 4,000 cancer patients annually.¹¹¹ The facility included nine radiation treatment machines (four more than the hospital previously held) as well as “five outpatient review areas, a day chemotherapy suite, a surgical procedures suite, a library, a lecture theatre and an enlarged pharmacy.”¹¹² This building made Hamilton the third largest cancer centre in Canada and one of the largest in North America.¹¹³

4.3.9 A Decade of Scrutiny and Insecurity

Despite its expansion and leading-edge diagnostic and treatment facilities, Henderson General Hospital faced a series of challenges in the 1990s.

4.3.9.1 The Death of Garnette Silversmith

On February 22, 1992, Garnette Silversmith of Six Nations died at Henderson General Hospital. Silversmith, a 70-year-old woman recovering from surgery for a fractured arm, was administered Tylenol despite being allergic to the drug. Speaking only broken English, “she wouldn’t have been able to tell nurses how she felt or may have felt too ashamed to say anything.”¹¹⁴ Silversmith died at the hospital. An inquest was launched to examine “the circumstances of her death, as well as the issue of alleged racism in the health care system.”¹¹⁵ Winnipeg physician, Dr. Marlyn Cox, testified that “I find the majority of [Indigenous] people are overwhelmed when they go into the health care system... One lady told me, when she went into the hospital, she was treated like a dog. If they’re treated that way, they’re not going to communicate very well.”¹¹⁶ Dr. Cox, who is Cree, noted that while there are sometimes instances of overt racism, subtle failings including cultural insensitivities and an absence of interpreter service “can hurt the most.”¹¹⁷

At the time of her death, Silversmith suffered from emphysema, bronchitis, and pneumonia and, according to the autopsy, she died of acute heart failure resulting from chronic obstructive lung disease. Director of the Adverse Reaction Clinic at Toronto’s Sunnybrook Health Science Centre, Dr. Neil Shear, testified in May 1994 that “There was no evidence to support that Tylenol contributed to her death and no overwhelming evidence to refute it. On balance, I feel it did not contribute to her death.”¹¹⁸ The family believed that the administration of Tylenol exacerbated her symptoms. Her family doctor, Dr. Walter Landers, had listed the drug as an allergy on her chart in 1991, but it was not a medical diagnosis.

Silversmith’s death led to broader criticism of the hospital’s treatment of Indigenous patients, specifically women. In May 1994, outside the courthouse where the inquest was held, Silversmith’s family organized a rally in which 40 people attended, including members of the Justice for Women Coalition and the Ontario Coalition of Visible Minority Women. One of Silversmith’s daughters, Doreen Silversmith, noted that at the

¹¹⁰ Morison 1990

¹¹¹ Buist 2000b

¹¹² Morrison 1992a

¹¹³ Davy 1991:D1

¹¹⁴ Davy 1994c:B1

¹¹⁵ Davy 1994d:B1; Davy 1994b:A1. The five-person jury that would decide a verdict and recommendation did not include Indigenous representation, about which Doreen Silversmith remarked, “We aren’t at all surprised. What can we expect from a white system.”

¹¹⁶ Davy 1994c:B1

¹¹⁷ Cox quoted in Davy 1994b:B1

¹¹⁸ Shear quoted in Davy 1994c:B1

inquest attending nurses had shown inappropriate and insensitive behaviour by laughing as they discussed the death of her mother.¹¹⁹ The family pursued a \$1.6 million lawsuit against the hospital.¹²⁰

The family's lawyer, Barry Swadron, presented 42 recommendations designed to break down barriers that Indigenous people face while in the healthcare system. This included more meticulous chart keeping to minimize human error. Other recommendations included:¹²¹

- interpreters for Indigenous patients;
- cultural sensitivity training for hospital staff;
- a non-denominational spiritual room to be provided at the hospital;
- that colleges and universities teach the special needs for Indigenous people to healthcare workers;
- the appointment of an Indigenous healthcare worker to advocate for Indigenous people in area hospitals;
- video cassettes in multiple languages to raise awareness of services developed for Indigenous people;
- the inclusion of Six Nations Reserve, support agencies, and surrounding hospitals in a committee to study language and cultural issues; and
- to raise awareness of issues faced by Indigenous people in the healthcare system.

Silversmith's family threatened to bring the issue not just to the Ontario Human Rights Commission but to the United Nations. Doreen Silversmith said they would act on this if, within one year, the Ontario health minister and attorney general failed to act on the recommendations.¹²²

Following investigation by the College of Nurses of Ontario, the hospital put written cautions on the personnel files of the hospital nurses who, on three occasions, had administered Tylenol to Silversmith. Silversmith's family appealed the decision to a three-member panel of the Health Professions Board as they believed that the penalties were not stiff enough. Additional information was published in *The Hamilton Spectator* alleging that Silversmith was "yelled at by nurses, made to wait long periods for medical care and treated roughly because she was "Native".¹²³

In November 1995, the Health Professions Board dismissed allegations that racism was a factor in Silversmith's death. The Board determined that Silversmith's lawyer, Barry Swadron, did not provide details proving systemic racism by the three nurses responsible for administering Tylenol to Silversmith. The Board did, however, "firm up the wording used in letters of caution placed in the files" of these nurses.¹²⁴ The Board's ruling, according to Doreen Silversmith, was a "slap on the wrist" to the nurses and she continued to pursue the \$1.8 million lawsuit against the hospital.¹²⁵

In January 1996, the Hamilton Civic Hospitals implemented changes that would help to break down the barriers faced by the Indigenous population when in the Region's hospital system. These changes included a pilot project "that offers referral, counselling, interpreting and advocacy services for [Indigenous] patients."¹²⁶ The project involved a partnership between the civic hospitals and health services from the Six Nations of the

¹¹⁹ Davy 1994e:B1

¹²⁰ Davy 1994b:A1

¹²¹ Davy 1994a:B1

¹²² Bongers 1994:B1

¹²³ *The Hamilton Spectator* 1995:B3

¹²⁴ Morrison 1995:B1

¹²⁵ Davy 1995:B3

¹²⁶ Herron 1996:C4



Grand River. Additional funding was not granted for the project, although office space, phones, and support were provided by the hospital and Six Nations provided staff. Part of the project involved introducing traditional medicine and healing practices into the modern hospital setting.

4.3.9.2 The Threat of Closure

Operating under the umbrella of the Hamilton Civic Hospitals, the board of directors of the Barton Street East Hamilton General Hospital and the Henderson General Hospital announced plans to lay off 99 employees and close 124 beds in March 1992. This was an effort to reduce a projected \$10-million deficit.¹²⁷ Eighty-one staff members were issued lay-off notices. In an effort to reduce the numbers being laid off, a further 200 employees were offered the option of early retirement.

The Hamilton-Wentworth District Health Council established the Health Action Task Force (HATF) in February 1995 with a budget of \$1.2 million and a purpose “to suggest how health care should be delivered in the face of unprecedented cuts in provincial funding.”¹²⁸ The task force initially had a two-year window for completion of the report. However, pressures from the Ministry of Health to complete the report recommendations before the following fiscal year began in April led to an earlier release.¹²⁹

Problems arose in late 1995 when Hamilton East Member of Provincial Parliament (MPP), Dominic Agostino penned an open letter to then Health Minister Jim Wilson, stating that “people within the ministry had advised” that Henderson General Hospital was slated to close.¹³⁰ Susan Goodman, the Executive Director of the Hamilton-Wentworth District Health Council responded, “There has been no discussion (about hospital closures) at the health council or the task force.”¹³¹ President and Chief Executive Officer of the civic hospitals, Dr. David McCutcheon also vehemently denied Agostino’s claims stating, “This rumor is absolutely false and we’ve had that confirmed by (regional representatives) at the ministry.”¹³²

The HATF released its report on March 4, 1996. Concerns about closure of the Henderson General Hospital followed after commentary from staff physician Dr. Mitchell Levine, a doctor who worked at both St. Joseph’s and McMaster hospitals. As part of the HATF, he stated that Henderson General Hospital, rather than St. Joseph’s Hospital, needed to close because the former was an older facility.¹³³ Among those in agreement with this reasoning was Trevor Garwood-Jones, from the architectural firm which had designed Lakeview Lodge and the Hamilton Regional Cancer Centre. Garwood-Jones argued:¹³⁴

1. That the Henderson General Hospital be downsized, the emergency department be updated, and the hospital be renovated to become the principal oncology centre for the region; and
2. That the old outdated buildings on the Henderson site be demolished and the portions of the hospital which are not required for essential programs be mothballed.

In support of the retention of Henderson General Hospital, Daniel Kollek of *The Hamilton Spectator*, wrote that the hospital hosted a new regional cancer centre, led the worldwide research of thrombosis and undertook ongoing research on the treatment of strokes, cancer, and heart disease. In short, activities that

¹²⁷ Morison 1992:C1

¹²⁸ Morrison and Peters 1996a

¹²⁹ Morrison and Peters 1996b

¹³⁰ Northrup 1995:A7

¹³¹ Goodman quoted in Nolan and Phillips 1995

¹³² McCutcheon quoted in Nolan and Phillips 1995

¹³³ Kollek 1996

¹³⁴ Garwood-Jones 1996



generate “millions of dollars in research activities, employs leading scientists, attracts investment in high technology research from around the world and holds more than a dozen patents on medicines and treatment process.”¹³⁵

The Academic Health Care Network (AHCN) proposed an alternative plan to that of the HATF’s.¹³⁶ Cancer care, major reconstructive joint surgery, and ambulatory care, including a 24-hour Urgent Care Service, were determined by the AHCN to be focus areas at Henderson General Hospital.¹³⁷ Key changes proposed by the AHCN included relocating obstetrics and gynecology to McMaster University Medical Centre, cardiology to the “system” but primarily to Hamilton General Hospital, and psychiatry to the Hamilton General Hospital and St. Joseph’s Hospital. Despite this rapid response by the AHCN, the proposal was met with criticism. Writing in *The Hamilton Spectator*, Dr. Serge Puksa noted that the proposed relocation of services to Henderson General Hospital were “minor and of little consequence.” Instead, he argued, “Of much greater significance is what has been taken away from the hospital – virtually all other medical services, excluding cancer.”¹³⁸ On May 17, 1996, chair of the Hamilton-Wentworth District Health Council, Terry Cooke, brokered a deal with the AHCN “to amend its health-care restructuring plan to include 60 more beds and a full emergency department at the Henderson.”¹³⁹ The report by the HATF and the responding proposal by the AHCN were both viewed as steps toward stimulating discussion about the fate of Henderson General Hospital and other hospitals in the city, rather than set plans.

In late June 1996, the Hamilton Health Sciences Corporation (HHSC), composed of Hamilton General Hospital, Henderson Hospital, McMaster University Medical Centre, and Chedoke Hospital, was formed after the boards of the Hamilton Civic Hospitals and Chedoke-McMaster Hospitals formally approved amalgamation resolutions.¹⁴⁰ With combined budgets of \$800 million, hospital officials believed that amalgamation would save 20 percent of costs across the hospitals.

Although seemingly resolved, the problem of restructuring Hamilton’s hospitals continued throughout the 1990s. In 1997, decisions based on cost-savings meant that McMaster University Medical Centre would receive Henderson General Hospital’s long-standing obstetrics and gynecology programs. On September 14, 1997, the facility closed.¹⁴¹ Henderson’s primary asset now was the new state-of-the-art regional cancer centre which the hospital “sits cheek-by-jowl with.”¹⁴² In the late 1990’s, the Health Services Restructuring Commission (HSRC) placed St. Peter’s Hospital, the Hamilton Psychiatric Hospital, and Chedoke Hospital at risk of closure instead of Henderson General Hospital. At the end of November 1997, the HSRC ordered the closure of these three hospitals within 30 months though these closures did not occur within the prescribed timeframe.¹⁴³

¹³⁵ Kolley 1996

¹³⁶ *The Hamilton Spectator* 1996. AHCN was composed of the Faculty of Health Sciences at McMaster University, Chedoke-McMaster Hospitals, Hamilton Civic Hospitals, St. Joseph’s Hospital, St. Peter’s Hospital, Hamilton Psychiatric Hospital, Hamilton Region Cancer Centre, and Victorian Order of Nurses.

¹³⁷ *The Hamilton Spectator* 1996

¹³⁸ Puksa 1996

¹³⁹ Peters 1996b

¹⁴⁰ Nolan 1996

¹⁴¹ Wilson 1997

¹⁴² Dreschel 1997

¹⁴³ Herron 1997



4.3.9.3 Operating Issues

As the 21st century began, HHS faced the largest annual operating deficit of any hospital system in Ontario at more than \$40 million.¹⁴⁴ The financial impacts spread to Henderson General Hospital's operations and led to the closure of its psychiatric outpatient clinic, impacting over 230 patients. It also placed a hold on the Hamilton Regional Cancer Centre's \$45 million expansion that was set to begin in the spring of 2000.¹⁴⁵ Simultaneously, speculation began to mount over whether the hospital would transition to a day-stay medical centre absent of an emergency room and acute-care services.

Questions about how to manage the "technically insolvent" HHS began to mount as its deficit ballooned to an expected \$90.5 million in March 2001.¹⁴⁶ In addition to the financial difficulties, there was a shortage of 87 doctors across the HHS with some on-call emergency room physicians logging 36 hour stretches.¹⁴⁷ These compounding issues led to a joint operational review by PricewaterhouseCoopers which published a scathing report that placed the blame "for one of the worst hospital deficits in Ontario history" on HHS leadership.¹⁴⁸

Henderson General Hospital managed to avoid crisis and closure when, in response to the PricewaterhouseCoopers report, the provincial Health Minister, Elizabeth Witmer, appointed Ron Mulchey, the president of Toronto East General Hospital, as supervisor and decision-making authority over the HHS. This appointment was of no small consequence. As Joanna Frketich of *The Hamilton Spectator* wrote, "This is only the fourth time in history that the province has stripped a hospital's board and senior management of all of its power."¹⁴⁹ Once Mulchey had been appointed, Health Minister Witmer erased the HHS deficit on May 10, 2000 by issuing a \$42.9 million cheque.¹⁵⁰ Later in the year, HHS received another \$42 million.¹⁵¹

Over the following seven to eight years, \$250 million was earmarked across the HHS hospitals for "state-of-the-art emergency departments, intensive care units, cardiac-care units and operating rooms" as well as "a badly needed pediatric intensive care unit, an adolescent mental health unit, and a rehabilitation complex built around the needs of patients on the path to recovery."¹⁵² Although Henderson General Hospital avoided closure and curtailment of most of its services, significant parts of the hospital were outdated by, having had no major renovations since 1965.

4.3.10 Juravinski Cancer Centre

In May 2000, Dr. George Browman, CEO of the HRCC, announced that the cancer centre would remain on the property and forge ahead with its construction of six additional radiation bunkers, and the purchase of new equipment including five radiation machines, two CT scanning machines and 24 patient examining rooms.¹⁵³ As part of the redevelopment, the Mount Hamilton Hospital Ward (1917) was demolished between May 2000 and 2002. The Ministry of Health initially provided \$33 million in funding for the expansion with the HRCC responsible for community fundraising through its "Hope Can't Wait" capital campaign. Industrial giant

¹⁴⁴ Wells 2000

¹⁴⁵ Wells 2000. As Steve Buist wrote in *The Hamilton Spectator* on March 2, 2000, construction was for six new radiation bunkers, five new radiation machines, and an additional 24 examining rooms.

¹⁴⁶ Frketich 2000c

¹⁴⁷ Dreschel 2000

¹⁴⁸ Frketich 2000d

¹⁴⁹ Frketich 2000d

¹⁵⁰ Frketich 2000e

¹⁵¹ Frketich 2000f

¹⁵² Mulchey 2000

¹⁵³ Frketich 2000a

Dofasco donated another \$1.5 million,¹⁵⁴ in December of that year, donors Charles and Margaret Juravinski provided an additional \$5 million. In all, the community raised \$16 million. In April 2002, the provincial government provided an additional \$7.8 million. When costs for the expansion increased from \$45 million to \$56 million, the province provided a further \$5.7 million.¹⁵⁵ As a result of their significant contribution, the cancer centre was renamed the Juravinski Cancer Centre.¹⁵⁶

The centre was completed in 2004 and saw the addition of a north wing on Section J and the construction of Section N.¹⁵⁷

4.3.11 Juravinski Hospital

Henderson General Hospital was severely outdated by this time the Juravinski Cancer Centre was completed, with Clinical Manager of the HHSC's joint oncology program, Patti-Ann Allen remarking in 2002 that conditions "must be better inside a prison."¹⁵⁸

In April 2005, *The Hamilton Spectator* reported on a \$137 million redevelopment project for Henderson General Hospital with plans for a 350,000 ft² building and updates to the "outdated hospital with 11-foot-high operating room ceilings, larger nursing stations, fully furnished waiting rooms, and conference rooms where patients too sick to leave the hospital will be able to take part in christenings or weddings."¹⁵⁹ The Henderson General Hospital redevelopment was made possible with a \$250 million funding campaign known as the Cornerstone of Care. The redevelopment costs for Hamilton's hospitals were estimated at approximately \$300 million with \$108 million for Hamilton General Hospital and \$45 million for McMaster Medical Centre.¹⁶⁰

To commemorate their 50th wedding anniversary, Charles and Margaret Juravinski donated \$15 million to HHS on top of an earlier \$28 million donation to healthcare in Hamilton.¹⁶¹ In recognition of their donation, HHS announced that it would rename the entire Henderson General Hospital the Juravinski Hospital and Cancer Centre following its completion. In preservation of the Henderson name, HHS would rename the 90 Wing the Henderson Wing.

4.3.11.1 Charlie and Margaret Juravinski

Orest Juravinski was the son of Nick and Irene Juravinski, Ukrainian immigrants who settled in the Blaine Lake area of Central Saskatchewan, and then later moved the family to Hamilton in 1941. After being teased for his Ukrainian name, he told a playground bully his name was "Charlie." The name stuck. Sharing a neighbourhood with immigrants from many countries, including Armenians, Poles, and Italians, Charles found ways to earn money by shining shoes at a Barton Street barber shop, taking a paper route (which he subcontracted to friends), and held hand-drying towels at the Royal Connaught. At 23, Charles operated an Esso gas station which was more profitable than other stations in the area.

¹⁵⁴ Frketich 2000b

¹⁵⁵ Cox 2003a; Puxley 2002b

¹⁵⁶ Cox 2003b

¹⁵⁷ Buist 2000a; Frketich 2004

¹⁵⁸ Puxley 2002a

¹⁵⁹ De Almeida 2005

¹⁶⁰ *The Hamilton Spectator* 2006

¹⁶¹ Hemsworth 2006



In 1958, with partner Bill McCann, he started Wilchar Construction and “he earned his reputation as a sharp-tongued tight-fisted businessman.”¹⁶² After operating this successful business for 13 years, McCann and Juravinski moved on from the construction business. Juravinski was enticed by local MPP, Ray Connell, to get into the horse racing business. Having purchased land in Greensville in 1958, he decided to build a horse track at a cost of \$5 million. Flamboro Downs opened in April 1975. The Juravinskis owned Flamboro Downs until Magna International billionaire, Frank Stronach, purchased it for \$72 million in June 2002.

Upon his death on February 15, 2022, the 92 year old Juravinski had increased his earlier donations to healthcare in the city from \$43 million to over \$60 million. Prior to his death, he had also funded the Juravinski Research Institute supported by a \$100 million legacy fund.¹⁶³

4.3.11.2 Recent Expansions and Updates

On November 3, 2006, IO sent out a request for qualifications for the Hamilton Health Sciences' Expansion.¹⁶⁴ HHS commissioned Zeidler Partnership Architects in association with Garwood-Jones & Hanham Architects (now known as Invizij Architects), as consultants for the redevelopment project. IO noted the following about the extensive hospital expansion:¹⁶⁵

The expansion will result in enhanced general hospital services, including a full-range of acute inpatient and ambulatory services supporting cancer care and patients from the Juravinski Cancer Centre. It will include additional oncology and critical care beds and more capacity in emergency services, surgery, diagnostic services, outpatient clinics and support areas.

The Ministry of Health and Long-Term Care approved \$259.2 million for the redevelopment project including “the hospital’s early works demolition project for 70 Wing South, the fixed construction contract with Ellis Don as well as other estimated costs related to the project such as furniture, equipment, permits, architectural and engineering fees and transaction and project management fees.”¹⁶⁶ Construction company Ellis Don led the building team and received financing of \$198.1 million for the project.¹⁶⁷ The project was undertaken as part of a \$30-billion-plus strategic infrastructure plan launched by the Ontario government and known as ReNew Ontario 2005-2010 which was an investment plan aimed to modernize, upgrade, and expand Ontario’s public infrastructure.¹⁶⁸

In July 2007, the project began with the demolition of 70 Wing South, part of the 1954 section of the hospital. Construction for the hospital redevelopment began on February 15, 2008 and proceeded in two phases.

As part of the second phase, the former Nurses’ Residence (50 Wing) at the northwest corner of the property was demolished in 2010. The stone portico was salvaged by Thorstone Construction of Ancaster prior to demolition and Site Lead for the Henderson Capital Development, Cathy Lovett, noted that the salvaged structure “will sit against another building in a beautiful garden for rehab patients.”¹⁶⁹ All structural material in the former building was recycled.

¹⁶² Wells 2009

¹⁶³ Wells 2022

¹⁶⁴ IO 2006

¹⁶⁵ IO 2007

¹⁶⁶ IO 2007

¹⁶⁷ IO 2007

¹⁶⁸ KPMG 2008:7

¹⁶⁹ Lovett quoted in Kenter 2011



The Juravinski Hospital is currently planning a second phase of redevelopment which will potentially replace Sections E, F, and M.

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5 LANDSCAPE & ARCHITECTURAL TYPOLOGY

5.1 Landscape Typology and Physical Layout

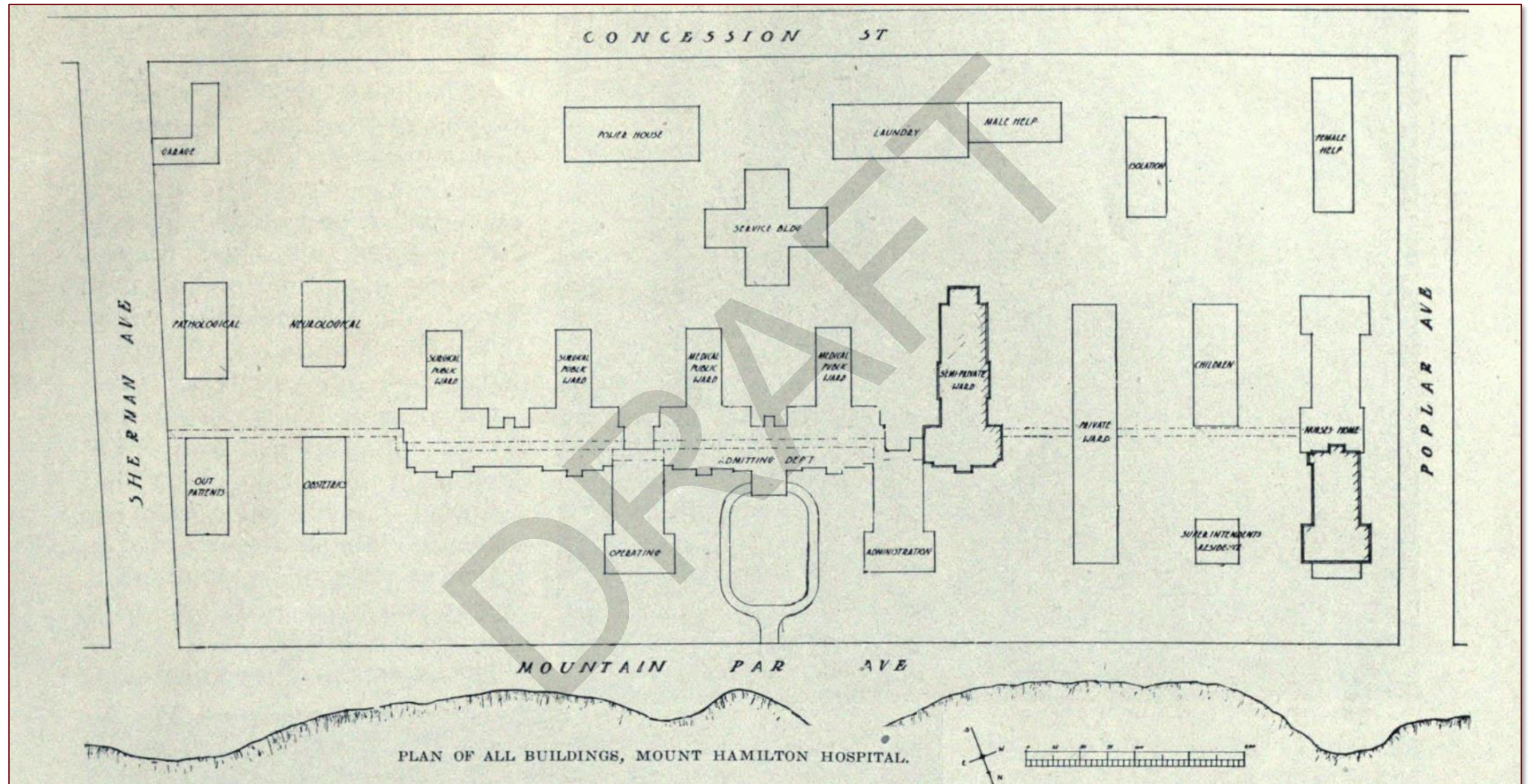
While the property itself does not feature noteworthy landscape design, its position atop the Niagara Escarpment overlooking the City of Hamilton is remarkable. The decision to locate the first hospital on this site stemmed in part for a desire for fresh air, sunlight, and abundant natural landscapes to aid in patient rehabilitation. Although the urban footprint on the escarpment has grown substantially in the last century, the Subject Property is still afforded noteworthy views from the northern edge of the escarpment.

While the initial site plans for the hospital did not specify landscaping, structures were laid out in a logical manner with a central circular drive proposed for Mountain Park Avenue and the escarpment (Image 24). Although exact symmetry was not the goal, it was intended that hospital buildings would flank this central axis. This plan was never fully realized and only two of the planned buildings were constructed- the Nurses Residence (demolished in 2010) and the Mount Hamilton Hospital (demolished in 2000-2002).

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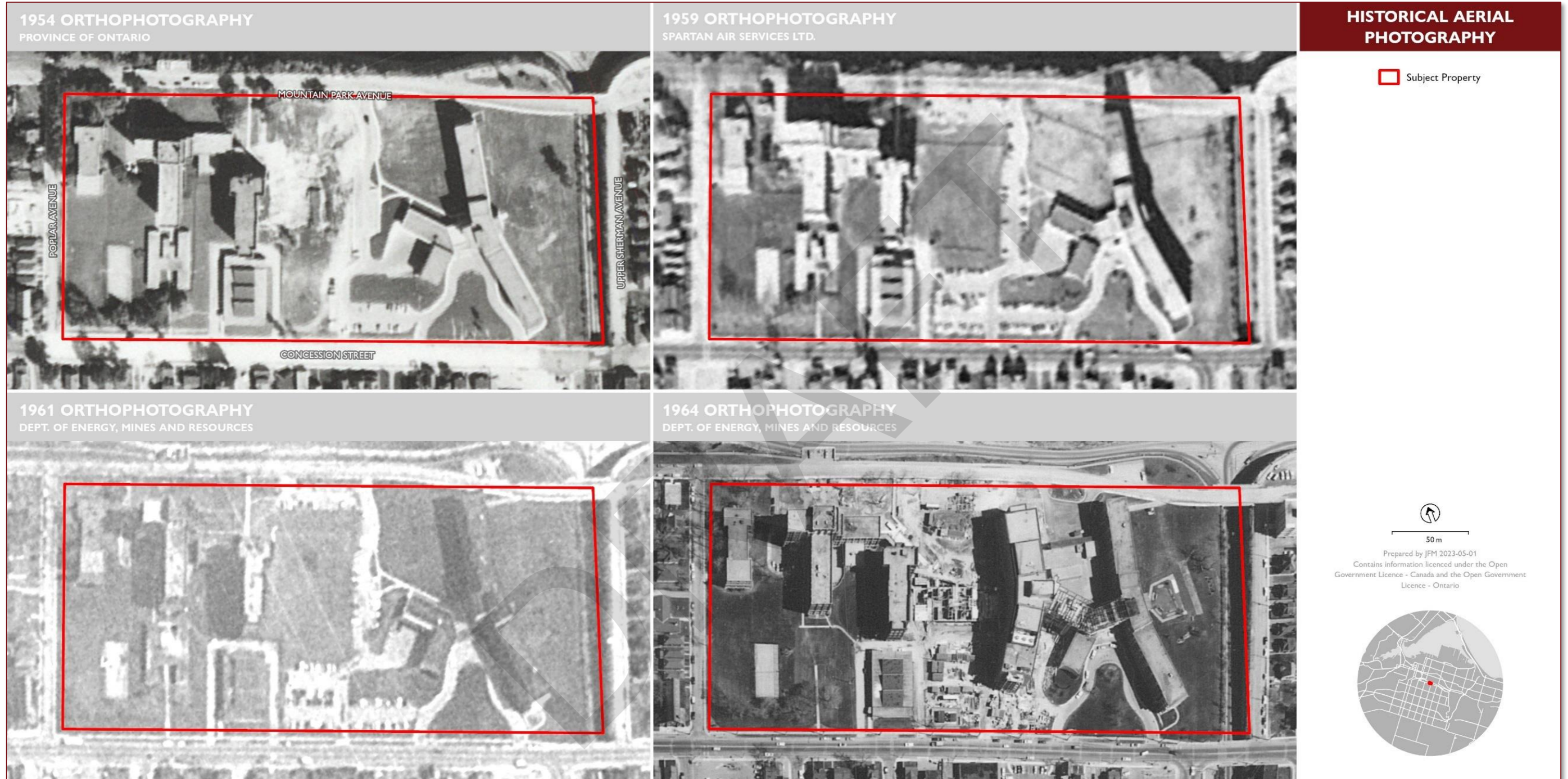
Image 24: Proposed Mount Hamilton Plan Along the Niagara Escarpment

Source: Construction 1917

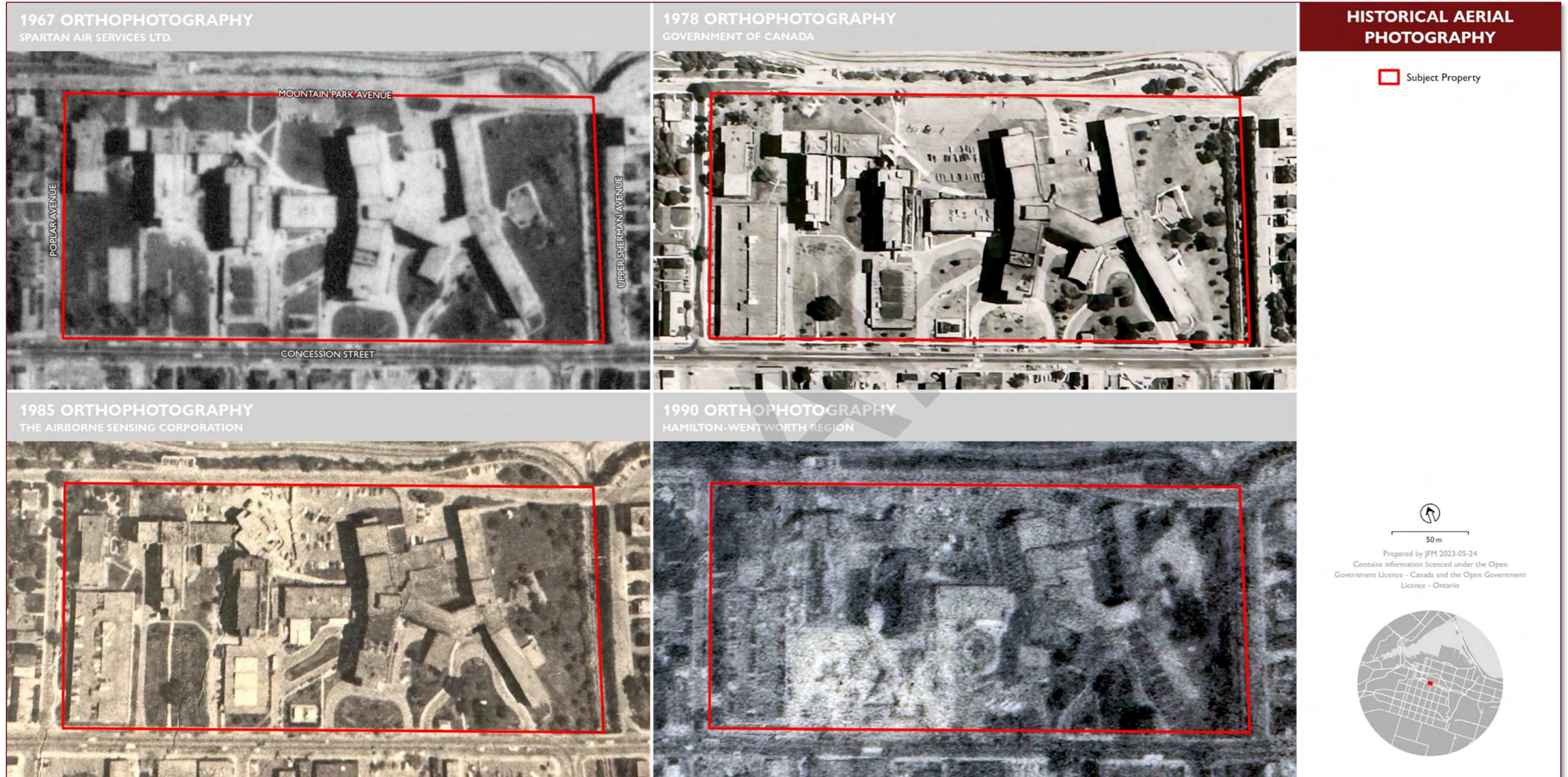




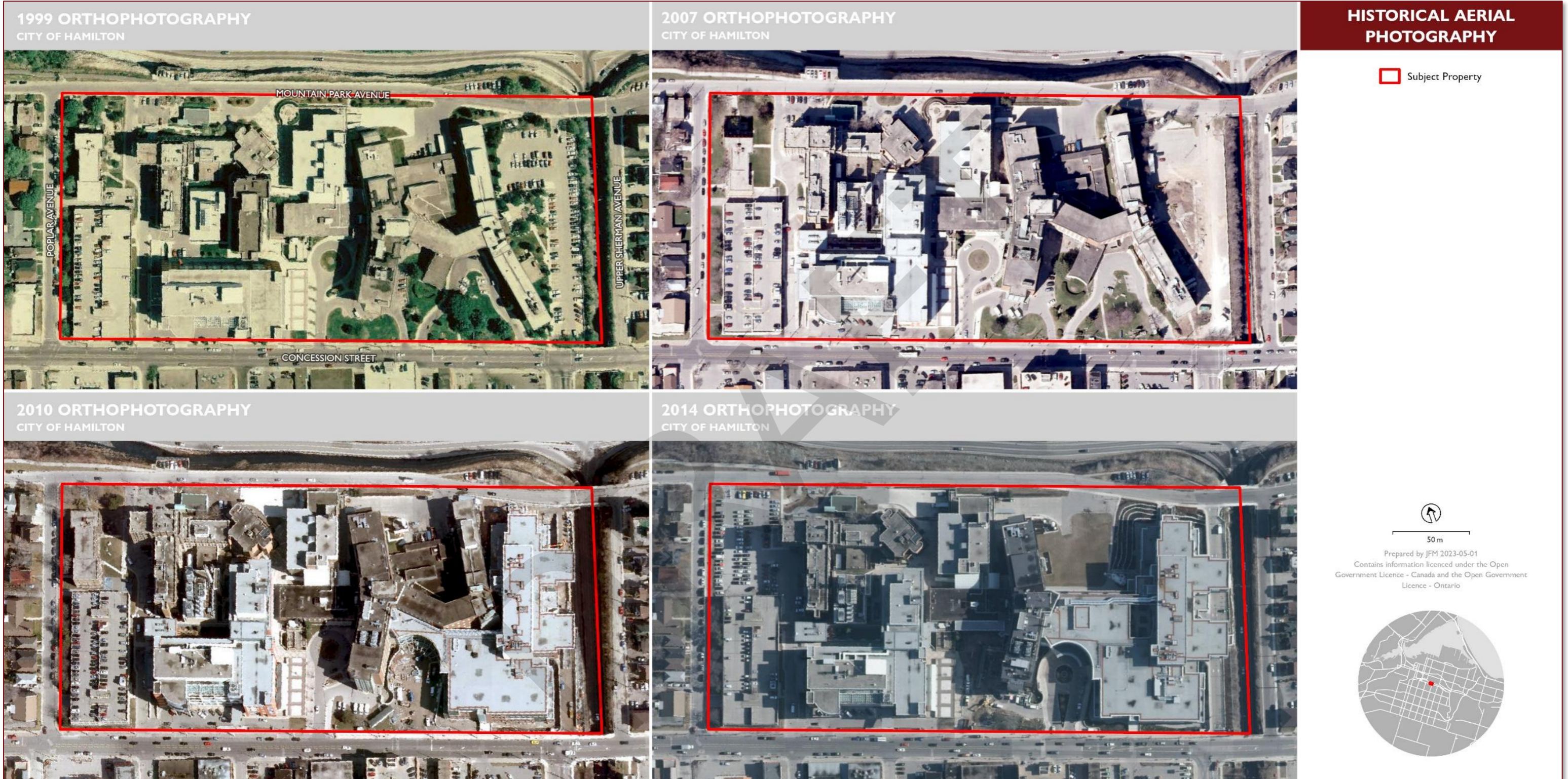
Map 6: Historical Aerial Photographs (1919-1950) Showing the Subject Property



Map 7: Historical Aerial Photographs (1954-1964) Showing the Subject Property



Map 8: Historical Aerial Photographs (1967-1990) Showing the Subject Property



Map 9: Aerial Photographs (1999-2014) Showing the Subject Property

5.2 The Evolution of Medical Architecture in Hamilton

Mount Hamilton Hospital – the predecessor of Juravinski Hospital – was constructed at a time of drastic change in hospital design, science, and social relations (Image 25). Historically, the majority of hospitals in the Hamilton area began as charitable, subsidized treatment centers used to house “indigents” and those of lower social status who could not afford the luxury of at-home treatment. An article by Mark William Cortiula entitled *Houses of the Healers: The Changing Nature of General Hospital Architecture in Hamilton, 1850-1914* provides an essential perspective on the evolution of Hamilton’s hospitals throughout the 19th and early 20th centuries which is explored in this section.

Image 25: Ward M at Montreal General Hospital, 1911-1912

Source: Wm. Notman & Son



5.2.1 City Hospital

In response to a cholera outbreak amongst shiploads of arriving immigrants in 1832, Hamilton’s first hospital was located in barracks on Burlington Heights that had been used during the War of 1812. This hospital exclusively treated immigrants. A year later, the police board of a newly incorporated Town of Hamilton “erected a municipal warehouse on the northeast corner of Catharine and Guise streets, which was also used to treat cholera victims during outbreaks over the next 17 years.”¹⁷⁰ Following the incorporation of the City

¹⁷⁰ Manson 2008:63

of Hamilton in 1846, the city established its first board of health in 1848. The city appointed Henry John Williams as health officer. Williams selected a two-acre parcel owned by the city at the south side of Cherry Street (now Ferguson Avenue) near Aurora Street – which was at that time on the southern outskirts of Hamilton.¹⁷¹ A year later, the city erected a two-storey white frame building, which was officially known as the House of Industry although it was better known as the Aurora Street Hospital. It was situated amongst an orchard and served “as a municipal hospital and as a home for the destitute.”¹⁷² Located at the foot of a quarry, the location was determined to pose a health hazard, and the Board of Health sought a new hospital location.

The board selected Nathaniel Hughson’s “imposing hotel” that had been erected in c.1830 at the southeast corner of John and Guise streets and overlooked Burlington Bay in anticipation of the railway’s arrival in Hamilton. The Great Western Railway would not arrive until the 1850s and the hotel had been converted to billets for soldiers during the Rebellion of 1837. Hughson’s brick and cut-stone hotel building was purchased by the city. It opened in 1853 and was known as City Hospital. With a 70-bed capacity, the hospital was based on the “Pavilion Plan” style of hospital which was inspired by the work of Florence Nightingale. Nightingale advocated for pavilion-style buildings as it provided plenty of space, windows, and ventilation to promote healing through fresh air. With these new approaches to building design, hospital design progressed from simple shelters to house the ill to the “rational planning of a suitable healing environment.”¹⁷³

Despite two additions to the building, City Hospital’s population quickly exceeded occupancy, ballooning to over 33,000 patients less than 20 years after the hospital first opened. In 1878, an inspection of the hospital by Provincial Inspector for Public Charities, J. W. Langmuir, found it to be in a dissatisfactory state. The poor state of the hospital saw City Council fund the construction of a new hospital, situated at the corner of Barton Street East and Victoria Avenue. It opened its doors in 1882.¹⁷⁴ The main administrative building was built in the Second Empire style with an exterior entrance with a wrought-iron palisade that “delivered an intimidating impression to those entering the hospital doors (Image 26).”¹⁷⁵ The rich interior of the administration building reflected the wealth, power, and progress of the modern medical system. Two wings flanked the main building, each with two storeys and a basement. Inside, the wings were organized according to gender. The majority of beds were arranged in large, open wards (also known as “Nightingale Wards”) where windows were plentiful to allow for fresh air to prevent the spread of “miasmas” which were thought to cause disease. Even with its modern, extravagant features the new and improved City Hospital was still regarded as a medical safe haven for the poor. In 1915, City Hospital was renamed Hamilton General Hospital.¹⁷⁶ Today, Hamilton General Hospital stands on the former site of the City Hospital.

5.2.2 St. Peter’s Infirmary and St. Joseph’s Hospital

Two other hospitals served the Hamilton community around this time: St. Peter’s Infirmary and St. Joseph’s Hospital. These hospitals were charitable organizations which focused on the treatment of the poor. Both

¹⁷¹ Manson 2008:63

¹⁷² Manson 2008:63

¹⁷³ Cortiula 1995:31

¹⁷⁴ The first City Hospital at John and Guise streets was converted to the House of Refuge for Aged Indigent Women and later the House of Refuge before it was demolished in 1895 for a new House of Refuge just east of the original structure.

¹⁷⁵ Cortiula 1995:33

¹⁷⁶ Roulston 2017



facilities were constructed based on the “derived-plan” of hospital design – occupying buildings originally used for non-medical purposes.

St. Peter’s Infirmary was opened in 1890 by the Anglican Church. Situated within the “Springer Homestead,” a three-storey Italianate-style building which was repurposed for use as a hospital facility. It originally housed only 24 patients. Although it featured plenty of windows, the rooms were described as dark and “gloomy” and were “not furnished as a charitable institution receiving government aid should be.”¹⁷⁷ St. Peter’s Infirmary, known today as St. Peter’s Hospital, is still in operation.

St. Joseph’s Hospital is a Catholic institution established in 1890. The three-storey brick building was originally a house that was transformed into several open wards as well as 25 private and semi-private rooms. The St. Ann’s Wing addition was constructed in 1894, increasing the number of beds for private paying patients – some of which cost up to \$10 a week (roughly \$350 today). The money brought in by paying patients was used to offset the cost of caring for the charitable operations of the hospital. This hospital continues to operate today as St. Joseph’s Healthcare Hamilton.¹⁷⁸

Towards the end of the 19th century, advances in medical science brought about change in the public perception of hospitals, and this impacted hospital design. Increasingly, more middle and upper-class citizens chose to seek medical care in hospitals instead of at home owing to the lure of state-of-the-art facilities and experienced doctors. The professionalization of nursing allowed facilities to provide patients with around-the-clock care, while luxurious furniture, fixtures, and even meals served on fine china made hospital stays seem more like home – all at a cost. The changing social landscape of Hamilton’s hospitals created a widening gap between the care of “indigents” who received free care and well-off patients who could afford the best treatment. This disparity was driven further by the “increasingly bleak economic situation” stemming from increases in per diem costs coupled with a decreasing proportion of government revenue to support hospitals which “forced hospitals to devise new strategies for raising funds.”¹⁷⁹

Hospital design changed again with the widespread acceptance of germ theory. Hospital planners and medical experts began to criticize the effectiveness of the pavilion plan and as a result, new designs began to take shape. The closed-ward or mono-block construction became the most widespread solution to the outdated open-ward configurations. City Hospital was the first local hospital to incorporate a mono-block configuration through an 1897 addition. The two-storey Queen Victoria Jubilee Wing added more private and semi-private rooms and an operating theatre with a sky light. The number of patients treated each year tripled between 1880 and 1910 and an additional wing was added to City Hospital in 1907 for patients willing to pay \$20 per week – roughly \$635 today – for treatment. The large influx of immigrants arriving in Hamilton also led to overcrowding in local hospitals. Between 1911 and 1914, 14,500 immigrants arrived in the city seeking job opportunities in the city’s extensive industrial sector.¹⁸⁰

¹⁷⁷ Cortiula 1995:37

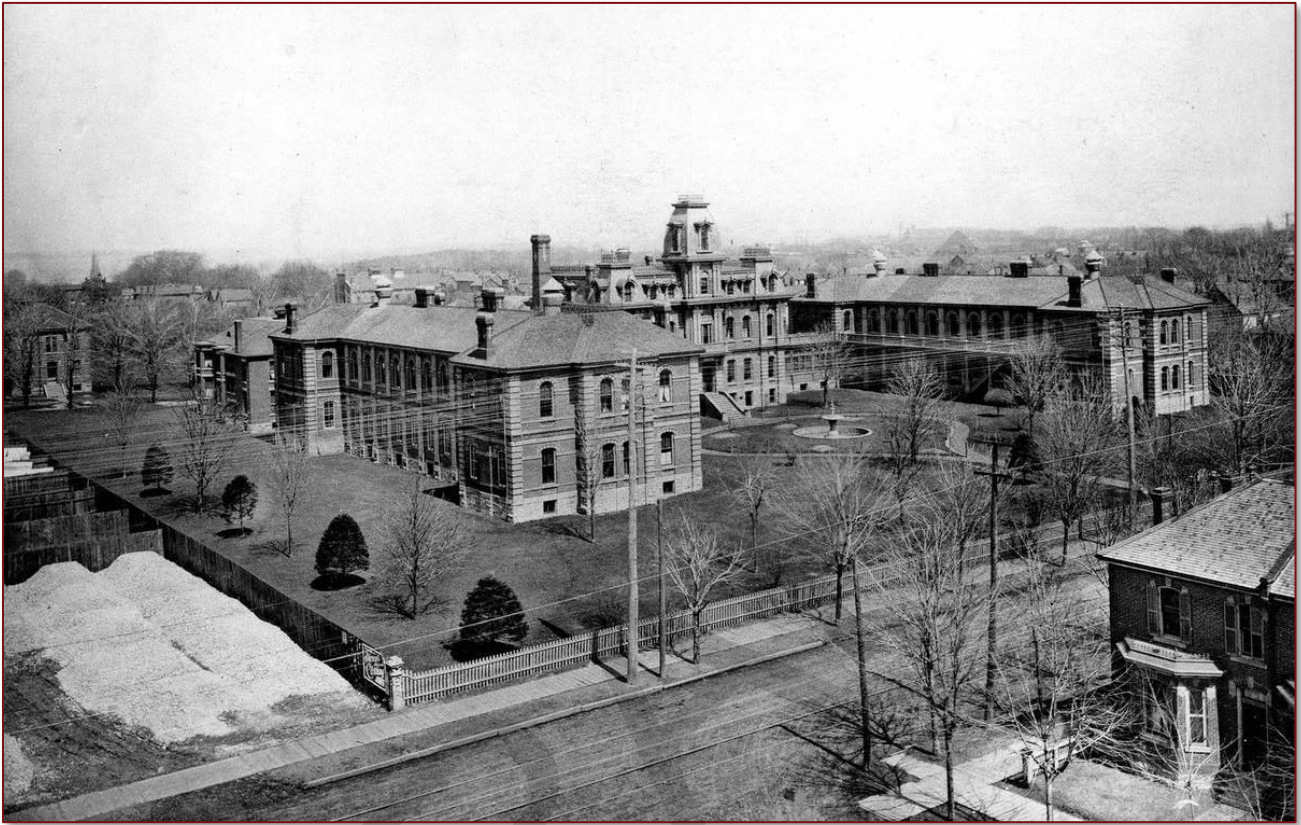
¹⁷⁸ HHS 2023c

¹⁷⁹ Cortiula 1995:39

¹⁸⁰ Cortiula 1995:43

Image 26: City Hospital, 1890

Source: Hamilton Public Library, Local History and Archives



5.2.3 Mount Hamilton Hospital

The increasing stress on Hamilton’s hospitals led to the founding of Mount Hamilton Hospital in 1917. Adopting the multi-storey layout popularized by mono-block design, the hospital was deliberately placed outside the overcrowded and polluted industrial area. Local architects Stewart and Witton were hired to design the facility, originally composed of 22 buildings.¹⁸¹ The onset of the First World War ultimately halted their project, leaving only the Nurses’ Residence (50 Wing) and Mount Hamilton Hospital complete. The state-of-the-art hospital was constructed with reinforced concrete with sandstone accents. The comfortable rooms had rugs, curtains, and marble fixtures, and were connected to the nurses’ station through a call system.¹⁸² The resulting building was tranquil compared to the overcrowded conditions at other hospitals (Image 27). One early patient remarked that the hospital was so quiet, she could not even sleep.¹⁸³

The opening of Mount Hamilton signaled the end of the charitable wards which serviced the majority of Hamilton. Instead, its administration made “decisions designed to reduce expenditure and generate capital.”¹⁸⁴ This resulted in a widening class divide whereby only the rich could access proper care while the poor were relegated to overcrowded, outdated, and dismal facilities. “By providing affluent patients with a sense of place,”

¹⁸¹ *Construction* 1917:196
¹⁸² Cortiula 1995:45
¹⁸³ *Hamilton Herald* 1917
¹⁸⁴ Cortiula 1995:46

Cortiula explains, “hospitals began to mirror the social relationships that existed within this stratified local society.”¹⁸⁵

5.2.4 Nora Frances Henderson Convalescent Hospital

When the Nora Frances Henderson Convalescent Hospital was opened on the Mount Hamilton Hospital grounds in 1954, it ushered in a new era for Hamilton’s healthcare system and saw the abandonment of therapeutic hospital design altogether. Windows fell out of favour of smaller wings connected by a long hallway. This arrangement created a series of rooms stacked together which allowed for more beds in smaller floorplans, and aesthetics were abandoned in favour of efficiency.¹⁸⁶

This shift in design was largely due to the advent of antibiotics and other practices that mitigated the spread of disease. The health of the patient to now be maintained regardless of room design. Modern advances in air conditioning, central heating, and electric lighting also allowed for better environmental control. Henderson Hospital’s design reflected this major shift in healthcare during the 20th century, in which the “efficient, inhuman, and monotonous buildings... bear witness to the extent to which hospital design became a tool to facilitate medicine rather than a therapy in itself.”¹⁸⁷ These sterile, utilitarian facilities greatly improved mortality rates, but they have also transformed a hospital stay into something to be “endured, not enjoyed.”¹⁸⁸

Image 27: Mount Hamilton Hospital Room (1917), Juravinski Hospital Room (2020)

Source: *Construction*; Parkin Architects Ltd.



The changes in hospital design throughout the 20th century can be seen in the buildings on Juravinski Hospital grounds. The Mount Hamilton Hospital building (c.1917) reflected elements of the mono-block design which emerged at the turn of the 20th century. Henderson Hospital (c.1954) represents the changing approaches to healthcare that arrived with modern medicine which favoured efficiency and cleanliness over comfort.

¹⁸⁵ Cortiula 1995:48

¹⁸⁶ Kisacky 2017

¹⁸⁷ Kisacky 2017

¹⁸⁸ Kisacky 2017



Multiple studies have demonstrated the impact of hospital design on patient wellbeing. In 2014, Dr. Neel Shah and non-profit architecture firm MASS Design Group conducted a study that examined the correlation between hospital design and the number of caesarean deliveries in maternity wards. They found that hospitals with more operating rooms and fewer labour rooms tended to do more surgery.¹⁸⁹ Another study conducted by the Environmental Design Research Association placed posters of realistic nature scenes in the lounge of an acute psychiatric unit. This correlated with a 70 percent decline in the administration of injections required to manage aggressive behaviour in patients than when the walls were blank.¹⁹⁰

5.3 Architectural Typology and Architects

The structures on the Subject Property have been constructed in multiple phases beginning in 1915 and continuing into the 21st century. As a number of architectural firms have been involved (see Table 2), the Subject Property contains a diverse array of architectural styles. The Maternity Wing (the former Mount Hamilton Hospital Maternity Wing) and the Powerhouse are the oldest extant structures on the property and features hybrid of early 20th century styles, including Art Deco, Edwardian Classicism and Modern Classicism.

The Nora Frances Henderson Convalescent Hospital (1954) has been almost entirely demolished. Sections E, F, and G (1963-1965) of the Henderson General Hospital era demonstrate the influences of Modernism, in particular the rectangular form of the Bauhaus and mid-20th century ideals in hospital design that represented a marked shift from the hospital designs of the late 19th and early 20th century in Canada.

Section H (c.1990-1999), Section J (the Juravinski Cancer Centre) (1992 and 2002), Section L (1985), and Section O (1995) display elements of Postmodern design that emerged as a response to Modernism and, as such, exemplify sculptural forms, colour, a variety of materials and a degree of playfulness that make them visually engaging.

Sections A, B, C (2008-2012) and Sections K and N (2002-2005) are a continuation of the Postmodern theme in a contemporary and updated fashion.

¹⁸⁹ Heller 2018

¹⁹⁰ CMBA Architects 2021



Table 3: Architects and Architectural Styles of Juravinski Hospital Properties

Section/Structure	Construction Date	Architect(s)	Style(s)/Influence(s)	Status
Mount Hamilton Hospital	1915	William Palmer Witton & Walter Wilson Stewart	Edwardian Classicism	Demolished c. 2000-2002
Nora Frances Henderson Hospital	1954	J.D. Kyles	Modern	Demolished 2006
Nurses' Residence (50 Wing)	1915, 1931	William Palmer Witton & Walter Wilson Stewart	Edwardian Classicism	Demolished 2010
Parking Garage	c.1967-1978	Unknown	Vernacular	Extant
Section A	2008-2012	Zeidler Architecture Inc.	Postmodern/ Contemporary	Extant
Section B	2008-2012	Zeidler Architecture Inc.	Postmodern/ Contemporary	Extant
Section C	2008-2012	Zeidler Architecture Inc.	Postmodern/ Contemporary	Extant
Sections E (Former Henderson General Hospital)	1963-1965	W.R. Souter	Modern	Extant
Section F (Former Henderson General Hospital)	1963-1965	W.R. Souter	Modern	Extant
Section G	1963-1965	W.R. Souter	Modern	Extant
Section H	1992-1994	Trevor Garwood-Jones	Postmodern	Extant
Section J (Juravinski Cancer Centre)	1992, 2002	Trevor Garwood-Jones	Postmodern	Extant
Section K	2002-2005	Unknown	Postmodern	Extant
Section L	1985	Trevor Garwood- Jones	Postmodern	Extant
Maternity Wing (Former Mount Hamilton Hospital Maternity Wing; M Wing; Section M)	1932	William Palmer Witton	Art Deco/Edwardian Classicism/Modern Classicism	Extant
Section N	2002-2005	Unknown	Postmodern	Extant
Section O	1995	Unknown	Postmodern	Extant
Powerhouse (R Wing; Section R)	1932	William Palmer Witton	Modern Classicism	Extant

5.2.1 Edwardian Classicism 1900-1930

The turn of the 20th century saw architectural styles move away from the highly ornamented and often complex forms of the previous century towards a simplicity of style. Edwardian Classicism, associated with the reign of King Edward VII (1901-1910), introduced pared down Classical elements including balanced facades and simplified massing, monochromatic finishes, generous fenestration, contrasting trim around doorways and window openings, subdued pilasters, and round arches and arcades. This popular style, displayed by E. J. Lennox’s King Edward Hotel, was used in residential, commercial and institutional buildings well into the first three decades of the 20th century (Image 28).

Edwardian Classicism was a transitional style between 19th century eclecticism and 20th century Beaux-Arts Classicism,¹⁹¹ the latter often presented a lavish and costly display of classical architectural elements. While the original designs of the Mount Hamilton Hospital – especially the 1920 Mountain Memorial Plan - displayed elements of Beaux-Arts Classicism, they were not realized. Instead, Section M presents a pared down, cost effective version of the original designs with design elements more typical of Edwardian Classicism.

Image 28: Edward J. Lennox’s King Edward Hotel, Toronto (1903)

Source: Sally Gibson, n.d.



5.3.1 Modern Classicism in Canada (1925-1960)

By the 1920s, forward thinking Canadian architects sought to break from the historicism of earlier periods and began to experiment with the contemporary styles of architecture coming out of Europe and the United States. This movement was spearheaded by renowned architect John Lyle whose Bank of Nova Scotia in

¹⁹¹ Blumenson 1990:166

Calgary, constructed in 1929-30, is regarded as “a seminal example of an emerging style that we call Modern Classicism.”¹⁹² Sculpture was in bas-relief and “Columns had become pilasters, cornices projected inches rather than feet, and the niches had gone.”¹⁹³ While parts of Lyle’s Bank of Nova Scotia featured streamlined elements, an important characteristic of later modernism, the building was still firmly grounded in western Canadian designs, with themes that referenced the history and landscape of Alberta. John M. Lyle’s Bank of Nova Scotia Building in Toronto, which he had designed in 1928-29 but was not constructed until 1951, provides another prime example of Modern Classicism in Canada (Image 29). By the early 1930s, the transition to Modern Classicism was well underway, with buildings characterized by the use of decorative vocabulary derived from classical antiquity, the apparent thinness of the wall expressing volume rather than mass and the reduction of form to its bare essentials, driven in part by the cost-cutting measures of the Depression.¹⁹⁴

While characterized more as a transitional example toward Art Deco influences rather than a pure example of Modern Classicism, the Maternity Wing nonetheless displays a restrained use of Classical elements, namely fluted pilasters and modest dentils. Rather than sculpture in bas-relief, sculptural elements are entirely absent.

Image 29: John M. Lyle’s Bank of Nova Scotia Building (1928-29, 1951), Toronto

Source: TMHC Inc., 2023



¹⁹² Kalman 1994:756

¹⁹³ Kalman 1994:756

¹⁹⁴ Kalman 1994:757

5.3.2 Art Deco (1925-1940)

The Art Deco style took its name from the Exposition Internationale des Arts Décoratifs et Industriels Modernes (abbreviated to Arts Deco) held in Paris in 1925.¹⁹⁵ This highly decorative and abstract style reached its zenith shortly after the Exposition, and it was applied not only to architectural design, but to all of the decorative arts, including jewelry and furniture design.¹⁹⁶ Art Deco motifs were inspired by ancient Egyptian artifacts, Pre-Colombian Indigenous designs and other cultural sources, including the Cubist and Fauvist painters. While rejecting historicism like the earlier Art Nouveau movement, Art Deco embraced a relationship between art and industrialization.¹⁹⁷ With the Great Depression came an end to the age of extravagance which, in turn, curtailed or minimized Art Deco influences in the 1930s.

In Ontario, Art Deco was primarily used in an ornamental manner on early skyscrapers, apartment buildings and office buildings. Decorative motifs are primarily flattened and stylized in appearance and include: abstracted capitals and pilasters; geometric zigzags; floral, water and fountain designs; sunbursts and chevrons. Buildings were characterized by a vertical emphasis, brick or stone banding, decorative spandrels, flat-headed window openings and flat roofs. During the 1930s, contemporary industrial design began to exert an influence on the Art Deco style. With the introduction of the skyscraper, zoning bylaws to allow light to reach city streets, first in New York City in 1916 and then in Montreal in 1924, ushered in building designs with stepped setbacks atop a podium (Image 30).

Image 30: Setbacks of Vancouver’s Marine Building (1929-30) and Royal Bank Building (1929-31)

Source: Importex Company & Leonard Frank



¹⁹⁵ Kalman 1994:761. The style was referred to under many names until Bevis Hillier’s 1968 publication *Art Deco of the 20s and 30s* cemented the term “Art Deco.”

¹⁹⁶ Whiffen 1992:235

¹⁹⁷ Hillier 1985:17

Architect W. Witton’s design of the Maternity Wing demonstrates the influence of Art Deco design in a restrained and institutional format. The main (south) elevation of the six-storey building features a symmetrical massing and a raised two-storey podium clad in limestone. Above, a stepped back façade clad in rich brown and black rug brick demonstrates a level of restraint complementary to the building’s institutional function. Full height brick pilasters continue to the cornice level, providing a vertical emphasis. Limestone detailing is found along the low parapet walls of the balcony, along the parapet walls of the upper levels of the building and around the window openings.

Although diminished from its context with the demolition of the Nurses’ Residence (50 Wing) and the semi-private Mount Hamilton Ward, Witton’s material choice for the Maternity Wing reflected a desire to complement these earlier buildings.

5.3.3 Modernism (1950-1972)

The Bauhaus, an arts and crafts school in Germany that formed under the leadership of architect Walter Gropius (1883-1969), played a significant role in shaping the Modernist style of architecture. Gropius in particular, shaped the now-common characteristics of the International Style, a subset of Modernism that is characterized by rectangular building forms of structural steel that are devoid of ornamentation and instead feature all-glass or nearly all glass facades, flat roofs, and glass-butted corner windows (Image 31). Another influential Bauhaus architect was Mies van der Rohe whose works emphasized vertical and horizontal lines converging at 90-degree angles (Image 32). Both Gropius and van der Rohe emigrated to the United States in 1937 and their influences became enmeshed in the North American landscape following the Second World War.

Image 31: Walter Gropius’ Fagus Factory, 1910, Lower Saxony, Germany

Source: Denis Esakov (CC BY-NC-SA 2.0)



Image 32: Rectilinear Design of Mies van der Rohe's TD Centre, Toronto

Source: TMHC Inc., 2023



The rectangular and low-slung form of sections E and F reflects the influence of the Bauhaus school and, in particular the work of Walter Gropius and Mies van der Rohe. However, sections E and F are a common building typology for the era of construction and are not particularly noteworthy examples of the International Style.

5.3.4 Modernism in Hospital Design

Hospital construction expanded rapidly following the Second World War and design often reflected Modernist architecture, in particular the International Style. In 1951, the *Royal Architectural Institute of Canada Journal* remarked on the profound shift in hospital architecture stating:

OF ALL THE buildings known to our grandparents, none has changed so radically as the general hospital. Technological progress, particularly in the electrical field, has wrought great changes in many buildings including the modern house, but, in the hospital, technological advances have combined with medical science to produce a building unrecognizable to even this generation. The multi-storey hospital becomes, whenever possible, a one or two storey building; the monumental proportions of the hospital dedicated to civic pride has given way to one of human scale; wards have become smaller; ceilings lower, and drabness inherited from the workhouse has given way to colour and hope.¹⁹⁸

Hospital architecture in the post-Second World War period responded to growing trends at the time that necessitated larger hospitals such as the ease of transportation from smaller centres to more populated areas, specialization and, related, the presence of specialists in larger centres.

¹⁹⁸ Arthur 1951:82

In particular, hospital design in Canada became increasingly focused on maximizing efficiency. Efficiency is clearly articulated in 1948 by Nathaniel A. Owings, of Chicago architecture and engineering firm Skidmore, Owings & Merrill, who summarized goals to integrate into hospital design:¹⁹⁹

1. Reduce the steps.
2. Achieve better lighting and ventilation.
3. Group services according to use.
4. Group elements and departments for the removal of odors, noise and traffic, and all opportunities for contamination.

Unlike hospitals of the late 19th and early 20th century which resorted to “a pleasing and often extravagant exterior to the detriment of internal requirements,” design in the mid-20th century focused on function over form. The plans were centred on “determining the unit requirements of patient accommodation, and the proper integration of all the various units, that comprise the modern hospital.”²⁰⁰ Simultaneously, architects factored in the orientation and the contours of the hospital site, as well as considerations for possible future expansions. The adoption of high-speed elevators, the practicality of vertically integrated plumbing, heating, and ventilating systems, and considerations for improved views and air quality factored into decisions to build taller hospitals; typically, in the four to six storey range. In short, as H.G. Hughes summarized, “more and more we are thinking of our hospitals as centres for the health of the community.”²⁰¹

5.3.5 Postmodernism (1966-1990s)

Robert Venturi, a student of Walter Gropius, argued that “when Modern architects righteously abandoned ornament on buildings, they unconsciously designed buildings that were ornament.”²⁰² To make his point, Venturi quoted 19th century English architect Augustus W. N. Pugin, stating “It is alright to decorate construction but never construct decoration.”²⁰³ Although the Modern architect removed traditional ornamentation, the buildings themselves became ornaments. To this, he critiqued van der Rohe when he argued, “Less may have been more, but the I-section of Mies van der Rohe’s fire-resistant columns, for instance, is as complexly ornamental as the applied pilaster on the Renaissance pier or the incised shaft in the Gothic pier.”²⁰⁴

Like Venturi, Robert A.M. Stern, who was an architect and professor of architecture at Columbia University, came to embrace a romantic tradition that reintegrated the application to buildings of art, ornament, and classical symmetry.²⁰⁵ This architecture became known as Postmodernism (or what Stern termed “current classicism”). As architectural historian, Beverly Russell wrote it “was the kind of language people understood – ornamentalism that allowed the viewer to see a building as a building, without the overlay of intellectual or political connotations that had been the burden of Modernism.”²⁰⁶ Key tenets of Postmodern architecture are succinctly noted by the Ontario Association of Architects:²⁰⁷

¹⁹⁹ Owings 1948:299

²⁰⁰ Hughes 1951:83

²⁰¹ Hughes 1951:83

²⁰² Venturi 1977:163

²⁰³ Pugin quoted in Venturi 1977:163

²⁰⁴ Venturi 1977:114

²⁰⁵ Russell 1989:27

²⁰⁶ Russell 1989:27

²⁰⁷ OAA 2016

Postmodernism proposes architecture that is funny, warm and engaging. Formally, it is characterized by sculptural forms, historical references, the use of ornamentation, and sensitivity to context. Many postmodernist buildings are also quite playful in nature, embedding humorous elements and historical allegories aimed to engage and amuse its users.

As with Modernism, Postmodernism reshaped Canadian cities. This occurred with varying results. Philip H. Carter’s Lillian H. Smith Library (1995) and Edward I. Richmond’s McMurtry-Scott Building (1989), both in Toronto, are noteworthy examples that, when contrasted, capture the diversity of the style (Images 33-34).

Much of the built fabric of the Subject Property can be summed by Venturi’s deviance from Modern architecture in his 1962 essay “A Gentle Manifesto” in which he stated:²⁰⁸

I like elements which are hybrid rather than “pure,” compromising rather than “clean,” distorted rather than “straightforward,” ambiguous rather than “articulated,” perverse as well as impersonal, boring as well as “interesting,” conventional rather than “designed,” accommodating rather than excluding, redundant rather than simple. Vestigial as well as innovating, inconsistent and equivocal rather than direct and clear.

Image 33: Philip H. Carter’s Lillian H. Smith Library, 1995, Toronto

Source: TMHC Inc., 2023



²⁰⁸ Venturi 1966:22

Image 34: Edward I. Richmond's McMurtry-Scott Building, 1989, Toronto

Source: TMHC Inc., 2022



5.3.6 William Palmer Witton, Architect

William Palmer Witton (1871-1947) was the youngest son of prominent Hamilton local and Member of Parliament Henry B. Witton (Image 35). After graduating from the Hamilton Art School, Witton trained at the influential Chicago architectural firm of Adler & Sullivan. He returned to Hamilton in 1895 and opened his own office, which became successful in only a few months following his first commission to transform the old Royal Hotel, which he designed in the Beaux-Arts style.

In 1904, Witton and architect Walter Stewart opened the office of Witton & Stewart. The pair were very successful, especially in industrial and commercial architecture, completing over 50 projects in their first ten years of their partnership. Notable projects include the Mount Hamilton Hospital, the Orange Hall on James Street (1904), the Mountain Sanitorium (1914), major additions to the James Street Armoury (1906), and several factories and schools.²⁰⁹ After Stewart was killed in 1917 during the First World War, Witton continued to work alone until he formed a business partnership with William J. Walsh in 1920. Walsh and Witton worked together for seven years before parting ways. In 1932, Witton founded another firm with William H. Holcombe. Upon his retirement in 1937, he sold his share of the business to Holcombe.

In addition to his contribution to the design of Mount Hamilton Hospital, Witton's notable projects include a "building for outdoor patients" of Hamilton General Hospital (1900), the Spectator Building (1897) an office

²⁰⁹ *Dictionary of Architects* n.d.d

for *The Hamilton Spectator*, the Long and Bisby Building, nurse's residences at Mountain Sanatorium (1921-1932) – also known as Chedoke Hospital – as well as many local schools.²¹⁰

Image 35: A Young William Palmer Witton

Source: Hamilton Public Library



²¹⁰ *Dictionary of Architects* n.d.e

5.3.7 Walter Wilson Stewart, Architect

Walter Wilson Stewart was born in Covington, Kentucky in 1871 (Image 36). He was brought to Toronto as an infant before the family settled in Hamilton in 1885 where his father William Stewart was an influential local architect. Stewart served an apprenticeship under his father, eventually forming a partnership with him in 1893. Stewart's early work was largely influenced by the high-Victorian style favoured by his father, but the turn of the century introduced the young architect to modern designs.

Upon his father's retirement in 1904, Stewart joined forces with William Palmer Witton. The pair were very successful, especially in industrial and commercial architecture, completing over 50 projects in their first ten years as partners. In 1915, Stewart left the business to serve in the military during the First World War. He attained the rank of Lieutenant Colonel of the 86th Gun Battalion, but his life was cut short when he was killed in action in France in 1917. Stewart & Witton accomplished many influential works throughout Hamilton, most notably the Mount Hamilton Hospital as well as the Orange Hall on James Street (1904), the Mountain Sanitorium (1914), major additions to the James Street Armoury (1906), and several factories and schools.²¹¹

Image 36: Lt. Col. Walter Wilson Stewart, c.1917

Source: Stewart and Witton 150



²¹¹ *Dictionary of Architects* n.d.d

5.3.8 J. D. Kyles, Architect

Architect John Douglas Kyles and his son, Lloyd Douglas Kyles, designed the Nora Frances Henderson Convalescent Hospital. Lloyd Douglas Kyles, who was born in Hamilton, attended the Central Collegiate Institute. Between 1942 and 1944, he served in the Eighth Field Regiment for Artillery Training in which he trained soldiers in Niagara. An injury during manoeuvres put him out of service for the remainder of the Second World War. In 1951, he graduated from the University of Toronto's School of Architecture and joined his father's architect firm that same year.

Their firm, known as Kyles and Kyles, completed over 300 school designs. They also worked on 90 percent of International Harvester projects in Canada and had commissions for the National Paper Goods, the Bank of Montreal, the Canadian Imperial Bank of Commerce, and Blachford and Wray Funeral Homes.²¹² Of particular note was John Douglas Kyles' award for innovative structural design as demonstrated in the Parkside High School (demolished 2017). J.D. Kyles was inducted in the Hamilton-Halton Construction Hall of Fame. As Trevor Garwood-Jones, who designed the 1992 Juravinski Cancer Centre (Section J), remarked "[Kyles] was one of the principal architects of Hamilton."²¹³ Kyles would go on to practice architecture until 1991, passing on December 17, 2011²¹⁴

5.3.9 William. R. Souter, Architect

William Russell Souter was born in Hamilton on June 11, 1894. He became a junior assistant in the office of Mills & Hutton in 1910 and articulated there until 1914 whereupon he moved to Philadelphia to study architecture at the University of Pennsylvania. Upon graduation in 1917, he moved to England and served in the Royal Air Force during the First World War. Following the war, he returned to Canada and set up a partnership with Gordon J. Hutton, concentrating on commercial, industrial, and ecclesiastical works. The Christ the King Roman Catholic Basilica (1931-1933) in Hamilton is considered their best known work and earned Souter the Bemerenti Medal from Pope Pius XI in 1933. Hutton died unexpectedly in 1942 and Souter continued on his own. By this time, the firm was integrating Modernist principles into its designs. In 1947, Souter renamed the office William R. Souter & Associates. He would practice until his death on November 17, 1971. Souter's son, William C. Souter, practiced under him and inherited the business.

5.3.10 Trevor Garwood Jones, Architect

Trevor Garwood-Jones was born in Chatham, England and arrived in Canada in 1959 (Image 37). He studied architecture at the University of London after the Second World War, receiving his degree in 1953. He trained at the prominent firm The Architects Co-operative Partnership that had been founded in 1939. He arrived in Hamilton in 1958 where he worked at Husband & Wallace, a well-known local firm, before opening his own office in 1969. Among some of Garwood Jones' notable works are the Hamilton Place Performing Arts Centre (1972-74), the Hamilton Art Gallery (1976-78), the Hamilton Trade and Convention Centre (1980-81), and the St. Peter's Geriatric Centre (1974-1975). Garwood-Jones also received a commission as part of the \$72 million renovation and restoration of the Hamilton City Hall, which is

²¹² Nolan 2011:A2

²¹³ Garwood-Jones quoted in Nolan 2011:A2

²¹⁴ Shannon Kyles quoted in LeBlanc 2007

considered one of the best known examples of the International Style in Canada. By 1985, his firm was the largest in Hamilton with a staff of 14. He died in Hamilton at the age of 83 in March 2011.²¹⁵

Image 37: Trevor Garwood-Jones

Source: *The Hamilton Spectator* 2020



²¹⁵ Ontario Association of Architects n.d.

6 19TH-21ST CENTURY SITE CHRONOLOGY

- **1847**
 - Hamilton is incorporated as a city.
- **1849**
 - Hamilton's first hospital opened. Known formally as the House of Industry and informally as the Aurora Street Hospital, it is located in a two-storey frame building at the south end of Cherry Street (now Ferguson Avenue) near Aurora Street.
- **1853**
 - Hamilton's first municipal hospital is relocated to Nathaniel Hughson's former hotel at the southeast corner of John and Guise streets. This hospital, known as City Hospital, had a 70-bed capacity and overlooked Burlington Bay.
- **1854**
 - Reverend Joseph P. Williams established the African Methodist Episcopal (AME) Church on the Hamilton Mountain with a congregation of 100 people.
- **1864**
 - James Jolley purchased the land on which the AME stood and constructed his mountain estate, Bellemont.
 - A survey of Hamilton's Black population conducted around this time places approximately 275 Black community members in the area. A year later, the Hamilton Mountain settlement, specifically, reached 200 inhabitants by 1865, with some locals referring to it as "Little Africa."
- **1870**
 - James Jolley constructed a winding road up the mountain connecting lower Hamilton with the upper portion of the escarpment. It is dubbed the "Jolley Cut."
- **1882**
 - City Hospital is again relocated to a plot of farmland at Barton Street East and Victoria Avenue.
- **1890**
 - Hamilton families begin settling in greater numbers on the Mountain.
 - The pastor of St. Peter's Anglican Church, Reverend Thomas Geoghegan, founds St. Peter's Hospital.
- **1906**
 - The Mountain Sanatorium (later Chedoke Hospital) is established on donated land and becomes Canada's fourth tuberculosis sanatorium.



- **1913**
 - The City of Hamilton's board of governors, led by board chair, T.H. Prat, proposes 18 acres of land between Concession Street and the Mountain Brow for a convalescent hospital. As the First World War breaks out, the City of Hamilton hires architects William Palmer Witton and Walter Wilson Stewart to design a new, state of the art facility. Initially, 22 buildings designed by Witton and Stewart are planned at a cost of \$2 million.
- **1915**
 - Lieutenant Governor and former Hamilton mayor, Sir John Hendrie, laid the cornerstone of the first building.
- **1917**
 - The first unit of the hospital is officially opened by the Duke of Devonshire on May 19, 1917, and provides a 100-bed hospital for veterans.
 - The Nurses' Residence opens shortly afterwards.
 - City Hospital becomes Hamilton General Hospital.
 - Lt. Col. Walter Wilson Stewart is killed in action in France during the First World War.
- **1920**
 - A citizens' group proposes an ambitious hospital plan that added monumentality to Witton and Stewart's original design. A central plaza that was to be known as the Court of Honour for Hamilton's war dead is included as part of the plans.
- **1921**
 - On the evening of the municipal election on January 1, 1921, Hamilton's citizens reject the citizens group's proposal.
- **1931**
 - An addition is constructed on the Nurses' Residence (50 Wing; demolished in 2010).
 - Nora Frances Henderson is elected to the Hamilton Board of Control, the first woman in Canada elected to a city Board of Control.
- **1932**
 - A maternity hospital (later known as Section M) is constructed on the property. Due to the Great Depression, the hospital is not furnished and does not open for service until 1938.
- **1934**
 - Nora Frances Henderson is appointed to Hamilton's Board of Control. She is the first woman ever elected to municipal office in the history of the British Commonwealth.
- **1938**



- The Mount Hamilton Maternity Ward opens.
- The first cancer clinic in Hamilton is established at Hamilton General Hospital.
- **1946**
 - The population on the Hamilton Mountain climbs to nearly 13,000.
 - Nora Frances Henderson serves as Acting Mayor for the City of Hamilton.
- **1949**
 - Nora Frances Henderson dies at the age of 52.
- **1954**
 - Adjacent to the Mount Hamilton Hospital, the 322 bed Nora Frances Henderson Convalescent Hospital – is opened. It is designed by Hamilton architect, J.D. Kyles, and constructed by the Tope Construction Co.
- **1956**
 - The Nora Frances Henderson Convalescent Hospital is partially converted to care for active medical patients.
- **1957**
 - Mount Hamilton Hospital opens a premature infant nursery which is considered the “most modern in Canada” at that time.
- **1958**
 - W.R. Souter and Associates is commissioned to draft plans for an addition to the Nora Frances Henderson Convalescent Hospital.
- **1959**
 - The population on the Hamilton Mountain balloons to 56,000.
- **1960s**
 - The Hamilton Cancer Clinic is relocated to Henderson General Hospital from Hamilton General Hospital. Radiation treatments are administered from a \$500,000 6MV linear accelerator – a first of its kind in Canada.
- **1960**
 - W.R. Souter and Associates provides revised plans for the hospital addition showing an additional 201,580 ft² of space.
 - Chedoke Hospital becomes a general hospital after evolving tuberculosis treatment no longer requires long-term bed rest.



- **1962**
 - The Hamilton Civic Hospitals are formed out of the amalgamation of Hamilton General Hospital with Nora Frances Henderson Convalescent Hospital and Mount Hamilton Hospital.
- **1963**
 - Chairperson of the Ontario Cancer Treatment and Research Foundation, Rhys M. Sale, turns the sod to break ground for the cancer clinic associated with the hospital addition on September 3, 1963. This ceremony marks the project's official start.
 - Pigott Construction Company Limited of Hamilton is awarded the contract for the hospital addition.
- **1964**
 - The new 10-room operating suite accommodates the first patient on December 7, 1964. All surgeries except for brain and heart surgery are performed here. Aside from Caesareans, the operating suite spurs the first surgeries to occur at the hospital.
- **1965**
 - The official opening ceremonies for the hospital addition are held in January 1965. By mid-1965 until all new sections are in use.
 - The Nora Frances Henderson Convalescent Hospital and Mount Hamilton Hospital are physically linked and renamed Henderson General Hospital.
- **1984**
 - On April 12, 1984, a ground-breaking ceremony is held for the \$2 million three-storey building, known as Lakeview Lodge. It is designed by Trevor Garwood-Jones. The development is spearheaded by CEO of the HRCC Dr. William Hryniuk.
 - The existing cancer facility located at Henderson General Hospital becomes known as the Hamilton Regional Cancer Centre.
- **1989**
 - Premier David Peterson breaks ground for the construction of the \$41.6 million HRCC expansion on September 15, 1989. Fred Vermeulen of Trevor P. Garwood-Jones Architects Inc. designs the HRCC expansion.
- **1992**
 - A 164,000 ft² cancer centre designed by Trevor P. Garwood-Jones Architects Inc. is completed in May 1992 and provides cancer services for 1.8 million residents in the Golden Horseshoe.
 - Construction begins for Section H.
 - Garnette Silversmith, an elderly Indigenous woman from Six Nations, dies at Henderson General Hospital on February 22, 1992 prompting an investigation into the causes and alleged

systemic racism by hospital staff, and ultimately leads to reform in the treatment of Indigenous people at the hospital.

- In March 1992, board of directors of Hamilton Civic Hospitals announce plans to lay off 99 employees and close 124 beds to lower a projected \$10-million deficit.

- **1994**

- In May 1994, outside the courthouse where the inquest is held, Silversmith's family organizes a rally in which 40 people attend, including members of the Justice for Women Coalition and the Ontario Coalition of Visible Minority Women. The family pursues a \$1.6 million lawsuit against the hospital.
- In an effort to fight systemic racism and raise awareness of issues faced by Indigenous people in the healthcare system, Silversmith's family threatens to bring the issue not just to the Ontario Human Rights Commission but the United Nations.

- **1995**

- Hamilton East MPP, Dominic Agostino, publicly states that the "people within the [Ministry of Health] had advised" that Henderson Hospital was slated to close. Initial announcements of hospital closures appear to be rumours.
- In February 1995, Hamilton-Wentworth District Health Council establishes the HATF with a purpose "to suggest how health care should be delivered in the face of unprecedented cuts in provincial funding."²¹⁶

- **1996**

- In January 1996, Hamilton Civic Hospitals finally implements changes toward fighting systemic racism in its hospital system. Changes include a pilot project "that offers referral, counselling, interpreting and advocacy services for Native patients."²¹⁷
- The project involves a partnership between the civic hospitals and health services from the Six Nations of the Grand River.
- HATF's report is released on March 4, 1996 and is immediately met with controversy from the Hamilton and area community.
- ACHN produces a counterproposal to HATF's. It is also met with controversy.
- In late June 1996, HHSC forms. It is composed of Hamilton General Hospital, Henderson Hospital, McMaster University Medical Centre, and Chedoke Hospital.

- **1997**

- The Henderson Hospital Maternity Ward closes on September 14, 1997.

²¹⁶ Morrison and Peters 1996a

²¹⁷ Herron 1996:C4



- **2000**
 - HRCC's planned \$45 million expansion is put on hold as the HHS faces the largest operating deficit of any hospital in Ontario up to that point, at more than \$40 million.
 - PricewaterhouseCoopers publishes a scathing report placing blame for the deficit on HHS leadership.
 - Provincial Health Minister, Elizabeth Witmer, appoints president of Toronto East General Hospital, Ron Mulchey, as supervisor and decision-making authority over the HHS.
 - On May 10, 2000, Health Minister Witmer erases the HHS deficit by personally issuing a \$42.9 million cheque.
 - Despite delays, the HRCC's planned expansion forges ahead. The Mount Hamilton Hospital Ward building, constructed in 1915, is demolished for the expansion.
- **2002**
 - Charles and Margaret Juravinski provide \$5 million to the HRCC Foundation's "Hope Can't Wait" capital campaign that is geared toward funding the centre's expansion. The HRCC is renamed Juravinski Cancer Centre.
- **2003**
 - The Juravinski Cancer Centre is expected to open the spring of 2003. The cost of the expansion ends up costing \$56 million, \$11 million more than initial estimates.
 - Hamilton Mountain MPP, Marie Bountrogianni is appointed a seat in the Ontario cabinet. Having fought to save Henderson from closure she pushes for \$93 million in provincial funds for a \$134 redevelopment project of Henderson Hospital.
- **2005**
 - In April 2005, *The Hamilton Spectator* reports on a \$137 million redevelopment project for Henderson General Hospital with plans for a 350,000 ft² building and updates to existing space.
- **2006**
 - To commemorate their 50th wedding anniversary, Charles and Margaret Juravinski donate \$15 million to HHS. In recognition of their contribution, HHSC announces that it will rename Henderson General Hospital to Juravinski Hospital and Cancer Centre once the expansion is completed.
 - On November 3, 2006, IO sends out a request for qualifications for the HHS's expansion.
 - HHS commissions Zeidler Partnership Architects in association with Garwood-Jones & Hanham Architects, as consultants for the redevelopment project.
 - Ellis Don leads the construction team.



- **2007**
 - Demolition of what is referred to as 70 Wing South, a part of the 1954 section of the hospital occurs to clear space for the 400,000 ft² addition.
- **2008**
 - Construction for the hospital redevelopment (the construction of Sections A, B, and C) officially begins on February 15, 2008 when HHS board members, staff, doctors, and volunteers met with Minister of Public Infrastructure Renewal, David Caplan; Minister of Government and Consumer Services and MPP for Ancaster-Dundas-Flamborough-Westdale, Ted McMeekin; and MPP Hamilton Mountain, Sophia Aggelonitis.
- **2010**
 - As part of Phase IB of construction, the Nurses' Residence (50 Wing) is demolished for additional parking on the property.
 - Phase IA of construction is completed in the summer of 2010 and on August 1, patients and staff are moved into the new facility.
- **2012**
 - Phase IB of construction is completed and an opening ceremony for Juravinski Hospital is held in May.
 - Almost immediately following construction, there is discussion of Phase 2.
- **2020**
 - IO earmarks \$1 billion as part of Phase 2 of updates and expansion to Juravinski Hospital.
- **2021**
 - The City of Hamilton lists the property on its heritage register, in particular for the potential cultural heritage value of the Maternity Wing (M Wing).
- **2022**
 - Charles Juravinski dies on February 15, 2022 at the age of 92. Donations by him and Margaret Juravinski had reached \$60 million or 83 percent of the sale price of Charles' Flamboro Downs horse racing track.

7 EXISTING CONDITIONS

A site visit to the Subject Property was undertaken by Hayden Bulbrook and Elisabeth Edwards of TMHC on May 16 and 17, 2023. This section details current conditions. A high-level condition assessment is included in this CHER review using the following definitions:

- **Good condition:** The building or landscape feature appears intact with superficial or no visible damage, wear, or erosion ranging from not present to superficial. Building envelopes appear intact and building facilities such as HVAC and electricity are functioning to maintain the structure.
- **Fair condition:** The building or landscape feature appears structurally intact with moderate visible damage, wear, or erosion. Building envelopes may have limited loss of integrity resulting in some damage to the interior. HVAC and electricity may or may not be functioning.
- **Poor condition:** The integrity of the building or landscape feature appears compromised or in danger of being compromised. Building envelopes are breached in multiple locations resulting in significant damage to the interior.

These conditions help inform consideration of the integrity of structures and landscapes on the Subject Property. Integrity refers to the legibility of historical attributes and their relationships to one another. High integrity means these attributes remain discernable and their relationships have not been diminished or irreversibly altered. Low integrity means these attributes and relationships are no longer present or they are no longer recognizable as such. For example, a historic structure may have high integrity if it retains key stylistic architecture features such as a hipped roof with projecting eaves and corbels on an Italianate house. If these or other features are missing, the integrity of the building is diminished. It should be noted that condition is not synonymous with integrity although poor conditions can contribute to a loss of integrity over time.

7.1 711 Concession Street

The Juravinski Hospital property at 711 Concession Street is composed of multiple structures that have been added throughout its century-long history as a healthcare institution. Oriented on an east-west axis, the hospital faces Concession Street to the south (Image 38). Owing to multiple additions on the property throughout its history, there is a lack of symmetry and instead an eclectic mixture of architectural styles, which is not altogether uncommon for hospital architecture in Ontario. Most of the structures are connected to one another by above and below ground passageways. Generally, the form of the property's architecture is of low massing with the Maternity Wing (capping the height of the complex at about six stories. Various treatments and fenestration are also present, such as the reddish-brown brick juxtaposed against pale green glazing and spandrels comprising Sections E and F (the 1963-65 portions of the former Henderson General Hospital). The pale green colouring, which was a signature of architect J.D. Kyles, contrasts with the darker green of the fenestration applied to Section A. Pale green and blues are also applied to Section J which further signifies cohesion across the complex. The concrete banding of Section J complements that of the Maternity Wing; however, the red brick contrasts sharply with the brown and tan rug brick of the latter.

Sections and components such as Section G (1963-1965), Section K (1995), and the Tunnel (1932) are barely visible or not visible at all from street-level elevations.

The most recently constructed sections are Sections A, B, C which are located at the eastern end of the property closest to the Sherman Access. The main, south-facing entrance connects to Section A from Concession Street (Image 39). It has a concave entryway with a cantilevered portico. The building's façade is entirely covered in windows with aluminum mullions (Image 41). The structure is connected to two adjoining wings: Section B and Section C to the east and Section F to the west. The rear (north) elevation of Section A contains large, trapezoid-shaped windows, corrugated metal siding, and stepped massing. Section A is in good condition.

The main (south) elevation of Section B incorporates various geometric forms and materials and presents an undulating façade with projecting bays that create additional depth (Images 40-41). The building is clad in red Roman brick and contains a variety of windows and glass elements. The dark windows are emphasized by contrasting aluminum mullions and metal paneling. The lower level of Section B is positioned below street level and is supported by concrete pilotis. Section B is in good condition.

Section C is located at the northeast end of the property (Image 42). Its main component is the east-facing ambulatory entrance to the emergency department that connects to Concession Street. The east elevation follows a modular design that blends seamlessly with Section B in terms of materials and design. A two-storey block extends over the emergency department passageway on pilotis and features window bays containing tinted glass and charcoal-coloured spandrels. Although centred on the east elevation, a stairwell with vertically oriented breaks the relative symmetry of this façade. The building is connected to Section A to the west and Section B to the south. Section C is in good condition.

Sections E, F, and G, which comprise the remaining parts of the former Henderson General Hospital are in good condition (Images 43-45). Though integrated into the 2008-2012 redevelopment at the east end of the property, Sections E and F still retain their form, material composition of reddish-brown brick, light green spandrels, and geometric fenestration. While constructed with Modernist principles in mind, the execution of these sections are unremarkable and utilitarian.

Section H, which faces Mountain Park Avenue, is in good condition (Image 46). Connected to Section G, located to the south, it is composed of a reddish-brown brick atop a podium of ribbed cast-in-place concrete. Angled aluminum-plated sections project from the upper level of the north and west elevations and feature recessed bays of fixed windows with aluminum mullions and sashes. A loading bay accessible from Mountain Park Avenue descends below ground to the basement level.

Section J is located at the south end of the property (Images 47-48). It is a four-storey building composed of red brick and concrete and has Postmodern architectural influences. The main (south) elevation contains the main entrance which is emphasized by a projecting canopy supported on concrete columns. A selection of materials and modular massing create an eclectic design which is dominated by its fenestration. The central portion of the building contains glass windows and metal sheeting which are bisected by a grid-like concrete substructure. Several square structures made from glass block are also set into the façade. A series of balconies and enclosed spaces, covered by a canopy of triangular, turquoise glass and metal trusses, create a stepped design. The east wing of Section J terminates in a pair of towers featuring dichromatic brickwork and concrete detailing around the windows of the upper floor windows. Containing stairwells, the towers include narrow full height insets of glass block. A rectangular red brick addition, constructed c.2002, extends north from the east wing. At the southwest corner, a large 90-degree bay projects from the third and fourth storeys of building. Clad in curving cast concrete panels, the bay is supported by several concrete columns, two-storeys in height. This building is in good condition.

Section K is an interior industrial building on the property that acts as a cogeneration facility that supplies a stable and uninterrupted power supply to the hospital complex (Image 49). This utilitarian structure is clad in yellow brick contains three large cooling towers and a chimney that exceeds the height of all the structure on the property. This structure was not directly documented during the site visit.

Section L is a rectangular building bookended by rounded towers which contain the structure's stairwells (Image 50). The main (northeast) elevation of Section L is characterized by a series of recessed windows arranged in a linear, symmetrical fashion save for a glass solarium on the upper southeast corner. A L-shaped cylindrical tower with a largely glass façade extends from this elevation. A small balcony connects the tower to a south-facing wing. The southwest elevation also has an upper floor balcony. The west elevation was constructed against the easternmost wing of the former Mount Hamilton Hospital Maternity Wing to provide access between the two buildings. A second, identical tower extends from the northwest-facing wall. The building utilizes common material choices including brown brick, fenestration, including recessed windows, and irregular shapes which are most notably captured in the solarium and rounded stairwells. It is in good condition.

The Maternity Wing is the most architecturally remarkable building on the property and demonstrates influences from the Art Deco, Edwardian Classicism and the Modern Classicist styles which were widely adopted throughout the 1920s and 1930s (Images 51 -52). The building's stepped façade with low parapet walls and a flat roof are characteristic of Art Deco design. Simple brick pilasters provide dimension which is contrasted by the limestone façade used on the first and second stories of the structure. Section M features an arcade of three arches and a balcony on the upper floors which provided patients with direct access to fresh mountain air views of the city below the escarpment. Additional open-air balconies on the third, fourth and fifth floors have since been enclosed as evidenced by the light brick applied to these sections.

The first and second storeys of the Maternity Wing are clad in limestone that demonstrate the application of a restrained Modern Classicism with details including dentils and fluted pilasters. The original entryway has been replaced by a modern glass and concrete vestibule to provide accessible entry to the building. The west elevation of the Maternity Wing building features a small brick addition which was added at a later date. A Neoclassical stone portico was retained from the c.1918 Nurses' Residence when it was demolished in 2010, and was mounted on this elevation. The south elevation of the Maternity Wing building extends into a narrow wing, creating a T-shaped footprint. Art Deco motifs continue around the exterior of the building; however, several windows have since been covered with brick. The large arched balconies on the upper floors have also been enclosed with brick at the south elevation. The east elevation extends into a three-storey wing which connects to Section L. This building is in fair condition, and retains significant integrity even with the additions and changes that it has experienced over the last century.

Section N is an unremarkable low-slung building constructed between 2002 and 2005 as part of the Juravinski Cancer Centre expansion (Image 53). As such, it features many of the same treatments as Section K including horizontal glazed bands with aluminum mullions and red brick cladding atop a concrete foundation. The roof of this structure is flat. It is one of the few buildings on the property that has an exterior that is detached from other sections. The building is in good condition.

Section O is a free-standing structure located north of the Maternity Wing (Image 54). The small, single-storey structure reflects Postmodern influences in its design. The rectangular structure has a gabled part that extends from the west elevation. The west elevation of this part is mostly glazed with glass block arranged in a typical grid pattern and presumably contains a staircase leading to the underground level of the building. Two

entranceways are located on the recessed part of the west elevation as is a ventilation shaft that is partially covered in rolled steel cladding. The exterior of the building is clad in ashlar faced concrete blocks that transitions to smooth-faced concrete blocks along the frieze. The north elevation features four glass block windows arranged in a symmetrical fashion. The flat roof and triangular gable are clad in a blue-green patina coloured aluminum intended to resemble weathered copper. The southern elevation has several smaller glass block windows and a shed-style addition extending from the southeast corner. The east elevation has two other ventilation shafts. The structure's massing is relatively small in comparison to surrounding structures such as the former Maternity Ward and Section L (Lakeview Lodge). To the northwest of Section O, a series of pipes and a vent rise from the below-ground below. Access to the interior of the building was not obtained during the site visit undertaken by TMHC staff. The exterior is in good condition.

Section R is an Art Deco influenced structure that was built contemporaneously to the c.1932 Maternity Wing. It has a north-facing stone façade that is dominated by three large rectangular windows which would have once provided a look out to the Sherman Access Road but have since been covered by corrugated metal sheets (Image 55). The inset windows are surrounded by simple pilasters which are characteristic of Art Deco structures and lend a sense of verticality which help the building to blend into the face of the escarpment. Additional Art Deco influences include the denticulated cornice along the roofline. Two access doors are located at the bottom of the building. The exterior walls in this area have been vandalized with graffiti. The roofline is parallel with Mountain Park Avenue and is currently used for parking. The building is in fair condition and retains significant integrity, particularly with respect to its exterior.

Though most sections are connected, a distinct underground tunnel is situated at the northwest end of the property and connects Section L, the Maternity Wing, and the Powerhouse. Tunnel access is located in the basements of Section L and the Maternity Wing (Image 56). Only the north-south connection between the Maternity Wing and the Powerhouse was observed by TMHC staff, but the tunnel was observed to be in good condition.

The Parking Garage is the easternmost structure on the property (Image 57). It is composed of cast-in-place concrete that is highly utilitarian in design, though features panelling to break up some of the massing. It has an open-air design that is staggered to provide six levels of parking in a manner that lowers its massing to a long, low horizontal structure that extends north-south approximately halfway across the block on the east side of Poplar Avenue. The structure is in good condition.

Image 38: Juravinski Hospital Main Entrance (Section A)

Looking Northeast



Image 40: Section B Along Concession Street

Looking Northeast

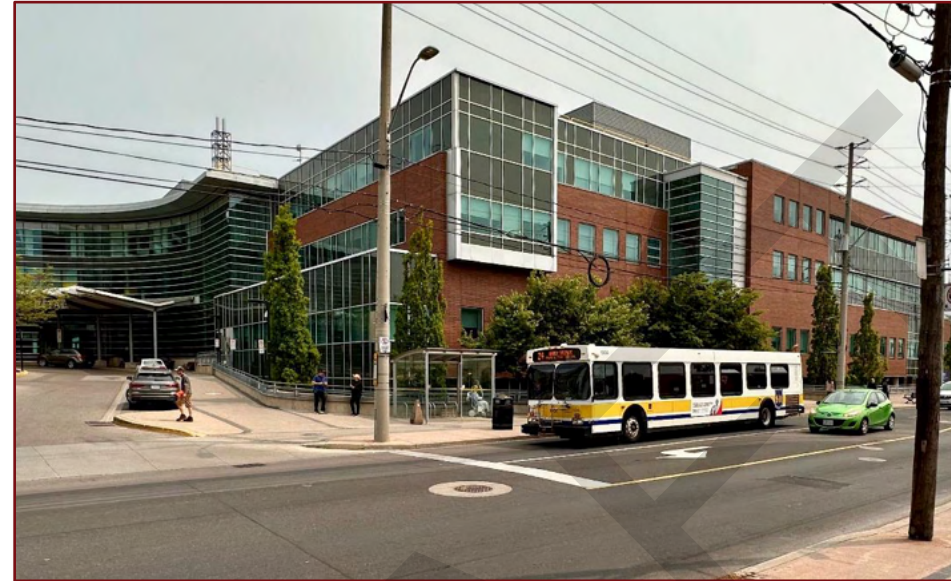


Image 42: North and East Elevations of Section C

Looking West



Image 39: Driveway to Main Entrance of Section A

Looking North



Image 41: South Elevation of Section B Along Concession Street

Looking North

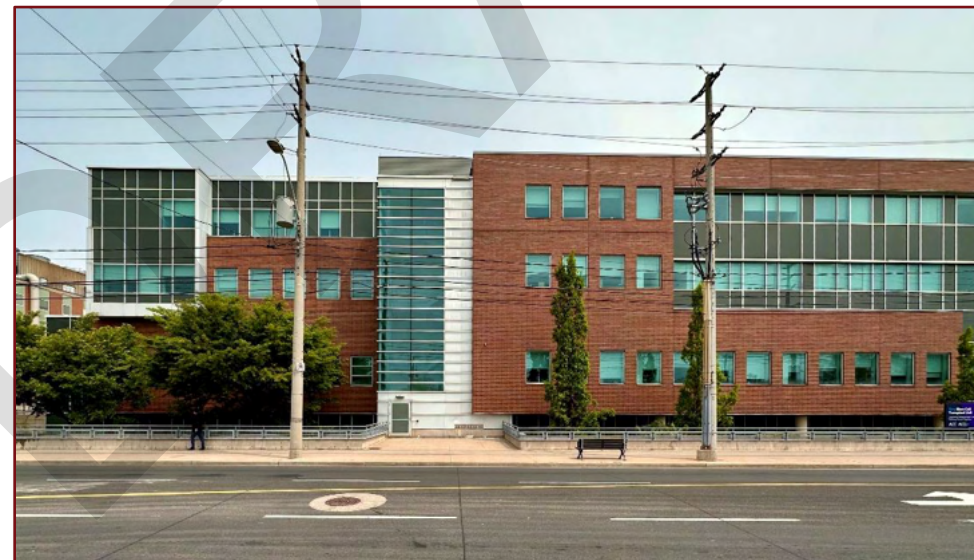


Image 43: West and North Elevations of Section E

Looking Southwest



Image 44: Massing of the Section F

Looking Northwest



Image 46: North and West Elevations of Section H

Looking Southeast



Image 48: South Elevation of the Juravinski Cancer Centre

Looking Northwest



Image 45: Glazed South Elevation of Section G

Looking North



Image 47: Massing of the Juravinski Cancer Centre (Section J)

Looking Northwest



Image 49: 3D Satellite Imagery of Section K

Source: Google Earth



Image 50: Northeast Elevation of Section L

Looking Southwest



Image 52: West Elevation of the Maternity Wing

Looking South



Image 54: West and North Elevations of Section O

Looking Southeast



Image 51: North Elevation of the Maternity Wing

Looking South



Image 53: West and South Elevations of Section N

Looking North



Image 55: North Elevation of the Powerhouse

Looking Southeast



Image 56: North-South Passageway of Tunnel

Looking North

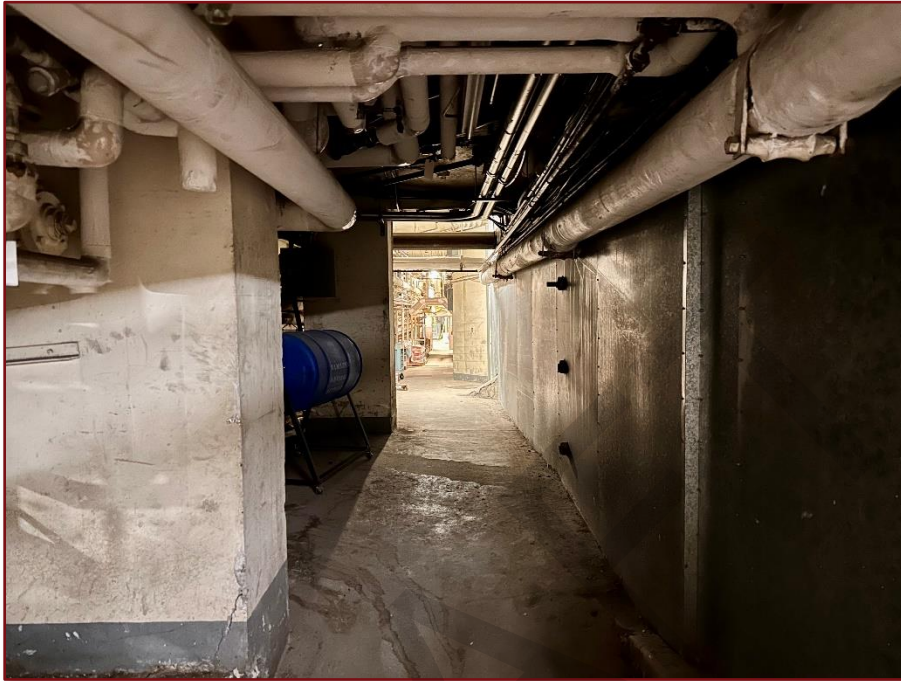


Image 57: Parking Garage

Looking Southeast





7.2 Contextual Environment

The Subject Property encompasses 5.6 ha (13.8 ac) of land at 711 Concession Street in the City of Hamilton (Map 1). The property occupies the northern ridge of the Hamilton Mountain, which is part of the Niagara Escarpment, between Sherman Access Road and Concession Street. The property is bounded to the west by Poplar Avenue, to the north by Mountain Park Avenue, and to the south of Concession Street. This area is mostly treed and slopes downward toward the lower part of Hamilton (Images 58-59). The hospital's location along the brow affords visitors and patients alike with views of Hamilton, Burlington Bay, and the Burlington Bay James N. Allan Skyway Bridge (Image 60).

The Sherman Cut which provides mountain access via the Sherman Access is located immediately to the east of the property (Images 61-62). This two-lane paved roadway is flanked by the escarpment which it is cut into. It carries traffic in a north-south direction beneath Mountain Park Avenue and Concession Street to Crockett Street just east of Upper Sherman Avenue. Further east and southeast of the Sherman Cut are apartment blocks and residential streets.

To the south, the property is bounded by Concession Street. The street commences at Belvidere Avenue to the west and terminates at Mountain Brow Boulevard near East 43rd Street to the east. Concession Street is mainly commercial in nature between Upper Wellington Street and Upper Sherman Avenue (Images 63-64). A six-storey parking garage and at-grade parking is located immediately south of the hospital as is a convenience store, a mid-20th century apartment block and a small handful of business blocks.

A residential block bounded by Concession Street to the south, Poplar Avenue to the east, Mountain Park Avenue to the north, and Viewpoint Avenue to the west is located west of the Subject Property. It is composed mainly of early-to-mid-20th century houses including modest bungalows on Poplar Street that face the hospital (Image 65). Of note, are two churches within this block, the Sacred Heart Roman Catholic Church at 264 Mountain Park Avenue and the St. Stephen on the Mount Anglican Church, at 625 Concession Street. Both are included on the City of Hamilton's Inventory of Places of Worship in Hamilton and the city's interactive cultural heritage resource mapping (Images 66-67).

The lands surrounding the Subject Property feature a diversity of uses, including institutional, residential, and recreational. The Escarpment Rail Trail, a repurposed CN rail line that was transformed into a walking trail in 1993, is situated north of Mountain Park Avenue.²¹⁸ The property is located approximately 5.4 km southeast of downtown Hamilton.

²¹⁸ Ontario Trails n.d.

Image 58: Rock Edge of Mountain Brow North of Juravinski
Looking Southeast

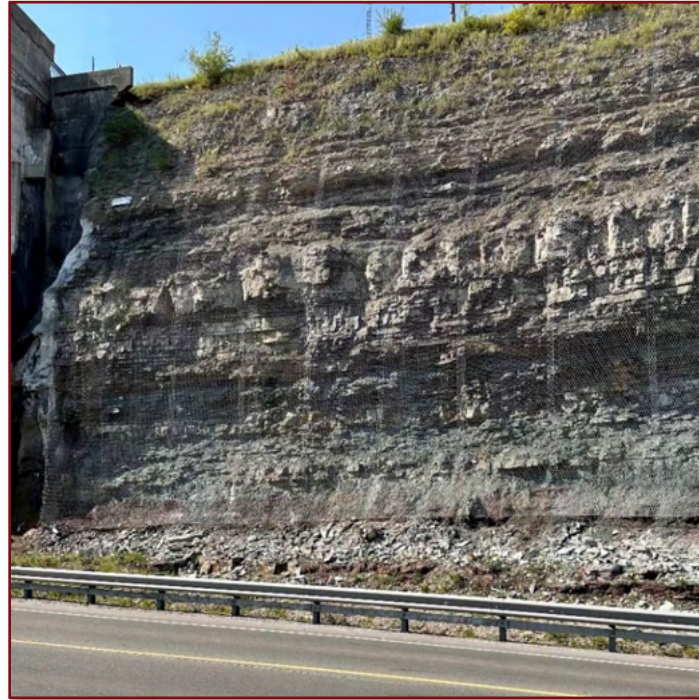


Image 60: Lower Hamilton from a Maternity Wing Balcony
Looking North

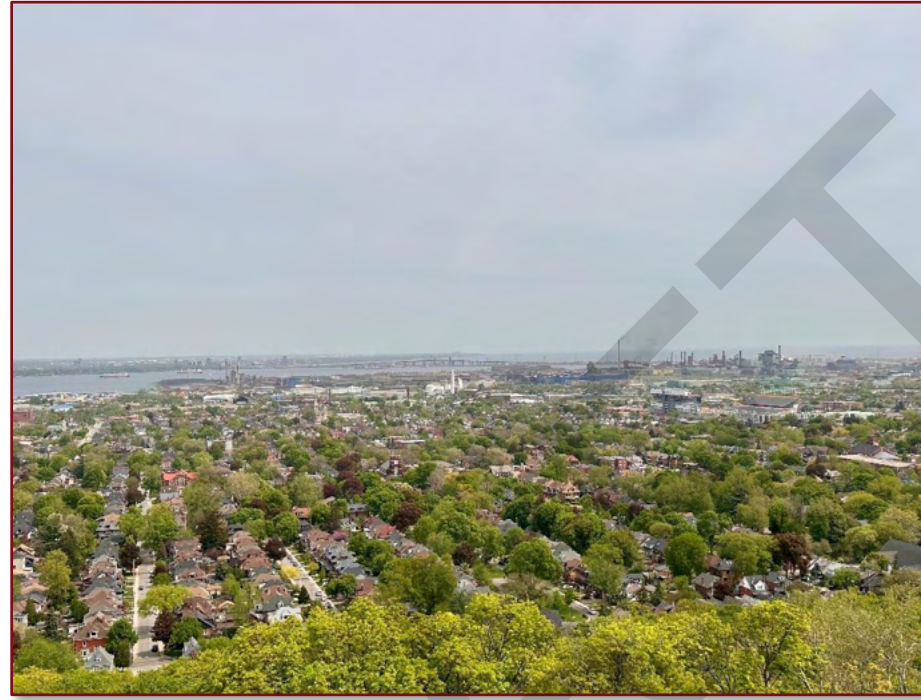


Image 62: The Sherman Cut East of Juravinski Hospital
Looking South

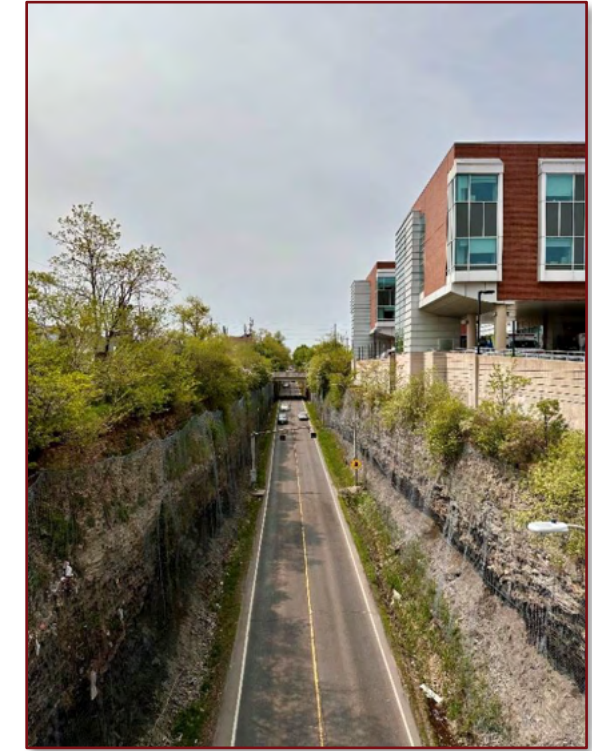


Image 59: The Mountain Brow North of Juravinski Hospital
Looking West



Image 61: Intersection of Sherman Access and Sherman Cut
Looking Northwest

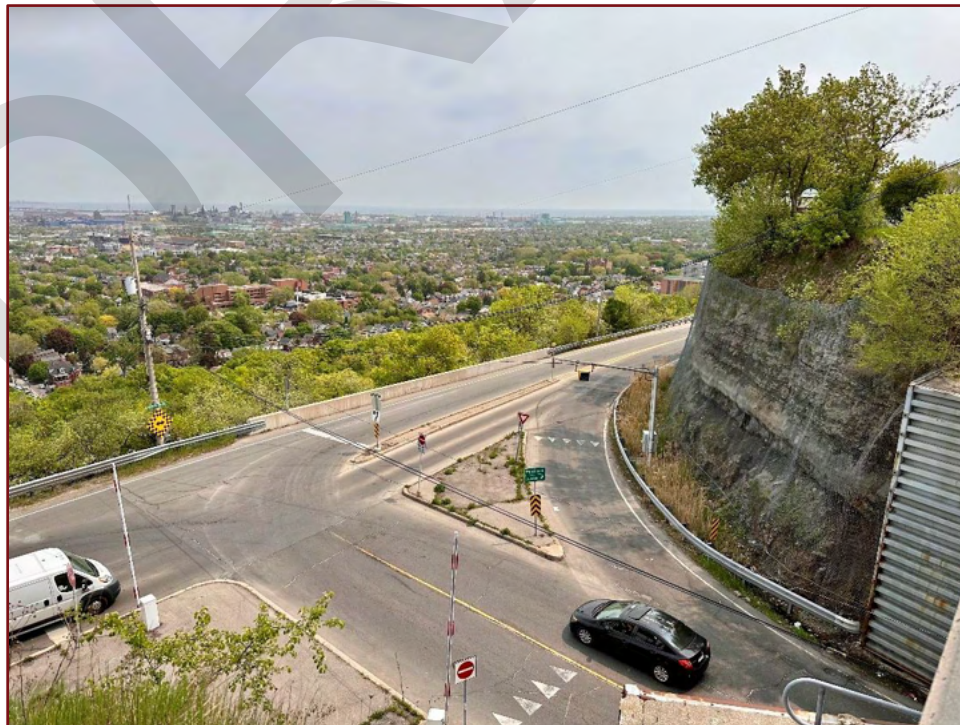


Image 63: Concession Street Streetscape
Looking West



Image 64: Commercial Character of Concession Street

Looking East



Image 65: Small Bungalows Along Poplar Avenue

Looking Southwest



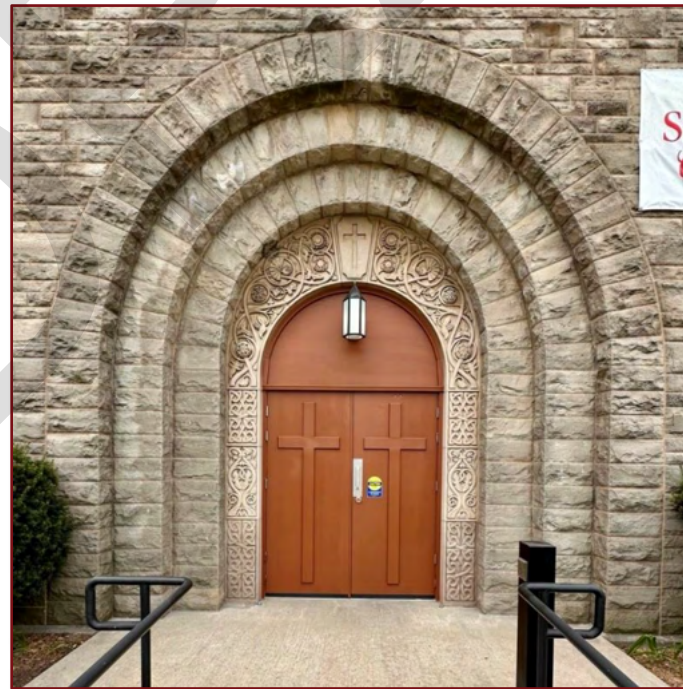
Image 66: St. Stephen on-the-Mount Anglican Church

Looking Northeast



Image 67: Ornate Entry of Sacred Heart Parish

Looking South



8 POLICY CONTEXT

8.1 City of Hamilton Urban Hamilton Official Plan (2009)

The Urban Hamilton Official Plan was adopted by Council in 2009. Section 3.4 of the Official Plan relates to cultural heritage resources and includes a broad objective to “Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.” Closely related, Section 3.4.1.5 states to “Encourage the rehabilitation, renovation, and restoration of built heritage resources in order that they remain in active use Heritage Designation.”

Section 3.4.2.1 of the Official Plan provides General Cultural Heritage Policies and states the following relevant objectives:

- e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners, and provide guidance on sound conservation practices.
- f) Support the continuing use, reuse, care, and conservation of cultural heritage resources and properties by encouraging property owners to seek out and apply for funding sources available for conservation and restoration work.
- h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.’
- i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton’s cultural heritage resources.

The following framework under Section 3.4.2 provides further policies regarding the conservation of built resources and designation stating that:

3.4.5.2 The City shall encourage the retention and conservation of built heritage resources in their original locations. In considering planning applications under the Planning Act, R.S.O., 1990 c. P.13 and heritage permit applications under the Ontario Heritage Act, there shall be a presumption in favour of retaining the built heritage resource in its original location. (OPA 167)

3.4.2.3 The City may by by-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the Ontario Heritage Act, including buildings, properties, cultural heritage landscapes, heritage conservation districts, and heritage roads or road allowances.

Section 2.4.2.11 outlines policies regarding cultural heritage impact assessments stating that a *cultural heritage impact assessment* (OPA 57 and OPA 64)

- a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or

redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

- i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;
 - ii. Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City's Register of Property of Cultural Heritage Value or Interest;
 - iii. A registered or known archaeological site or areas of archaeological potential;
 - iv. Any area for which a cultural heritage conservation plan statement has been prepared; or,
 - v. Properties that comprise or are contained within cultural heritage landscapes that are included in the Register of Property of Cultural Heritage Value or Interest.
- b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources included in the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.

8.2 Niagara Escarpment Plan (2017)

The Niagara Escarpment Plan was approved by the Lieutenant Governor in Council and placed in effect on June 1, 2017 and last consolidated on April 5, 2021. Section 1.3 outlines the Escarpment Natural Area and policies aimed to protect and enhance these natural areas including the objective "To conserve cultural heritage resources, including features and areas of interest to First Nations and Métis communities."²¹⁹

Similarly, Section 1.7 which relates to Urban Area, notes that "Growth and development in Urban Areas shall be compatible with and provide for... the conservation of cultural heritage resources, including features of interest to First Nation and Métis communities."²²⁰

Section 2.10 relates to cultural heritage and states the following objective and relevant policies:

The objective is to conserve the Escarpment's cultural heritage resources, including significant built heritage resources, cultural heritage landscapes, and archaeological resources.

1. Development shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources are conserved;
2. Where proposed development is likely to impact cultural heritage resources or areas of archaeological potential, the proponent shall undertake a heritage impact assessment and/or archaeological assessment. The proponent must demonstrate that heritage attributes will be conserved through implementation of proposed mitigative measures and/or alternative development approaches.

8.3 Planning Act (1990)

The *Planning Act* is a piece of provincial legislation that provides stipulations for the land use planning process in Ontario, such as the identification of provincial interests and tools for the responsible management of resources including cultural heritage and archaeological resources.

²¹⁹ Government of Ontario 2021:14

²²⁰ Government of Ontario 2021:36



2. The minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Section 3 of the *Planning Act* indicates that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement (PPS), a document that identifies matters of provincial interest to be considered during land use planning.

8.4 Provincial Policy Statement 2020 (PPS 2020)

The following sections of the PPS 2020 are relevant to the Subject Property.

Section 2.6 identifies the following relevant policies related to cultural heritage and archaeology.

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved;
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved;
- 2.5.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved;
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources; and
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

Section 6.0 provides the following definitions relevant to the Subject Property.

- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- **Heritage attributes:** means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).
- **Conserved:** means the identification, protection, management and use of the built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has



been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

8.5 Ontario Heritage Act (OHA 2005)

The *OHA* provides a framework for municipalities in Ontario to ensure the conservation of properties with cultural heritage value or interest, including the capacity to designate heritage properties.

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if:

- (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and
- (b) the designation is made in accordance with the process set out in this section.

Under the *OHA*, O.Reg. 9/06 (as amended by O.Reg. 569/22) provides the criteria for determining a property's cultural heritage value or interest:

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2).

Designated properties appear on a municipality's register of heritage properties:

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest.

This register also may include so-called listed properties:

27(3) In addition to the property listed in the register under subsection (2) [designated properties], the register may include property that has not been designated under this Part if,

- (a) the council of the municipality believes the property to be of cultural heritage value or interest; and
- (b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria.

The criteria for both listing and designation are as follows according to s.1(2) of O. Reg. 9/06 (as amended by O.Reg. 569/22):

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.



3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

The O.Reg. 9/06 (as amended by O.Reg. 569/22) and 10/06 criteria are listed and applied to the Subject Property in an accompanying CHERR.

8.6 Standards and Guidelines for the Conservation of Provincial Heritage Properties (2010)

The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* were issued by the government of Ontario in 2010 under the authority of Part III.1 of Section 25.2 of the *Ontario Heritage Act*. These standards and guidelines apply to properties owned or controlled by the Government of Ontario or a prescribed public body and provide a comparable standard of identification, evaluation, and protection as already exists for private property through designation. The general provisions of the standards and guidelines applicable to the Subject Property are:

- Ministries and prescribed public bodies shall:
 - A.1. Recognize, manage, and use provincial heritage properties as assets that can support ministry or public body mandates and contribute to the social and economic well-being of Ontario's communities;
 - A.2. Be accountable for all decisions affecting the cultural heritage value of property in their care and shall integrate provisions for conserving provincial heritage properties into decision-making processes in property planning and asset management;
 - A.3. Base decisions affecting a provincial heritage property on appropriate studies and research (including analysis of physical, documentary, and oral evidence), aimed at understanding the property's cultural heritage value, including its level of significance (e.g., local, provincial, etc.), the impact of proposed activities on its cultural heritage value and heritage attributes, and measures to mitigate these impacts;



A.4. Engage groups and individuals with associations to a provincial heritage property by providing them with opportunities to participate in understanding and articulating the property's cultural heritage value and in making decisions about its future;

A.5. Establish and maintain a cultural heritage conservation policy and procedure(s) for identifying and managing provincial heritage properties, including objectives and targets and a commitment to continual improvement. The policy and procedure(s) should be available for review by the public; and

A.6 Follow their cultural heritage policy and procedure(s) in complying with these Standards and Guidelines.

This report fulfills the mandatory requirements of the standards and guidelines document to produce a Cultural Heritage Evaluation Report (CHER) and follows the prescribed evaluation methodology for identification and evaluation outlined in section B.2., requiring consultants to:

- 1) Prepare a description of the property;
- 2) Gather and record information about the property sufficient to understand and substantiate its heritage value;
- 3) Determine cultural heritage value or interest (CHVI), including potential provincial significance, based on the advice of qualified persons and with appropriate community input. If the property meets the criteria in Ontario Regulation 9/06 (as amended by O.Reg.569/22), it is a provincial heritage property. If the property meets the criteria in Ontario Regulation 10/06, it is a provincial heritage property of provincial significance;
- 4) Document the identification process with a written account of the research and the evaluation; and
- 5) For each provincial heritage property, prepare a Statement of Cultural Heritage Value (SCHV) and a description of its heritage attributes.

9 COMMUNITY INTEREST AND ENGAGEMENT

9.1 Previous Community Engagement

There has only been one known previous study of the Subject Property, which was undertaken by the City of Hamilton as part of the addition of 711 Concession Street as a listed property in the City's Municipal Heritage Register. This study did not engage in community engagement.

9.2 Project Specific Community Engagement

This CHER and the subsequent CHERR involve two phases of community engagement.

Engagement Phase I involved the development of a study-specific engagement strategy and the identification and notification of stakeholders and Indigenous communities.

Based on direction from IO, TMHC identified the following stakeholders and Indigenous communities and organizations and other stakeholder groups:

- Former and current user groups
 - Hamilton Health Sciences (through coordination with IO);
- Indigenous communities and organizations:
 - Haudenosaunee Confederacy Chiefs Council (via the Haudenosaunee Development Institute);
 - Huron-Wendat Nation;
 - Mississaugas of the Credit First Nation; and
 - Six Nations of the Grand River;
- Municipal entities:
 - City of Hamilton Cultural Heritage Planning; and
 - Hamilton Municipal Heritage Committee;
- Local heritage advocates:
 - Architectural Conservancy of Ontario – Hamilton Branch;
 - Concession Street Business Improvement Area (BIA);
 - Hamilton Civic Museums;
 - Hamilton Mountain Heritage Society;
 - Heritage Hamilton Foundation; and
 - Ontario Heritage Trust;
- History Research Resources:
 - Hamilton Public Library; and
 - Health Sciences Archive, McMaster University.

Engagement Phase I began with a notification email including a description of the project and an invitation to provide comments and share information provided to identified Indigenous groups and stakeholders at the outset of consultation.



9.3 Indigenous Communities and Organizations

In early August, 2023, TMHC sent notification emails, including a description of the project and an invitation to provide comments and share information to Indigenous communities and organizations. The specific responses are outlined below.

9.3.1 *Haudenosaunee Confederacy Chiefs Council*

TMHC had a meeting with Sharann Martin of the Haudenosaunee Development Institute on September 5, 2023 to discuss the project scope and the potential for community input. On September 11, 2023, example CHER reports were sent to her, for information only.

9.3.2 *Mississaugas of the Credit First Nation*

On September 1, 2023, Mark LaForme of Mississaugas of the Credit First Nation responded to David Addington of IO noting that Darin Wybenga of MCFN is prepared to work with TMHC and IO on a history summary of the MCFN for inclusion in the CHER. Via Addington, Wybenga provided TMHC with a history of MCFN on September 11, 2023.

9.3.3 *Six Nations of the Grand River*

Tanya Hill-Montour of Six Nations of the Grand River responded to David Addington of IO in an email dated August 3, 2023, inquiring if there is archaeological potential for the Subject Property. She was in agreement with the Hamilton Archaeological Management Plan which showed the property to have low archaeological potential.

9.4 Municipal Entities

In early August, 2023, TMHC sent a notification email including a description of the project and an invitation to provide comments and share information to the City of Hamilton.

9.4.1 *City of Hamilton Cultural Heritage Planning*

On August 10, 2023, Alissa Golden, Program Lead, City of Hamilton Cultural Heritage, confirmed that the former Mount Hamilton Hospital building is listed on the Municipal Heritage Register and is a high priority property on the City's list of candidates for designation under Part IV of the *Ontario Heritage Act*. She further noted that Council directed staff to list the property and review it for designation on February 10, 2021 as part of Hamilton Municipal Heritage Committee Report 21-001, stemming from recommendations of the HMHC's Inventory and Research Working Group Meeting Notes from December 7, 2020.

9.4.2 *Hamilton Municipal Heritage Committee*

On August 8, 2023, Alissa Denham-Robinson, Chair of the Heritage Committee responded and advised that she would forward out email to Alissa Golden, City of Hamilton.

9.5 Local Heritage Advocates

9.5.1 *Hamilton Civic Museums*

An automated reply was received on August 8, 2023. There has been no additional correspondence.



9.5.2 Ontario Heritage Trust

The Ontario Heritage Trust (OHT) responded to the initial outreach email and confirmed that there are no plaques, OHT-owned properties, conservation easements, or Provincial Heritage Properties present on or adjacent to the Subject Property.

9.6 History Research Sources

9.6.1 Hamilton Public Library

Kelly Bucci of the Hamilton Public Library's Local History & Archives responded to TMHC on August 11, 2023 and provided scrapbook and microfilm newspaper articles regarding the construction of the hospital, its features, its surroundings, as well as the need for the hospital in the community.

9.6.2 Health Sciences Archive, McMaster University

Melissa Caza of McMaster University Health Sciences Archives responded to TMHC on August 8, 2023 stating that she was unable to provide information on the history of Juravinski Hospital.

Engagement Phase 2 will focus on the distribution of the draft CHER and summary of the CHERR conclusions to the Indigenous communities and stakeholders for their comments. Following the conclusion of active engagement and the incorporation of changes resulting from Engagement Phase 2, TMHC will prepare an updated engagement summary in this section documenting which stakeholders participated, how they were contacted, a general summary or list of substantive feedback received during both Engagement Phases 1 and 2, and a summary or how this feedback was reflected in the final CHER/CHERR.

10 COMPARATIVE SUMMARY

The buildings comprising the Juravinski Hospital were constructed throughout the 20th and early 21st centuries and represent a continuum of progress in the design and construction of public healthcare buildings in Ontario. The mono-block design and rural location of Mount Hamilton Hospital, constructed in 1919, represented a new era in Hamilton’s healthcare system which focused on therapeutic architecture and fixtures to attract wealthy patients. The Nora Frances Henderson Convalescent Hospital, constructed in 1954, represented the abandonment of therapeutic design during the advent of antibiotics and treatments which helped patients regardless of their environment. Modern additions to the hospital in 1963-1965, 1985, 1992, 1995, 2002, and 2008-2012 demonstrate the evolving role of architecture and design in patient care.

This section briefly summarizes the origins and current states (when applicable) of Hamilton’s earlier institutions, as well as several similar institutions constructed contemporaneously with the Subject Property in order to understand the context of Juravinski Hospital. The institutional history of Juravinski Hospital, especially following the Second World War, represents a marked architectural and philosophical departure from Hamilton’s earlier hospital history.

10.1 Hamilton General Hospital

Image 68: Hamilton City Hospital, 1910

Source: Toronto Public Library



Hamilton General Hospital was originally known as City Hospital. One of Hamilton’s earliest medical institutions, City Hospital, was located in a former hotel that had been converted to a charitable institution in 1853 to provide local “indigent” patients with medical care.²²¹ Despite two additions, the hospital became overcrowded, prompting the purchase of a large plot of land at Barton Street East and Victoria Avenue. The

²²¹ Cortiula 1995:32

new hospital was opened in 1882 based on the designs of architect Lucien Hills, who drew inspiration from the pavilion plan of hospital design (Image 68).²²²

The pavilion plan was inspired by the work of Florence Nightingale and other experts in miasma theory, who understood diseases to be spread through “bad air.” Buildings that allowed the circulation of fresh air and sunshine were thought to be health-giving. The new City Hospital was constructed in the Second Empire style and comprised a large administration building flanked by symmetrical wings. Both wings, separated by gender inside, featured large, open corridors with numerous windows to provide a constant supply of fresh air. The administration building featured a mansard roof with wrought-iron palisade combined with red and white patterned brickwork. As summarized by Cortiula, “The Lavish exterior reflected civic pride, the power of the medical establishment, and a desire to showcase the modern medical services that all progressive urban centres were to possess.”²²³ The hospital’s interior “delivered an intimidating impression to those entering the hospital doors”.²²⁴ These characteristics of hospital design persisted more generally into the early 20th century.

The Hamilton General Training School of Nursing was established at City Hospital in 1890, and a maternity hospital was added in 1892, followed by an operating theatre in 1893. In 1914, a separate children’s ward was established. City Hospital became Hamilton General Hospital in 1917. The city’s first cancer clinic – a precursor to the Juravinski Cancer Centre – was established at the General Hospital in 1938.²²⁵

The Subject Property shared similarities in both its early design and function with Hamilton General Hospital, most notably, through the prioritization of clean air in its design and its commanding massing and layout. However, although the pre-Second World War buildings comprising what was Mount Hamilton Hospital were grandiose, the zeitgeist of the early 20th century had begun a clear shift away from design manifestations of civic pride and accomplishment toward more pragmatic functions. External factors like war and economic depression as well as continued scientific development influenced hospital design and execution. These factors are evident in the Mount Hamilton period when the limited resources during the First World War; fiscal prudence following the war; and the Great Depression minimized the initial ambitious designs for a cohesive hospital campus.

The contemporary design of the Juravinski Hospital now contradicts the early ideals of the pavilion plan. As a scientific understanding of how illness is spread, the pavilion plan was abolished in favour mono-block designs which consisted of tall buildings with multiple floors rather than large wings which accelerated the spread of disease amongst patients. Similar to the Subject Property, much of the original Hamilton General Hospital is gone or has been integrated into other later buildings on the property. As developments in science and healthcare have evolved since the post-Second World War period, hospitals have consistently been redeveloped to meet contemporary needs. Accordingly, hospital campuses in Hamilton have seldom retained early 20th century structures where these had existed in the past. Despite the demolition of the Mount Hamilton Hospital in c.2000-2002 and the Nurses’ Residence (50 Wing) in 2010, the presence of the Maternity Wing on the Subject Property is a rare phenomenon.

²²² Cortiula 1995:33

²²³ Cortiula 1995:33

²²⁴ Cortiula 1995:33

²²⁵ HHS 2023b

10.2 St. Joseph's Hospital

Image 69: St. Joseph's Hospital, 1910

Source: Toronto Public Library



St. Joseph's Hospital was opened by the Sisters of St. Joseph of Hamilton in 1890. The Sisters arrived in Hamilton in 1852, treating the sick and the poor in makeshift hospitals and sheds along the Hamilton harbour.²²⁶ The Sisters moved into their first three-storey hospital building on John Street in 1890 which featured a balcony, reception rooms, and a chapel "elegantly furnished with crystal chandeliers."²²⁷ A surgical wing was added to the building in 1894. Undergoing numerous additions to the property throughout the 20th century, the 1890 building was demolished in 1966.²²⁸

From its inception, St. Joseph's Hospital hoped to attract well-to-do patients as the facility received no municipal support. It shares a similar history with St. Peter's Infirmary and is representative of the focus many Hamilton medical institutions had on attracting wealthy patients throughout the late 19th and early 20th centuries and demonstrates the influence that mandate had on the overall architecture and design of the facility (Image 69). St. Joseph's continues to operate in Hamilton as St. Joseph's Healthcare, expanding to two hospitals and one urgent care centre. It's main campus on Charlton Avenue is the largest acute-care hospital and the only academic and research hospital within the St. Joseph's Health System which is composed of six organizations across Ontario.²²⁹ The hospital shares a unique connection with the Subject Property as both organizations are affiliated with Margaret and Charles Juravinski who donated several million dollars to St. Joseph's. In return, the hospital named it's Centre for Integrated Healthcare at it's West 5th Campus after the

²²⁶ St. Joseph's Healthcare Hamilton 2014

²²⁷ Cortiula 1995:36

²²⁸ SJSNAA 2023

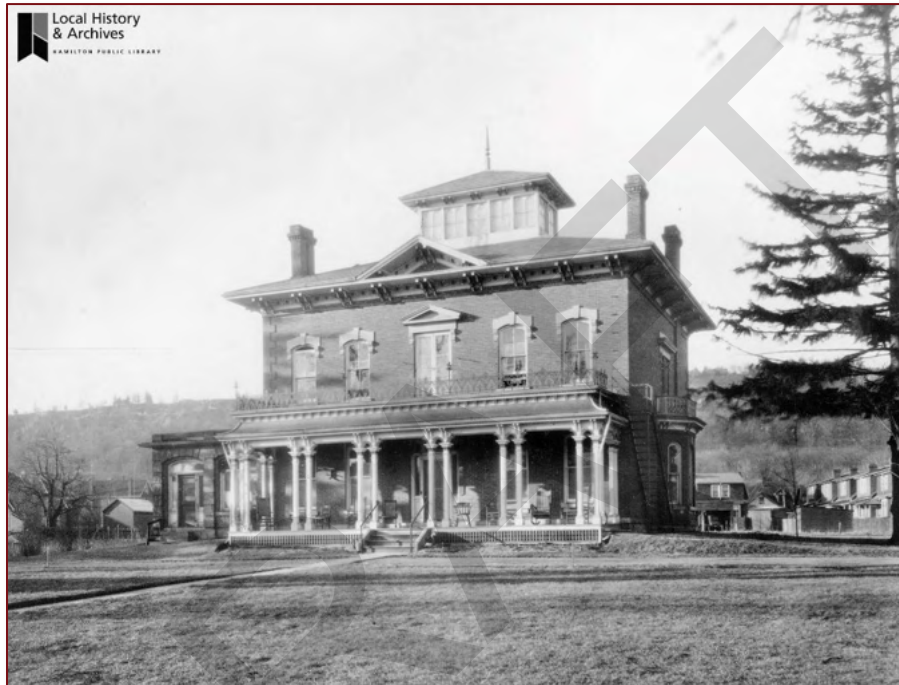
²²⁹ St. Joseph's Healthcare Hamilton n.d.

couple.²³⁰ Both Juravinski Hospital and St. Joseph’s Healthcare offer specialized patient care and training for medical professionals. St. Joseph’s is also a leader in robotic surgery and has one of the largest kidney programs in the province.²³¹

10.3 St. Peter’s Hospital

Image 70: St. Peter’s Infirmary, 1925

Source: Hamilton Public Library, Local History and Archives



St. Peter’s Infirmary was founded by Reverend Thomas Geoghegan of St. Peter’s Anglican Church in 1890. Geoghegan was inspired to create the hospital after several visits to City Hospital during which he realized Hamilton was in need of a hospital specializing in care for chronic medical conditions.²³² The Reverend raised \$9,000 to purchase the Springer Homestead – a large Italianate estate owned by early settler and United Empire Loyalist Richard Springer and his family since the 1830s (Image 70).

Known originally as St. Peter’s Home for the Incurables, the facility housed just 24 patients. Although the hospital helped to provide essential services for those in need of long-term care, the former residential building was incompatible with its new designation as a hospital. Despite the large windows, it was nearly always dark and gloomy. While gas jets and other light fixtures were installed in 1906, and walls were repainted, it did little to enliven the dismal environment inside. It was not considered a building which was compatible with progressive ideas about mental or physical healing.

Today, St. Peter’s Hospital continues to provide the Hamilton community with palliative care, medical and behavioral treatment, and “restorative rehabilitation.”²³³ The GERAS Centre for Aging Research, affiliated with

²³⁰ St. Joseph’s Healthcare Hamilton n.d.

²³¹ St. Joseph’s Healthcare Hamilton n.d.

²³² Cortiula 1995:37

²³³ HHS 2023c

McMaster University, is also based at the hospital. St. Peter's Hospital joined with Hamilton Health Sciences in 2008. The facility is representative of the early history of Hamilton's hospitals and demonstrates the beginning of the evolution of hospital care and rehabilitation, based on the 20th century scientific understanding of contagion and patient recovery. The Subject Property, specifically the original Mount Hamilton Hospital, represents the evolving ideology of space and design as a therapeutic component of hospitals which sought to delineate from early hospitals made from converted homes like St. Peter's which proved to be difficult to maintain a sanitary environment. The modern-day St. Peter's focuses on specialty services for populations like the elderly, similar to Juravinski's growing emphasis on cancer treatment and research. It appears that the Italianate structure on the property was demolished by the middle of the 20th century.

10.4 RCAF No. 2 Convalescent Hospital

Image 71: Movie Night at RCAF No. 2 Convalescent Hospital, 1945

Source: Library and Archives Canada



The RCAF No. 2 Convalescent Hospital at the Auchmar Mansion in Hamilton, was one of 11 properties loaned to the Royal Canadian Air Force during the Second World War to be used as convalescent hospitals. These facilities typically housed soldiers who were likely to fully recover and return to duty after a period of rest (Image 71). These men rarely needed medical treatment apart from “observation and rehabilitation.”²³⁴ Many convalescent hospitals were deliberately established on beautiful, well-landscaped properties to promote healing through nature and recreation. The first seven patients were airmen who were transferred from an informal convalescent home in Beaumaris, Muskoka to Auchmar Mansion on Hamilton's Mountain Brow in the fall of 1943. The hospital continued to operate until the end of the war in 1945.²³⁵ Auchmar Mansion was purchased by the Hungarian Sisters of Social Service in 1945 to be used as a retreat centre for the Hungarian

²³⁴ WWII US Medical Research Centre n.d.

²³⁵ Friends of Auchmar n.d.

parish and other local churches. The City of Hamilton took over ownership of the estate in 1999.²³⁶ The mansion is the only surviving country estate on the Hamilton Mountain and is currently used as a historical landmark and tourism destination.

Life at the Auchmar Hospital was a mixture of rest and rehabilitation. Many patients suffered from extensive burns to their extremities, which were treated with exercises, stretching, and dipping their hands in wax. They were also required to perform daily chores, while also enjoying all that Auchmar had to offer – including 9-hole golf course.²³⁷

While No. 2 Convalescent Hospital varies greatly from the early history of Juravinski Hospital, its principles of care centered around rest and rehabilitation situated within a luxurious setting are very similar to the early years of Mount Hamilton Hospital, with its home-like facilities and other similar institutions during the early 20th century.

10.5 Hamilton Asylum for the Insane

Image 72: Hamilton Asylum for the Insane, c.1900

Source: Hamilton Public Library, Local History and Archives



Opened in 1876, the Hamilton Asylum for the Insane became a destination for overflow patients from other facilities during the late 19th and early 20th centuries. Most of the original asylum was demolished as new buildings were added to the complex, but one notable remnant is Century Manor, constructed in 1884.²³⁸

Designed according to the Kirkbride Plan – a system of hospital design created by American psychiatrist Thomas Story Kirkbride – the Hamilton Asylum featured plenty of natural light and ventilation through a “bat wing” shaped floorplan with numerous hospital wings extending from a central building (Image 72). An emphasis on natural light and ventilation was particularly important for the treatment of tuberculosis. As Tara

²³⁶ Friends of Auchmar n.d.

²³⁷ Friends of Auchmar n.d.

²³⁸ Asylum Projects 2016

Jenkins summarized in “Children and Tuberculosis in Hamilton” “the recommended treatments for adults with tuberculosis were rest, fresh air, good food, and sunlight.”²³⁹ Century Manor is the only surviving structure of the three High Victorian buildings which made up the original psychiatric hospital.²⁴⁰ Much of the treatment was designed to be pleasant in an effort to alleviate stress. The Asylum was closed in 1978, but the property remained in use for other purposes throughout the 1980s.

The Kirkbride-inspired design of the Hamilton Asylum is heavily tied to the work of Florence Nightingale. The structure is representative of the history of Hamilton’s hospitals and the evolving social, political, and financial circumstances in the local community which ultimately led to the creation of Mount Hamilton Hospital in 1917. The asylum’s sprawling floorplan resembles the original, but never realized, design of Mount Hamilton Hospital (Images 9-11). The asylum predates the original Mount Hamilton building by several decades, and, with its Gothic and Neoclassical designs, serves as a contrast to the modern design of the Subject Property’s original structures. These elements are representative of the evolution of medical knowledge directly impacting hospital design.

10.6 Chedoke Sanitorium

Image 73: The Chedoke Sanitorium, 1953

Source: Hamilton Public Library, Local History and Archives



Chedoke Hospital was constructed on the brow of Hamilton Mountain in 1906 as the Mountain Sanitorium (Image 73). As the fourth tuberculosis sanitorium in Canada, the hospital was built on farmland donated by two local businessmen, and was chosen for its altitude and proximity to the Mountain which allowed for access to fresh air and natural landscapes – the primary treatment for tuberculosis prior to the advent of vaccines and modern medicine.²⁴¹

²³⁹ Jenkins 2007:37

²⁴⁰ Century Manor Preservation 2021

²⁴¹ HHS 2023



Patients from all walks of life sought treatment at the sanatorium. During the First World War, soldiers infected with tuberculosis and those who had been injured by mustard gas were treated at the facility. In 1955, Inuit patients with tuberculosis were transported to the sanatorium for treatment, hundreds of kilometers away from their homelands.²⁴² The hospital also expanded to encompass several large buildings throughout the mid-20th century, including the Evel and Wilcox Pavilions and the Hamilton and District School of Nursing which opened in 1964. Renamed the Chedoke-McMaster Centre in 1968, the hospital combined with Hamilton Civic Hospitals in 1996 to form Hamilton Health Sciences. The majority of its hospital buildings were demolished in 2014.

Both Chedoke Hospital and what is now Juravinski Hospital evolved into a hub for medical treatment and training with the addition of several new buildings to serve patients needs while facilitating medical research and instruction. Both institutions are also closely connected to the landscape of the Hamilton Mountain with its 'therapeutic' environment.

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²⁴² HHS 2023



II CONCLUSION

The Ontario Infrastructure and Lands Corporation (Infrastructure Ontario – IO) has engaged TMHC to produce a Cultural Heritage Evaluation Report for the Juravinski Hospital at 711 Concession Street, Hamilton, Ontario.

This CHER provides the contextual basis for the accompanying CHERR. The CHERR contains the evaluation, recommendations, and conclusions for the Subject Property.

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APPENDIX A: SUPPORTING DOCUMENTS FOR SECTION M (FORMER MOUNT HAMILTON HOSPITAL MATERNITY WARD)

On December 7, 2020, the City of Hamilton’s Inventory & Research Group recommended that Section M (Former Mount Hamilton Hospital Maternity Ward) be added to the Municipal Register of Properties or Cultural heritage Value or Interest and as a high priority for the staff work plan to designate the property under the *OHA*. The following supporting documents accompanied the meeting notes:

1. Built Heritage Inventory Form with accompanying Write-Up and Images; and
2. Article: Mark McNeil (Dec. 7, 2020), “Tens of thousands of babies were born in historic Mountain Hospital now facing demolition,” *The Hamilton Spectator*.

In addition to these documents, the City of Hamilton’s Municipal Heritage Register lists the preliminary heritage evaluation for Section M (Former Mount Hamilton Hospital Maternity Ward).

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APPENDIX A

Below you will find the following supporting documents for the 1932 Maternity Wing of the Former Mount Hamilton Hospital, 711 Concession Street, Hamilton:

1. Built Heritage Inventory Form with accompanying Write-Up and Images
2. Article: Mark McNeil (Dec. 7, 2020), "Tens of thousands of babies were born in historic Mountain Hospital now facing demolition," *The Hamilton Spectator*

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BUILT HERITAGE INVENTORY FORM

Address	711 Concession Street	Community	Hamilton
Also known as	Juravinski Hospital	Legal Description	
P.I.N.		Roll No.	
		Ward	7
		Neighbourhood	East Hamilton

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
Year (if known) 1932 Architect / Builder / Craftsperson (if known) William Palmer Witton

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other Hospital

Stores: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other Steel Frame Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|-------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Ontario Cottage
(1840-1900) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Classical Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other | | | | |



Notable Building Features:

- | | | | | |
|-----------------------------------------------------|------------------------------------------------------|----------------------------------------------|-------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Porch: _____ | <input checked="" type="checkbox"/> Sill(s): _____ | <input type="checkbox"/> Tower/Spire | <input type="checkbox"/> Bargeboard | <input type="checkbox"/> Eaves: _____ |
| <input type="checkbox"/> Verandah: _____ | <input checked="" type="checkbox"/> Lintel(s): _____ | <input type="checkbox"/> Dome | <input type="checkbox"/> Transom | <input type="checkbox"/> Verges: _____ |
| <input checked="" type="checkbox"/> Balcony: _____ | <input type="checkbox"/> Shutters: _____ | <input type="checkbox"/> Finial | <input type="checkbox"/> Side light | <input type="checkbox"/> Dormer: _____ |
| <input checked="" type="checkbox"/> Door(s) : _____ | <input type="checkbox"/> Quoins: _____ | <input checked="" type="checkbox"/> Pilaster | <input type="checkbox"/> Pediment | <input type="checkbox"/> Chimney: _____ |
| <input type="checkbox"/> Stairs: _____ | <input checked="" type="checkbox"/> Voussoirs: _____ | <input type="checkbox"/> Capital | <input type="checkbox"/> Woodwork | <input type="checkbox"/> Parapet: _____ |
| <input type="checkbox"/> Fire wall: _____ | <input type="checkbox"/> Cornice: _____ | <input type="checkbox"/> Panel | <input type="checkbox"/> Date stone | <input type="checkbox"/> Bay: _____ |
| <input type="checkbox"/> Windows: _____ | <input checked="" type="checkbox"/> Column | <input type="checkbox"/> Cresting | <input checked="" type="checkbox"/> Other | Oversize arches on balcony |

Notes:

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: South side **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____
- Structures (e.g. shed, outbuilding): _____

Additional Notes:

This building with is massing and prominent location at the edge of the escarpme

Related Files: _____

Fire Insurance Mapping:

Additional Documentation and Research Attached (if applicable):

Surveyed by: Graham Carroll	Date: October 24th 2020	Survey Area:
Staff Reviewer:	Date:	



PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input checked="" type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input checked="" type="checkbox"/>	The property displays a high degree of: <input checked="" type="checkbox"/> craftsmanship <input checked="" type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input checked="" type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input checked="" type="checkbox"/> institution
<input checked="" type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input checked="" type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input checked="" type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input checked="" type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input checked="" type="checkbox"/>	The property is a landmark

Classification:
<input checked="" type="checkbox"/> Significant Built Resource (SBR)
<input type="checkbox"/> Character-Defining Resource (CDR)
<input type="checkbox"/> Character-Supporting Resource (CSR)
<input type="checkbox"/> Inventory Property (IP)
<input type="checkbox"/> Remove from Inventory (RFI)
<input type="checkbox"/> None

Recommendation:
<input checked="" type="checkbox"/> Add to Designation Work Plan
<input checked="" type="checkbox"/> Include in Register (Non-designated)
<input type="checkbox"/> Remove from Register (Non-designated)
<input type="checkbox"/> Add to Inventory – Periodic Review
<input type="checkbox"/> Inventory – No Further Review (Non-extant)
<input type="checkbox"/> No Action Required

Evaluated by: Graham Carroll	Date: October 24th 2020
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:



The Mount Hamilton Hospital Maternity Wing

This building designed by prominent Hamilton architect William Palmer Witton is a unique remaining structure in all of Hamilton.

Witton and his various firms also designed other prominent structures in the city and beyond. Some of these other structures have already obtained Designation and protection under the Ontario Heritage Act. 198 St. Clair Boulevard, 255 West Avenue, addition to the former West Avenue School and the Chancel addition to Christ's Church Cathedral. Other notable buildings on the registry include the South Drill Hall of the John Weir Foote Armoury, the Playhouse Theatre on Sherman avenue north and the nurses residence (Patterson Building) at 672 Sanatorium road.

The maternity wing started construction in 1931 and was completed in 1932 by the City of Hamilton using local tax dollars as a much needed expansion of capacity for the care of city's citizens. Due to budget constraints the building was not equipped or opened until 1938. Since that time the building has seen to the healthcare needs of many new mothers and children and later after the maternity section was closed as a general purpose hospital and lately as a rehabilitation ward.

With its Art Moderne stone lines on the lower two floors and upper four floors of brick cladding there are none like it in Hamilton. The lines do remind one of the facade of the Pigott but the pilasters are more ornate on the maternity wing. The only building with a larger balcony is in McMaster Innovation Park, the former Camco Office building. But it is much plainer and lacks the vaulted plaster ceilings.



With the large massing near the edge of the escarpment it can be seen from nearly the entire lower part of Hamilton. The remaining open balcony of the sixth floor is a feature not present in any other buildings I recall remaining in the city. With oversized stone arches, vaulted plaster ceilings, stone sills and rear brick arches the beauty is unmatched. The view from this balcony is quite stunning and was for the health benefit of the patients and babies of the wing.

This building requires protection and if the Hospital is to expand it should be incorporated into the design plan so all Hamiltonians can continue to enjoy its beauty and history.

Graham Carroll.

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Image courtesy of Hamilton Public Library



Image courtesy of Vintage Hamilton

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Image courtesy Old Hamilton Photos









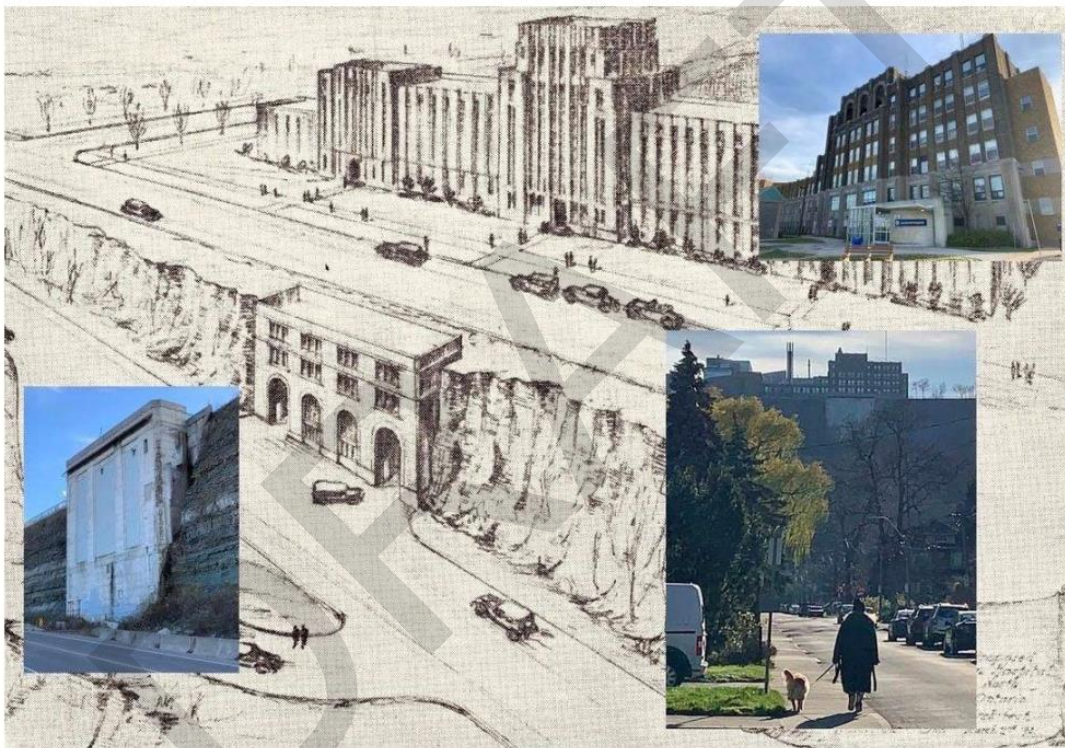


Own Pictures.

DRAFT

Tens of thousands of babies were born in historic Mountain Hospital now facing demolition

By [Mark McNeil](#) Contributing Columnist
 Mon., Dec. 7, 2020 timer 4 min. read



Yet another historic hospital building on the Mountain brow is being threatened by the wrecker's ball.

And this one seems to be the most doomed of them all.

The former Mount Hamilton Hospital, that was built in 1931 and 1932 on Mountain Park Avenue, is in the way of a massive \$1 billion, multi-year expansion of Juravinski Hospital. And Hamilton Health Sciences officials say they plan to demolish it.

The news comes after major heritage preservation battles over the Long and Bisby building, that is the last remaining structure from the city's famed Sanatorium, and the

Century Manor building, that is the last standing from the former Hamilton Asylum for the Insane.

The vacant, 1920-built, Long and Bisby on Sanatorium Road — after many months of vandalism, a \$50,000 arson fire and a plan to demolish it — has been given a last-minute reprieve. Owner Valery Group announced in October it had decided to save the structure and renovate the building into its head office.

But the fate of the provincially-owned, 1884-built Century Manor on Juravinski Drive is uncertain. There was a deal to renovate the boarded up building into a Mohawk College residence. But the Ford Government reneged on the agreement in favour of a more wide ranging residential development plan for the area that could eventually see the structure torn down.

Now the stage is set for the latest heritage clash on the Mountain. The six-storey Mount Hamilton building, that does not have heritage protection, served as the city's main maternity ward for decades. Indeed, in the 1940s, it was the hospital where the infamous Evelyn Dick had three of her out-of-wedlock children — one that lived, one she later murdered and a third that was stillborn.

In the 1950s, the building was merged with a convalescent care facility on the site and became part of the Henderson General Hospital, named after Norah Frances Henderson, the first woman elected to Hamilton City Council.

But the Henderson name was controversially scrubbed from the hospital nameplate in 2010 when the upgraded hospital was renamed the Juravinski Hospital and Cancer Centre after Hamilton philanthropists Charles and Margaret Juravinski.

Now another controversy is brewing as word spreads about collateral effects of the Juravinski Hospital's plans for further expansion.

“There simply is no remaining structure in Hamilton that matches this building nor do many have its history. It is important that we work to save this amazing building,” says Graham Carroll, of the Hamilton Municipal Heritage Committee.

The committee will discuss the issue in January to decide whether to recommend protection from demolition.

“The building is stunning. Stone with intricate designs was used on the lower two floors,” he says.

As well, he says, there are delightful arched balconies on the sixth floor and a series of iconic stone spouts for water drainage. On the west side, stone work from a previously demolished nurses' residence has been incorporated into the building along with a memorial plaque for nurses who worked at the hospital.



The art moderne building was designed by the renowned architect William Palmer Witton (1871-1947) whose local resume includes work on the James Street Armouries, the old Spectator building on King Street East, the chapel for the Christ Church Anglican Cathedral on James, the Playhouse Cinema on Sherman Avenue and the Herkimer Apartments on Herkimer Street.

Also interesting about the Mount Hamilton Hospital is its stature as a skyline landmark above the escarpment for people who live in the south central part of the lower city.

The building was connected by tunnel to a heating plant built into the side of the Sherman Cut. That concrete landmark is no longer used by the hospital but remains as an inexplicable concrete bunker passed by thousands of motorists each day on the Mountain Access who have no idea what it is.

Yet, the hospital building and heating plant only hint at the elaborate initial design by Witton. The hospital building he imagined was more than twice the size of the completed structure. His design was truly two-tiered, with a much larger lower level heating plant that also served as an entrance and delivery area from the Sherman Access.

Mark Osbaldeston, author of the book “Unbuilt Hamilton,” says, “It was a grand vision of a hospital arising from the escarpment.”

Rob Hamilton, an archivist with expertise in local architecture, says “they had big plans but the money ran out. It took them years to finally find the funds to open the hospital after it was constructed.”

But Carroll says the completed building is still a sight to behold. He feels it could be preserved as part of the Juravinski upgrade. “There is no reason they can’t build a tower behind the building.

“It’s part of the history of Hamilton. Tens of thousands of babies were born in that place. People have a lot of connections to that building,” he says.

Registered (Non-Designated) Property

Former Mount Hamilton Hospital Maternity Wing

Address: 711 CONCESSION ST, Hamilton



Heritage Date: 1932

Extant: Yes

Register Add Date: February 2021

Register Expiry Date: December 2024

Register 5 Year Date: December 2029

Designation Candidate: Yes

Architect/Builder: William Palmer Witton

Original Owner:

Preliminary Design Value: The scale and expression of the Art Moderne style demonstrated in this building is unique in Hamilton. The property displays a high degree of craftsmanship and artistic merit. The remaining open balcony of the sixth floor is a unique feature not found elsewhere in Hamilton, including the oversized stone arches, vaulted plaster ceilings, stone sills and rear brick arches. The view from the balcony is quite stunning and was for the health benefit of the patients and babies of the wing.

Preliminary Associative Value: The maternity wing started construction in 1931 and was completed in 1932 by the City of Hamilton using local tax dollars as a much needed expansion of capacity for the care of city's citizens. Due to budget constraints the building was not equipped or opened until 1938. Since that time the building has seen to the healthcare needs of many new mothers and children and later after the maternity section was closed as a general purpose hospital and lately as a rehabilitation ward. This building designed by prominent Hamilton architect William Palmer Witton. Witton and his various firms also designed other prominent structures in the city and beyond. Some of these other structures have already obtained Designation and protection under the Ontario Heritage Act. 198 St. Clair Boulevard, 255 West Avenue, addition to the former West Avenue School and the Chancel addition to Christ's Church Cathedral. Other notable buildings on the registry include the South Drill Hall of the John Weir Foote Armoury, the Playhouse Theatre on Sherman avenue north and the nurses residence (Patterson Building) at 672 Sanatorium Road.

Preliminary Contextual Value: The property is a city landmark; with the large massing near the edge of the escarpment it can be seen from nearly the entire lower part of Hamilton.

Classification: SBR

Inventory Type: LACAC, HMHC

Survey Date: 2021

**Cultural Heritage Evaluation Recommendations Report
Infrastructure Ontario
Juravinski Hospital; Project I16-HHSC
Geographic Township of Barton
711 Concession Street
City of Hamilton, Ontario**

Prepared for:
Infrastructure Ontario
1 Dundas Street West, Suite 2000
Toronto, ON M5G 1Z3

Prepared by:
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Project No: 2023-128
Draft Dated: November 23, 2023



EXECUTIVE SUMMARY

The Ontario Infrastructure and Lands Corporation (Infrastructure Ontario or IO) has engaged TMHC Inc. (TMHC) to produce a Cultural Heritage Evaluation Recommendations Report (CHERR) for the municipally-owned property at 711 Concession Street in the City of Hamilton, Ontario (the “Subject Property”) (Project No. 116-HHSC). The purpose of this CHERR is to evaluate the potential cultural heritage value and interest (CHVI) of the property based on the research and analysis summarized in the accompanying Cultural Heritage Evaluation Report (CHER).

This CHERR, and the associated CHER, have been triggered under a partnership arrangement between Hamilton Health Sciences (HHS) and Infrastructure Ontario, resulting in the application of the 2010 *Standards and Guidelines for Conservation of Provincial Heritage Properties* (SGCPHP) to a non-provincially owned property. This study represents the third known cultural heritage study or evaluation to be conducted for the Subject Property. In 2010, Chapple Heritage Services undertook a Cultural Heritage Assessment of the Nurses’ Residence (50 Wing) which has since been demolished. In 2020, the City of Hamilton’s Heritage Inventory and Research Working Group completed a built heritage inventory form including a preliminary evaluation of the Subject Property.

The Subject Property consists of one parcel (711 Concession Street) covering approximately 5.6 hectares (13.8 acres) and including 16 structures:

- Sections A, B, C – constructed 2008-2012;
- Section E (Former Henderson General Hospital; 90 Wing North/Core) – constructed 1963-1965;
- Section F (Former Henderson General Hospital; 90 Wing South/Core) – constructed 1963-1965;
- Section G (Former Henderson General Hospital; 60 Wing) – constructed 1963-1965;
- Section H (Henderson Research Centre; 15 Wing) – constructed 1992-1994;
- Section J (Juravinski Cancer Centre; 10 Wing & 20 Wing) – constructed 1992, expanded 2002-2004;
- Section K (25 Wing) – constructed 1995;
- Section L (30 Wing) – constructed 1985;
- Section M (Former Mount Hamilton Hospital Maternity Wing; M Wing; 40 Wing) – constructed 1932;
- Section N – constructed 2002-2004;
- Section O (05 Wing) – constructed 1995;
- Section R (Powerhouse (R Wing) – constructed 1932;
- Parking Garage – constructed between 1967 and 1978; and
- Tunnel – constructed 1932.

Originally known as the Mount Hamilton Hospital, the facility first opened in 1917 to provide care for veterans of the First World War. Mount Hamilton Hospital Maternity Wing (Section M), the Powerhouse (R Wing), and the Tunnel were constructed in 1932. In 1954, the Nora Frances Henderson Convalescent Hospital was opened at the southeast corner of the property. In 1962, the Henderson and Mount Hamilton Hospitals joined together to create the Henderson General Hospital. Sections E, F, and G were constructed between 1963 and 1965 and a Parking Garage was constructed c. 1967-1968. Section L was built in 1985 and Section H was constructed c. 1990-1999. The Juravinski Cancer Centre (Section J) was constructed in 1992, and Sections K and O followed in 1995. Between 2002-2004, the Juravinski Cancer Centre was expanded and Section N was constructed. Between 2008-2012, the hospital underwent significant expansion, with the



construction of Sections A, B and C. This phase also saw the hospital renamed after local benefactors Charles and Margaret Juravinski.

The Subject Property is not designated under Part IV or V of the *Ontario Heritage Act (OHA)*, but it is listed on the City of Hamilton's Register of Cultural Heritage Resources. The Subject Property is included on the City's list of candidates for Part IV designation as a high priority for designation. There are no National Historic Sites, Ontario Heritage Trust (OHT) owned properties, conservation easements, or Provincial Heritage Properties present on, or adjacent to, the Subject Property as verified by the OHT and the MCM.

As a result of IO's partnership with HHS, the assessment is being conducted in accordance with IO standards and the Ministry of Citizenship and Multiculturalism's (MCM's) *Standards and Guidelines for the Conservation of Provincial Heritage Properties*¹ including the Ministry of Infrastructure's 2016 Heritage Identification and Evaluation Process, the *Provincial Policy Statement (PPS)* and in accordance with Ontario Regulations 9/06 (as amended by O.Reg. 569/22) and 10/06, as well as the *Ontario Heritage Act (RSO 1990)*.

This CHERR is intended to:

- provide a heritage evaluation of the property at 711 Concession Street against the criteria set out by the *Ontario Heritage Act (OHA)*'s O.Reg. 9/06 (as amended by O. Reg. 569/22) and O.Reg. 10/06;
- identify the heritage attributes of the property; and
- to provide a draft Statement of Cultural Heritage Value (SCHV) should it be found to meet the criteria of either or both regulations.

With respect to the *OHA*'s O.Reg. 9/06 (as amended by O.Reg. 569/22), the Subject Property was determined to meet seven of the nine criteria. Specifically, the Maternity Wing and the Powerhouse were found to be contributing structures with heritage attributes. The Subject Property therefore merits designation under Part IV of the *OHA*.

With respect to O.Reg. 10/06, the Subject Property did not meet any of the eight criteria for determining cultural heritage value or interest of provincial significance.

¹ Published under the Ministry of Tourism and Culture (MTC), formerly the Ministry of Heritage, Sport, Tourism, and Cultural Industries (MHSTCI) and, most recently, the Ministry of Tourism, Culture and Sport (MTCS).



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LIST OF ACRONYMS

CHER	Cultural Heritage Evaluation Report
CHERR	Cultural Heritage Recommendations Report
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
HHS	Hamilton Health Sciences Corporation
IO	Infrastructure Ontario
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
SGCPHP	<i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i>

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PROJECT PERSONNEL

Principal	Holly Martelle, PhD
Senior Reviewer	Josh Dent, PhD, CAHP
Project Manager	Joan Crosbie, MA, CAHP
Cultural Heritage Specialists	Hayden Bulbrook, MA, CAHP Intern Elisabeth Edwards, MA, CAHP Intern
Engagement Lead	Sheila Creighton
Project Administrators	Kellie Theaker, CHRP Sara Harvey
Health and Safety Coordinator	Wendi Jakob, CTech, CAPM
GIS Technicians	Andrew Turner, BA John Moody, PhD

ACKNOWLEDGEMENTS

City of Hamilton	Alissa Golden
Hamilton Health Sciences	Tammy Hill Robert Hofmann
Haudenosaunee Development Institute	Sharann Martin
Health Sciences Library, McMaster University	Melissa Caza
Lloyd Reeds Map Collection, McMaster University	Saman Goudarzi
Local History & Archives, Hamilton Public Library	Kelly Bucci
Mississaugas of the Credit First Nation	Mark LaForme Darin Wybenga
Ontario Heritage Trust	Samuel Bayefsky
Six Nations of the Grand River	Tanya Hill-Montour



TERRITORIAL ACKNOWLEDGEMENT

The Subject Property is located on the Traditional and Treaty Territories of the Mississaugas of the Credit First Nation, the Six Nations of the Grand River Elected Council, and the Haudenosaunee Confederacy Chiefs Council. The property is encompassed by the Between the Lakes Treaty No. 3, 1792. This land continues to be home to diverse Indigenous peoples (e.g., First Nations and Métis) who are contemporary stewards of the land.

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ABOUT TMHC

Established in 2003 with a head office in London, Ontario, TMHC Inc. (TMHC) provides a broad range of archaeological assessment, heritage planning and interpretation, cemetery, and community consultation services throughout the Province of Ontario. We specialize in providing heritage solutions that suit the past and present for a range of clients and intended audiences, while meeting the demands of the regulatory environment. Over the past two decades, TMHC has grown to become one of the largest privately-owned heritage consulting firms in Ontario and is today the largest predominately woman-owned Cultural Resource Management (CRM) business in Canada.

Since 2004, TMHC has held retainers with Infrastructure Ontario, Hydro One, the Ministry of Transportation, Metrolinx, the City of Hamilton, the City of Barrie, and Niagara Parks Commission. In 2013, TMHC earned the Ontario Archaeological Society's award for Excellence in CRM. Our seasoned expertise and practical approach have allowed us to manage a wide variety of large, complex, and highly sensitive projects to successful completion. Through this work, we have gained corporate experience in helping our clients work through difficult issues to achieve resolution.

TMHC is skilled at meeting established deadlines and budgets, maintaining a healthy and safe work environment, and carrying out quality heritage activities to ensure that all projects are completed diligently and safely. Additionally, we have developed long-standing relationships of trust with Indigenous and descendent communities across Ontario and a good understanding of community interests and concerns in heritage matters, which assists in successful project completion.

TMHC is a Living Wage certified employer with the [Ontario Living Wage Network](#) and a member of the [Canadian Federation for Independent Business](#).

KEY STAFF BIOS

Holly Martelle, PhD – Principal

Holly Martelle earned a PhD from the University of Toronto based on her research on Iroquoian populations in southern Ontario. In addition to 16 years of experience in the road building and aggregate industries, Dr. Martelle has worked as a Heritage Planner at the now MCM and has taught at several universities throughout the province. In 2003, she founded TMHC with Dr. Peter Timmins and in 2013 the firm was honored with the Ontario Archaeological Society's award for Excellence in Cultural Resource Management.

Holly is an experienced Project Manager and has demonstrated throughout her career the ability to manage complex projects, meeting project deliverables cost effectively and to the highest standard of quality. Under her leadership, TMHC has made a commitment to innovation, creating solutions that meet the project specific goals and also address the long-term needs of our clients.

Holly is a skilled relationship builder with longstanding relationships with the Indigenous communities throughout Ontario, and other Descendant communities and organizations including the Ontario Black History Society. Ongoing and sustained communication with communities has proven an effective means of ensuring participation from Descendant communities in meeting and exceeding consultation requirements. Through her work on several high level and sensitive provincial projects she has developed an understanding



of what works in the consultation process to ensure that it is effective in providing the client and the project with the information needed to be successful.

Holly is a Past-President of the Ontario Archaeological Society, and is also an active member of the Canadian Archaeological Association, the Society for Historic Archaeology, the Ontario Association for Impact Assessment, and the Council for Northeastern Historical Society.

Joshua Dent, PhD, CAHP – Manager – Community Engagement & Heritage Division

Joshua (Josh) has worked extensively on cultural heritage and archaeological assessments in Ontario and Western Canada. Josh's role at TMHC has involved background research, community consultation, report production, and project management. Josh specializes in multi-faceted heritage studies including large-scale inventories, environmental assessments, and complex institutional assessments. In his role at TMHC, he regularly communicates with Indigenous communities and a variety of heritage stakeholders. These efforts were recently recognized as part of the Oakville Harbour Cultural Heritage Landscape Strategy Implementation which received the Canadian Association of Heritage Professionals' 2021 Award of Merit for Documentation & Planning. He has volunteered extensively with the heritage community in London, Ontario, in both municipal and not-for-profit roles. Josh is professional member of the Canadian Association of Heritage Professionals (CAHP).

Joan Crosbie, MA, CAHP – Manager – Cultural Heritage

Joan has extensive cultural heritage management experience in both the private and public sectors with a strong background in preservation services, built and landscape heritage assessment, archival/historical research, and Museums services. She earned her MA in Architectural History from York University. In her role in Preservation Services with the Toronto Historical Board (City of Toronto), Joan was part of a small team of professionals who advised City Council on a broad range of heritage preservation and planning matters. Later, as Curator of Casa Loma, she gained extensive experience as part of the Senior Management team and honed her skills in cultural and community engagement and was a key staff liaison with the restoration architects and skilled trades as the Casa Loma Estate underwent a major exterior restoration program. More recently, as Manager of Culture and Community Services, Town of Whitchurch-Stouffville, Joan managed the Heritage and Museums services portfolios and has widened her experience in cultural planning to include the adaptive reuse of heritage buildings and historic main street revitalization.

She has published articles on architecture and architectural preservation for a wide range of organizations, including the Canadian Society for Industrial Heritage, the City of Toronto and the Society for the Study of Architecture in Canada. Joan is professional member of the Canadian Association of Heritage Professionals (CAHP).

Hayden Bulbrook, MA, CAHP Intern – Cultural Heritage Specialist

Hayden holds a BA in History and Political Science from the University of Ottawa and an MA in History from the University of Waterloo. Hayden has extensive experience analyzing archival documents, fire insurance plans, city directories, historic maps and photography, and other primary source material, and specializes in historic, building material, and architectural research. As part of the Cultural Heritage team at TMHC, Hayden is involved in drafting cultural heritage evaluation reports, heritage impact assessments, and other projects.



Prior to coming to TMHC in 2021, Hayden worked on a contract with the City of Ottawa to assess the architectural integrity of the built environment in the Byward Market and Lowertown West heritage conservation districts. With an interest in public engagement, education, and advocacy for heritage conservation, Hayden actively participates as an executive member for the Stratford-Perth branch of the Architectural Conservancy of Ontario. He works on digital history projects that showcase Ontario's architectural history as well as the history of the City of Stratford, with a focus on analyzing the architectural, economic, and environmental history of the city. Hayden actively publishes historical columns in the *Stratford Times* and the Stratford-Perth ACO publication *More Than Bricks & Mortar*. Hayden is a member of the International Committee for the Conservation of Industrial Heritage (TICCIH) and the Canadian Business History Association.

Elisabeth Edwards, MA, CAHP Intern – Cultural Heritage Specialist

Elisabeth Edwards received a BA in English Literature and Media & Information Studies from Western University in 2020 before completing her MA in Public History at Western University in 2021. Elisabeth's research and career centers around Indigenous history and community engagement with focuses on Indigenous perspectives of heritage and natural conservation. As an interpreter with Parks Canada, Elisabeth developed educational programming and facilitated in ongoing Indigenous cultural engagement initiatives to build stronger relationships with local First Nations and Métis communities.

In 2021, Elisabeth worked as a Historical Researcher with Ottawa-based historical consulting firm Know History Inc. where she conducted genealogical research and Traditional Knowledge and Land Use Studies for the Métis Nation of Ontario, as well as produced public-facing digital history projects. Elisabeth joined TMHC in 2023 as a Cultural Heritage Specialist and is involved in cultural heritage evaluation, impact assessments, and community engagement. Elisabeth is a volunteer with the London chapter of the Architectural Conservancy of Ontario where she creates built heritage reports for local homeowners and engages in local heritage policy. She also executive produces *The Digital Dust Podcast* which engages youth through topics in Public History and heritage.

Sheila Creighton – Community Engagement Lead

Sheila is strategic, collaborative, communications professional with 30 years of experience in the areas of heritage, culture and environment in Ontario. Her areas of expertise include community engagement, stakeholder relations, writing, digital and print production, photography and publishing.

Sheila received a Media Arts diploma from Sheridan College, where she also had the role of Station Manager at Radio Sheridan. She is a published author of several history books, many articles and a daily photoblog. Prior to joining TMHC, Sheila promoted heritage provincially, regionally and municipally including roles as Communications Director with the Ontario Historical Society, Communications Coordinator with Oakville Museum and Senior Corporate Communications Officer with the Town of Oakville. Most recently she worked in the environmental sector helping build ReForest London through marketing and partnership development. In her role with TMHC, Sheila works with the Cultural Heritage, Indigenous Engagement and Business Development teams.



STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the “Report”) has been prepared by Timmins Martelle Heritage Consultants Inc. (TMHC) for the benefit of the Client (the “Client”) in accordance with the agreement between TMHC and the Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents TMHC’s professional judgment in light of the Limitation and industry standards for the preparation of similar reports;
- may be based on information provided to TMHC which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and section thereof should not be read out of such context; and
- was prepared for the specific purposes described in the Report and the Agreement.

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This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.



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I INTRODUCTION

I.1 Report Scope and Purpose

The Ontario Infrastructure and Lands Corporation (Infrastructure Ontario or IO) has engaged TMHC Inc. (TMHC) to produce a Cultural Heritage Evaluation Recommendations Report (CHERR) for the municipally-owned property at 711 Concession Street in the City of Hamilton, Ontario (the “Subject Property”) (Project No. 116-HHSC). The purpose of this CHERR is to evaluate the potential cultural heritage value and interest (CHVI) of the property based on the research and analysis summarized in the accompanying Cultural Heritage Evaluation Report (CHER).

This CHERR, and the associated CHER, have been triggered under a partnership arrangement between the Hamilton Health Sciences (HHS) and IO, resulting in the application of the 2010 *Standards and Guidelines for Conservation of Provincial Heritage Properties* (SGCPHP) to a non-provincially owned property. This study represents the third known cultural heritage study or evaluation to be conducted for the Subject Property. In 2010, Chapple Heritage Services undertook a Cultural Heritage Assessment of the Nurses’ Residence (50 Wing) which has since been demolished. In 2020, the City of Hamilton’s Heritage Inventory and Research Working Group completed a built heritage inventory form including a preliminary evaluation of the Subject Property.

The Subject Property consists of one parcel (711 Concession Street) covering approximately 5.6 hectares (ha) or 13.8 acres (ac) and including 16 structures:

- Sections A, B, C – constructed 2008-2012;
- Section E (Former Henderson General Hospital; 90 Wing North/Core) – constructed 1963-1965;
- Section F (Former Henderson General Hospital; 90 Wing South/Core) – constructed 1963-1965;
- Section G (Former Henderson General Hospital; 60 Wing) – constructed 1963-1965;
- Section H (Henderson Research Centre; 15 Wing) – constructed 1992-1994;
- Section J (Juravinski Cancer Centre; 10 Wing & 20 Wing) – constructed 1992, expanded 2002-2004;
- Section K (25 Wing) – constructed 1995;
- Section L (30 Wing) – constructed 1985;
- Section M (Former Mount Hamilton Hospital Maternity Wing; 40 Wing) – constructed 1932;
- Section N – constructed 2002-2004;
- Section O (05 Wing) – constructed 1995;
- Section R (Powerhouse; R Wing) – constructed 1932;
- Parking Garage – constructed between 1967 and 1978; and
- Tunnel – constructed 1932.

Originally known as the Mount Hamilton Hospital, what is now Juravinski Hospital first opened in 1917 to provide care for veterans of the First World War. Mount Hamilton Hospital Maternity Wing (Maternity Wing; M Wing), the Powerhouse (R Wing), and the Tunnel were constructed in 1932. In 1954, the Nora Frances Henderson Convalescent Hospital was opened at the southeast corner of the property. In 1962, the Henderson and Mount Hamilton Hospitals joined together to create Henderson General Hospital. Sections E, F, and G were constructed between 1963 and 1965 and a Parking Garage was constructed c. 1967-1968. Section L was built in 1985 and Section H was constructed c. 1990-1999. The Juravinski Cancer Centre



(Section J) was constructed in 1992, and Sections K and O followed in 1995. Between 2002-2004, the Juravinski Cancer Centre was expanded and Section N was constructed. Between 2008-2012, the hospital underwent significant expansion, with the construction of Sections A, B and C. This phase also saw the hospital renamed after local benefactors Charles and Margaret Juravinski.

1.2 Methodology

This CHERR and the accompanying CHER were prepared in accordance with the Ontario Heritage *Toolkit's Guide to Heritage Property Evaluation* and the MCM's *Standards & Guidelines for the Conservation of Provincial Heritage Properties* including the MOI 2016 Heritage Identification and Evaluation Process. The OHA's O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 were applied to the Subject Property as part of the CHERR.

For the purposes of preparing this report, Hayden Bulbrook and Elisabeth Edwards of TMHC visited the property from May 16 to May 17, 2023.

1.3 Client Contact Information

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2 EVALUATION AGAINST O. REG. 9/06 CRITERIA

The property at 711 Concession Street is not designated under Part IV of V of the *Ontario Heritage Act (OHA)*. The property is listed on the City of Hamilton's Register of Cultural Heritage Resources. The Subject Property is included on the City's list of candidates for Part IV designation as a high priority for designation. There are no National Historic Sites or Provincial Heritage Properties present on or adjacent to the Subject Property.

Based on the research summarized in Section 4.0 of the CHER, the following table considers the property with respect to the *OHA's Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* (as amended by O. Reg. 569/22). A property may be designated under Subsection 29 of the *OHA* if it meets two or more of the following criteria for determining whether it is of cultural heritage value or interest.

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Table 1: O.Reg. 9/06 Evaluation (as amended by O.Reg. 569/22)

Criterion	Summary of Response
<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>Yes; the Subject Property has design and physical value because it is an example of an early 20th century eclectic style and expression that is demonstrated in the 1932 portions of the Subject Property, specifically the Maternity Wing (M Wing) and the Powerhouse (R Wing). The Maternity Wing and the Powerhouse were constructed concurrently, according to the designs of prominent architect William Palmer Witton. The Maternity Wing and the Powerhouse display stylistic elements of Art Deco, Edwardian Classicism and Modern Classicism. This application of styles is not frequently employed on institutional buildings and is rare in Hamilton as most other healthcare institutions have replaced early 20th century buildings with newer construction. The Powerhouse is uniquely incorporated into the face of the Niagara Escarpment.</p> <p>Elements of all three styles are demonstrated in the Maternity Wing and include: stepped facades; symmetrical massing; emphasis on verticality through window placement and full-height brick pilasters; two-storey limestone podium with pilasters and dentils; upper storeys clad in rug brick; upper storey balcony with an arcade of three round-headed arches with vaulting; limestone detailing on parapet walls and around window openings; and flat roofs. The former Nurses' Residence entrance has a limestone doorway featuring Tuscan columns surmounted by a stylized entablature. Interior detailing includes stylized metal railings with wooden handrails.</p> <p>Although the integrity of the Powerhouse has been compromised, elements of the Art Deco style are demonstrated in it and include symmetrical massing; smooth limestone cladding; a raised base with an emphasis on verticality through the use of three full height window openings above; stylized dentils at the cornice level; and a flat roof.</p> <p>The remaining portions of the property, including Sections A, B, C, E, F, G, H, J, K, L, N, O, and the Parking Garage, are not rare, unique or early examples of a style, type, expression, material, or construction method.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>No; while Section M and Section R display influences of the Art Deco, Edwardian Classicism, and Modern Classicism, the application of these styles is restrained and does not demonstrate a high degree of craftsmanship and artistic merit for this typology.</p> <p>The remaining structures on this property also do not demonstrate a high degree of craftsmanship or artistic merit for this typology.</p>
<p>3. The property has a design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No; the Subject Property does not demonstrate a high degree of technical or scientific achievement relative to what is typical for comparable designs during their respective periods of construction.</p>

Criterion	Summary of Response
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	<p>Yes; the Subject Property has historical and associative value because of its direct associations with the former Mount Hamilton Hospital Maternity Wing. Over the course of 59 years, from its opening in 1938 to its closure in 1997, 140,000 babies were born in the maternity ward.² In 1950, with the delivery of 5,353 babies, it was busiest maternity ward in North America.³ The Mount Hamilton Hospital Maternity Wing and the Powerhouse were the only structures to be realized of a much grander Mount Hamilton Hospital design.</p> <p>Associative value extends to the property’s connection to local politician and community advocate Nora Frances Henderson (1897-1949) for which the earlier hospital was named. Henderson was the first woman elected to municipal office in the British Commonwealth when appointed to Hamilton’s Board of Control in 1934. Additional significance extends to her contribution to the creation of the Charter of Municipal Rights, her championship of social welfare programs (which provided essential aid to many local citizens struggling in the midst of the Great Depression and Inter-War Period), and her role as Acting Mayor of the City of Hamilton in 1946.</p> <p>Additional associative value stems from the property’s connection to Charles and Margaret Juravinski, a local benefactor and cancer survivor who donated over \$60 million to healthcare initiatives in the city. Juravinski’s support extended to a \$15 million donation for the redevelopment of the hospital that occurred between 2008-2012. These efforts placed the facility as one of the largest and “most comprehensive” Regional Cancer Programs in Ontario.⁴ The hospital was renamed in their honour in 2010.</p>
<p>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>Yes; the Subject Property has been associated with healthcare services in the City of Hamilton for over a century, as represented by the Maternity Wing. It has served as a maternity hospital, a research hospital, and as a cancer care centre.</p> <p>In 1932, the Maternity Wing was constructed to complement the existing Mount Hamilton Hospital buildings and represents in its design the current thinking in patient care and rehabilitation – the importance of fresh air and sunshine. Although alterations have been made to the exterior, including bricking-in the original balconies, patient care and rehabilitation is evident through the application of multiple windows and the remaining upper storey balcony with an arcade of three round-headed arches and vaulting.</p> <p>Although hospital design changed quickly after the Second World War, the Maternity Wing building continued to provide obstetrics and gynecological programs until the services were relocated in 1997.</p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>Yes; the Subject Property has historical value because the Maternity Wing and the Powerhouse demonstrate the designs of prominent architect William Palmer Witton. Witton was one of Hamilton’s leading architects during the first half of the 20th century. He had trained with the influential Chicago architectural firm of Adler & Sullivan and later formed a partnership with Hamilton architect, Walter Wilson Stewart. Witton’s best-known designs included the Spectator Building (demolished in 1954) and the Chedoke Hospital Long & Bisby Building, which was designated under Part IV in 2020. The Maternity Wing and the Powerhouse stand out for their scale and commanding presence atop the Niagara Escarpment (Hamilton Mountain).</p>
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	<p>Yes; the Maternity Wing and the Powerhouse support the character of the area through their contextual relationship with the landscape of the Niagara Escarpment and the residential and commercial neighbourhoods that have developed around them over the past century. The remaining buildings on the property are recent additions to an already established neighbourhood and do not exhibit the same value.</p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings</p>	<p>Yes; the Subject Property is visually and historically linked to its surroundings. Comprising a wide parcel that stretches between Poplar Avenue and the Sherman Cut, north of Concession Street and along the Niagara Escarpment, the property was originally situated in an area of sparse urban development. Later residential and commercial development west, south and east of the property expanded throughout the 20th century, made the hospital complex the anchor of this community.</p> <p>The Maternity Wing is a physical reminder of the early-to-mid-20th century approach to healthcare which focused on the benefits of fresh air and sunshine, as evidenced by its location on the top of the Niagara Escarpment. Because of the dramatic siting of both the Maternity Wing and the Powerhouse, the property continues to have an important physical presence, providing a visual linkage between the city of Hamilton and the Niagara Escarpment.</p>

² The Hamilton Spectator 1997

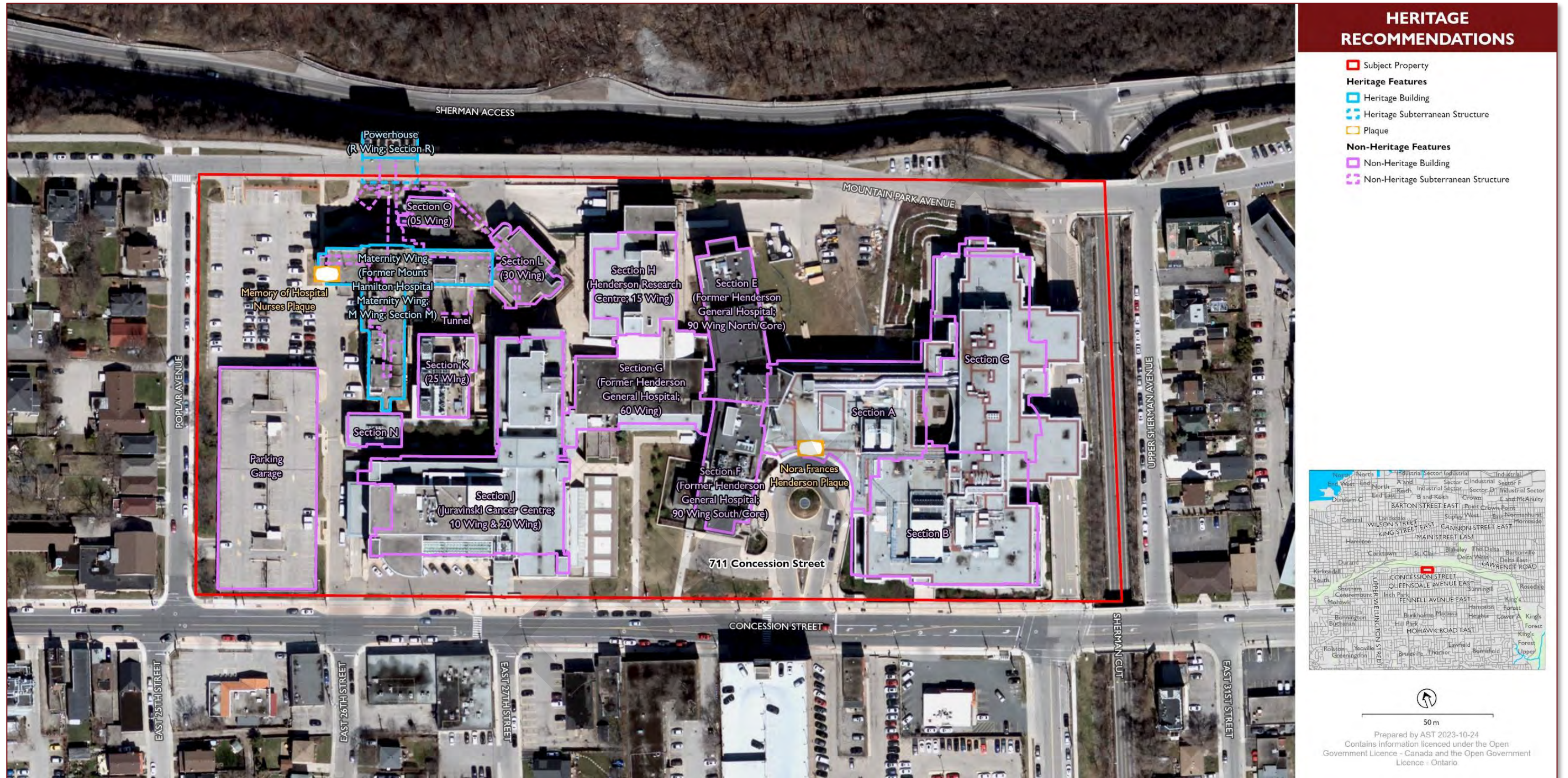
³ Wilson 1997

⁴ HHS 2023

Criterion	Summary of Response
9. The property has contextual value because it is a landmark.	Yes; although most structures on the property do not contribute to its landmark status, the Maternity Wing and the Powerhouse are considered community landmarks because of their commanding presence atop the Hamilton Mountain (Maternity Wing) and along the Sherman Access (Powerhouse). Their considerable scale and mid-20 th century designs contribute to the property's landmark status.

Based on the research and analysis summarized in the accompanying CHER, the property at 711 Concession Street was found to meet the O.Reg. 9/06 Criteria (as amended by O.Reg. 569/22) based on its design/physical value, historical/associative value, and its contextual value.

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Map I: Heritage Recommendations for the Juravinski Hospital at 711 Concession Street, City of Hamilton

3 EVALUATION AGAINST O. REG. 10/06 CRITERIA

Based on the research summarized in Section 4.0 of the CHER, the following table considers the property with respect to the OHA's Ontario Regulation 10/06: *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance*. According to the SGC PHP, if the property meets one or more of the criteria in O.Reg. 10/06, it may be considered a *Provincial Heritage Property of Provincial Significance*.

Table 2: O.Reg. 10/06 Evaluation

Criterion	Summary of Response
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No; while the Subject Property is demonstrative of the unique challenges that the City of Hamilton's healthcare system has faced over the past century, it does not demonstrate this theme or pattern at a provincial level. The challenges faced by the Subject Property were common to hospitals across the province during this period.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No; while the Subject Property has continuously evolved from its beginnings as a healthcare institution over a century ago, the type and trajectory of this evolution is common throughout Ontario's healthcare facilities
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No; while the use of Art Deco and Edwardian Classicism designs are unusual for an institutional building in Ontario, this does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. The property is of aesthetic, visual or contextual importance to the province.	No; the physical features of the Subject Property do not collectively rise to the level of visual, aesthetic, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No; the property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No; despite its prominence in the Golden Horseshoe region as a healthcare facility (and in particular a cancer centre), the property's significance is relegated to this region. It does not have a strong or specific association with the entire province or with a community found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No; while the property has a strong association with local architect William Palmer Witton through his design of the Maternity Wing and the Powerhouse, Witton does not rise to the level of provincial significance. In addition, the property is linked with prominent Hamilton politician Nora Frances Henderson and more recently, with prominent businessperson, Charles Juravinski. The significance of these persons is local and they do not rise to provincial levels of significance. The Subject Property does not have a strong or specific association with a person, group or organization of importance to the entire province.
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No; the Subject Property is not located in an unorganized territory.



Based on the research and analysis summarized in the accompanying CHER, the property at 711 Concession Street was not found to meet the O. Reg. 10/06 criteria prescribed for a Provincial Heritage Property of Provincial Significance.

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4 STATEMENT OF CULTURAL HERITAGE VALUE

With respect to the OHA's O.Reg. 9/06 criteria (as amended by O.Reg. 569/22), the evaluation determined that the Subject Property meets the criteria provided and therefore has local cultural heritage significance. With respect to the OHA's O.Reg. 10/06 criteria, the evaluation determined that the Subject Property does not meet the criteria for consideration as a Provincial Heritage Property of Provincial Significance.

As a result, a statement of cultural heritage value with respect to OHA's O.Reg. 9/06 criteria (as amended by O.Reg. 569/22), has been prepared.

4.1 Statement of Cultural Heritage Value

The property at 711 Concession Street, known as the Juravinski Hospital, is a municipally-owned parcel of land covering approximately 5.6 ha (13.8 ac) in the City of Hamilton, Ontario. The property contains an assemblage of 16 buildings and structures and occupies the northern ridge of the Niagara Escarpment (Hamilton Mountain), between Sherman Access Road and Concession Street. The property is bounded to the west by Poplar Avenue, to the north by Mountain Park Avenue, and to the south of Concession Street.

The Juravinski Hospital, originally known as the Mount Hamilton Hospital (and later Nora Frances Henderson Convalescent Hospital followed by Henderson General Hospital), was constructed in several building phases between 1917 and 2012. Opened in 1917 to provide care for veterans of the First World War, the Maternity Wing (the former Mount Hamilton Hospital Maternity Wing, M Wing) and the Powerhouse (R Wing) were constructed in 1932, according to the designs of prominent local architect William Palmer Witton. The Maternity Wing and the Powerhouse display design elements of Art Deco, Edwardian Classicism, and Modern Classicism. Other additions and alterations were undertaken throughout the property in in the 20th century in response to the demands of the growing healthcare needs in the Hamilton Region.

The property is historically associated with Nora Frances Henderson, a local politician, community advocate and the first woman elected to municipal office in the history of the British Commonwealth when she was appointed to Hamilton's Board of Control in 1934. The Nora Frances Henderson Hospital, named in her honour, opened in 1954 and was situated on the southeast corner of the property, adjacent to the Mountain Hospital and Hamilton General Hospital buildings.

The property is also historically associated with Charles Juravinski, local businessman, cancer survivor, and benefactor, who's financial support of the hospital between 1992 and 2012 allowed for the construction of much needed cancer care facilities and infrastructure. The hospital was named in his honor in 2010. The hospital is now considered to be one of the largest and "most comprehensive" Regional Cancer Programs in Ontario.⁵

The Maternity Wing (M Wing) and the Powerhouse (R Wing) in particular, support the character of – and are historically and visually linked – to the surrounding area through their contextual relationship with the Niagara Escarpment landscape and the residential and commercial area which has grown up around the hospital property. The construction of the Maternity Wing on the escarpment demonstrates the mid-20th century recognition of the health benefits of fresh air and sunshine. The Maternity Wing and the Powerhouse are also considered a community landmark because of their commanding presence atop the Hamilton Mountain

⁵ Hamilton Health Sciences n.d.



(Maternity Wing) and along the Sherman Access (Powerhouse). Their considerable scale and designs contribute to the property's landmark status.

4.1 Heritage Attributes

The heritage attributes of the Subject Property at 711 Concession Street include:

The Art Deco, Edwardian Classicism and Modern Classicism design value of the Maternity Wing (former Mount Hamilton Hospital Maternity Wing; M Wing) is demonstrated by the following attributes):

- Stepped facades;
 - Symmetrical massing;
 - Emphasis on verticality through window placement and full-height brick pilasters;
 - Two-storey limestone podium with pilasters and dentils;
 - Upper storeys clad in rug brick;
 - Upper storey balcony with arcade of three round-headed arches and stylized vaulting;
 - Limestone detailing on parapet walls and around window openings;
 - Former Nurse's Residence entrance with limestone doorway featuring Tuscan columns surmounted by a stylized entablature;
 - Flat roofs; and,
 - Interior stylized metal railings with wooden handrails.
- Powerhouse (R Wing):
 - Architectural features, including:
 - Symmetrical, vertical massing;
 - Smooth limestone cladding;
 - Raised base with emphasis on verticality through the use of three full-height window openings above;
 - Stylized dentils at the cornice level; and
 - Flat roof.
 - Features relating to the buildings institutional function, including an unimpeded location in close proximity to the edge of the Niagara Escarpment which allows views to the Maternity Wing from below the Escarpment.



5 CONCLUSION

With respect to the OHA's O.Reg. 9/06 (as amended by O.Reg. 569/22), the Subject Property was determined to meet seven of the nine criteria. Specifically, the Maternity Wing (the former Mount Hamilton Hospital Maternity Wing; M Wing) and the former Powerhouse (R Wing) were found to be contributing structures with heritage attributes. The Subject Property therefore merits designation under Part IV of the OHA.

With respect to O.Reg. 10/06, the Subject Property did not meet any of the eight criteria for determining cultural heritage value or interest of provincial significance.

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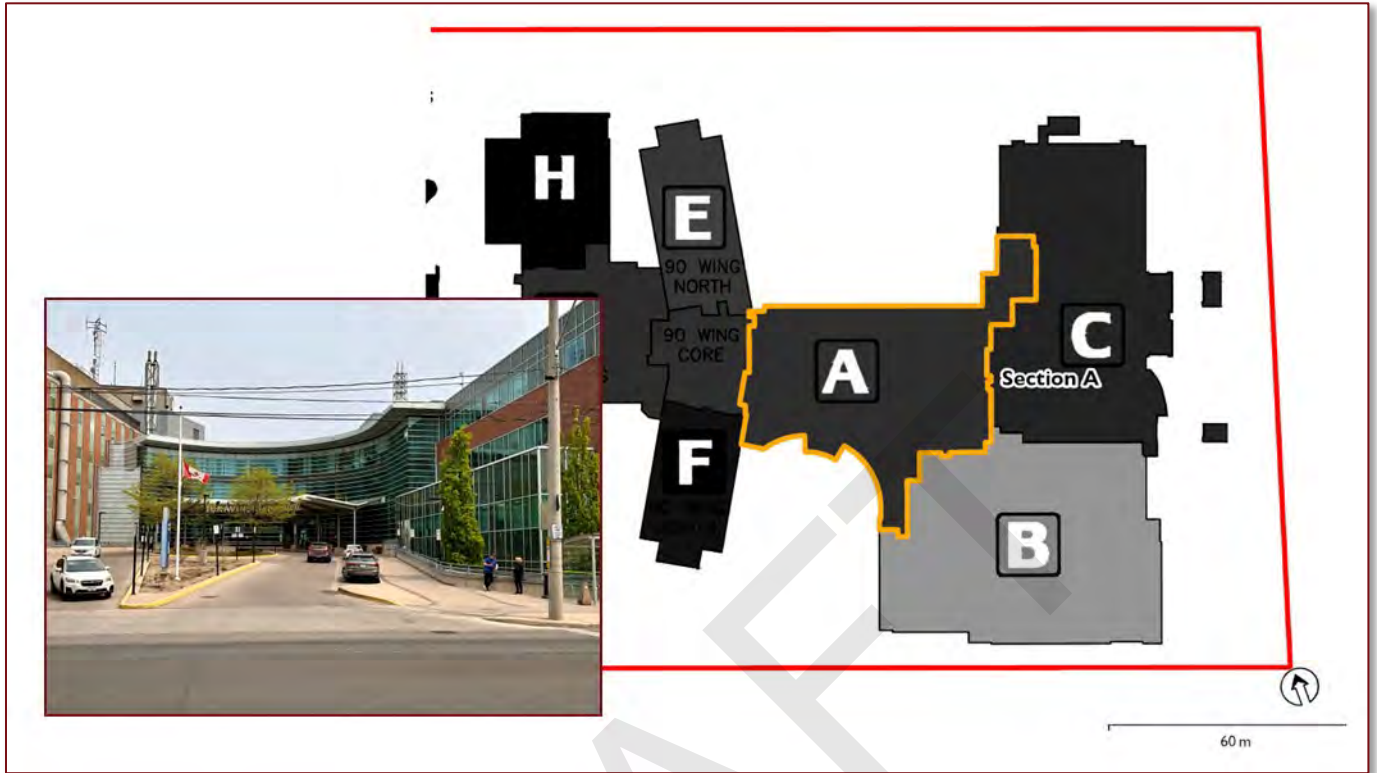
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APPENDIX A: INVENTORY SHEETS

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JURAVINSKI HOSPITAL (SECTION A)

Secondary Names: None

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
2008-2012	Original construction	IO 2007; Canada Newswire 2008; IO 2010; IO 2012



Description:

Section A is a four-storey addition that was constructed concurrently with Section B and Section C in 2007 according to the designs of Zeidler Partnership Architects in association with Garwood-Jones & Hanham Architects. Section A contains the main facility entrance and atrium, while Section B contains inpatient units and Section C contains the Emergency Department. Section A is connected to Section B and Section C.

The main (south) elevation of Section A is concave entryway and features the main entrance under a cantilevered portico. The portico is connected to Section B to the east and Section F to the west. The main elevation features windows with aluminum mullions while the rear (north) elevation displays with trapezoid-shaped windows, corrugated metal siding, and stepped massing. Two chimneys rise from the flat roof.

Inside, the main entrance leads into a bright atrium with floor-to-ceiling windows containing coloured window panels. Several corridors branch off from the atrium to the north, west, and east and lead to adjoining buildings. Facing Concession Street, a U-shaped driveway permits a logical flow of vehicles and pedestrians in and out of the facility.

Historical Associations:

Although the hospital property had evolved in the late 20th century, the structures comprising the Henderson General Hospital had not undergone an extensive update since 1965. With her election in 2003, Hamilton Mountain MPP, Marie Bountrogianni stated that she would push for \$93 million in provincial money for a \$134 million project to renovate Henderson Hospital.¹

In April 2005, *The Hamilton Spectator* reported on a \$137 million redevelopment project for Henderson Hospital with plans for a 350,000 ft² building and updates to the “outdated hospital that would include 11-foot-high operating room ceilings, larger nursing stations, fully furnished waiting rooms, and conference rooms where patients too sick to leave the hospital will be able to take part in christenings or weddings.”² The Henderson Hospital redevelopment came about as part of \$250 million funding campaign known as “Cornerstone of Care”.

To commemorate their 50th wedding anniversary, Hamilton businessman Charles Juravinski and his wife, Margaret, donated \$15 million to the Hamilton Health Sciences Corporation (HHSC) on top of a previous \$28 million donation.³ In recognition of their support, HHSC announced that the Henderson General Hospital would be renamed the Juravinski Hospital and Cancer Centre. In preservation of the Henderson Hospital name, HHSC would rename the 90 Wing the Henderson Wing.

Construction occurred in two phases, Phase IA and Phase IB. Phase IA included the following components:⁴

- A state-of-the-art Emergency Department built to maximize efficiency and patient flow with infection control principles at the forefront of its design;
- A Surgical Suite including eight large, new operating rooms equipped with the latest in medical technology;
- A consolidated Diagnostic Imaging Department featuring new leading-edge imaging equipment, including a new 3T MRI;

¹ Puxley 2003

² De Almeida 2005

³ Hemsworth 2006

⁴ IO 2010



- An enhanced Oncology Inpatient Unit designed to meet the needs of the patients and their families;
- A new Hematology Inpatient Unit featuring patient rooms with picturesque views of the Hamilton skyline and specialized air filtration systems; and
- A custom-designed Intensive Care Unit affording privacy and comfort to our most critically-ill patients and their visiting loved ones.

Phase IA saw an increase of 90,000 ft² of new hospital space and 25,000 ft² of renovated space and was “one of the largest hospital building projects in the province and... one of the largest infrastructure projects in the country.”⁵ This section opened on August 1, 2010.

Phase IB was completed in May 2012, and included:⁶

- A new medical diagnostic unit;
- A Patient Management Centre;
- Clinical exam space;
- A front lobby and information area;
- Food services and gift shop;
- An auditorium and meeting space; and
- Office space.

As part of Phase IB of the hospital redevelopment project, the former Nurses’ Residence (50 Wing) at the northwest corner of the property was demolished in 2011. The historic portico, and door had been removed and salvaged for restoration and reuse. The portico was relocated to the west elevation of Section M.

Section A is representative of the ongoing history of “salutogenesis” which has driven this hospital development for over a century. From the earliest Mount Hamilton Hospital buildings in 1917 to the modern redevelopments of the Henderson Hospital in 2012, this approach is focused on “factors that support human health and well-being, rather than on factors that cause disease.”⁷ The design of Section A incorporated “rounded corners, coloured materials, ample natural light and ventilation, improved circulation and wayfinding and dramatic views of the surrounding Niagara Escarpment” to facilitate patient health and wellbeing.⁸

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Van Dongen, Matthew

2017 “Cracks in the Foundation: The Price of Living on the Edge.” *The Hamilton Spectator*. October 12, 2017.

DRAFT



Contributing Cultural Heritage Value or Interest

Section A is not considered a contributing structure to the cultural heritage value or interest of the Subject Property, under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

South Elevation (Main) and Section A

Looking North



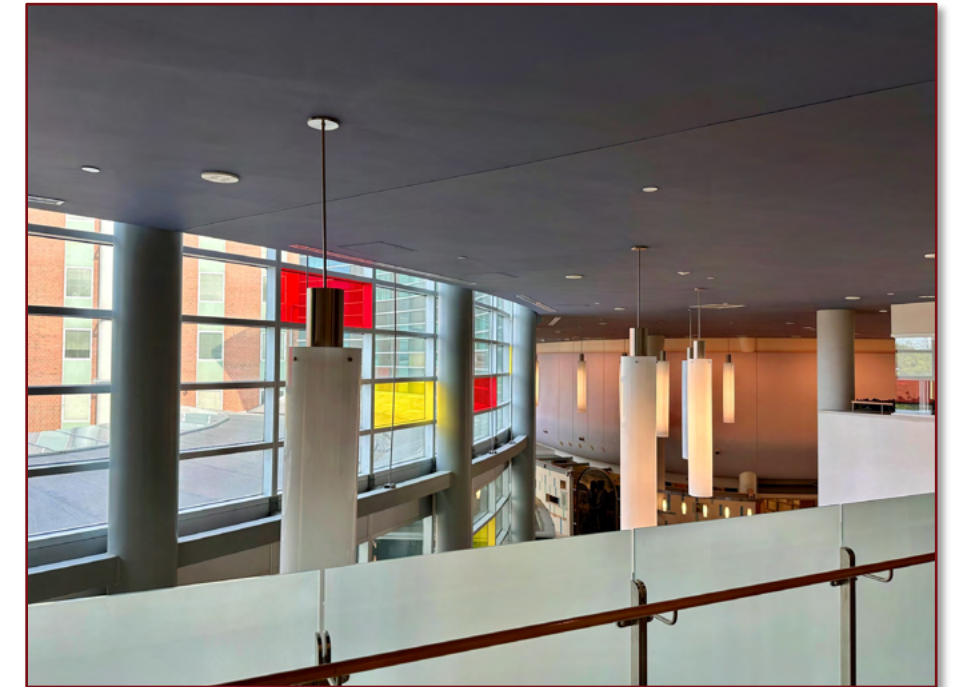
North Elevation (Rear) of Section A

Looking South



Section A Entrance Lobby from Level 2

Looking West



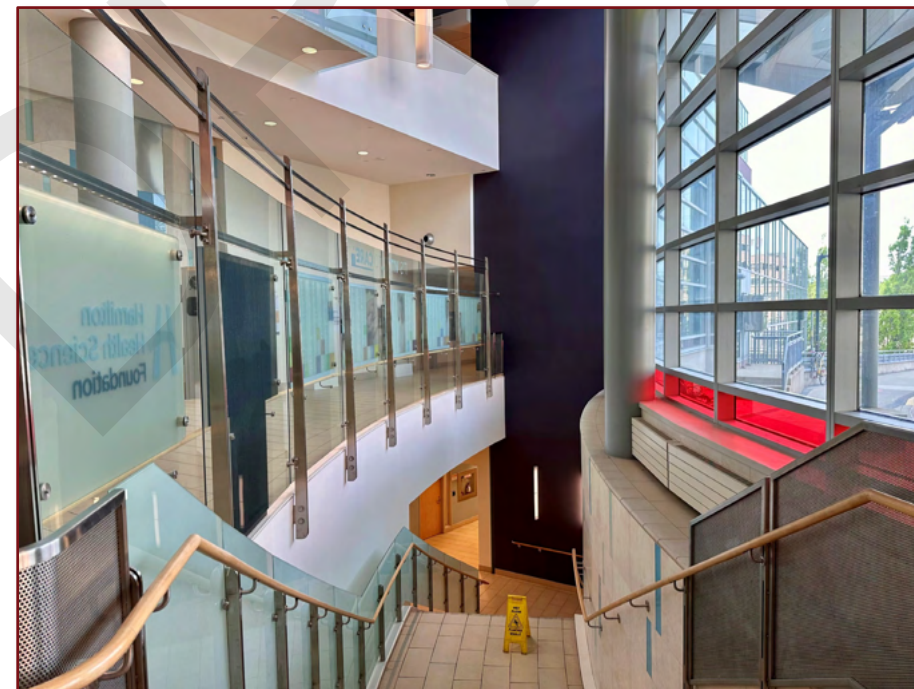
Section A (centre), Section B (right), Section F (right)

Looking North



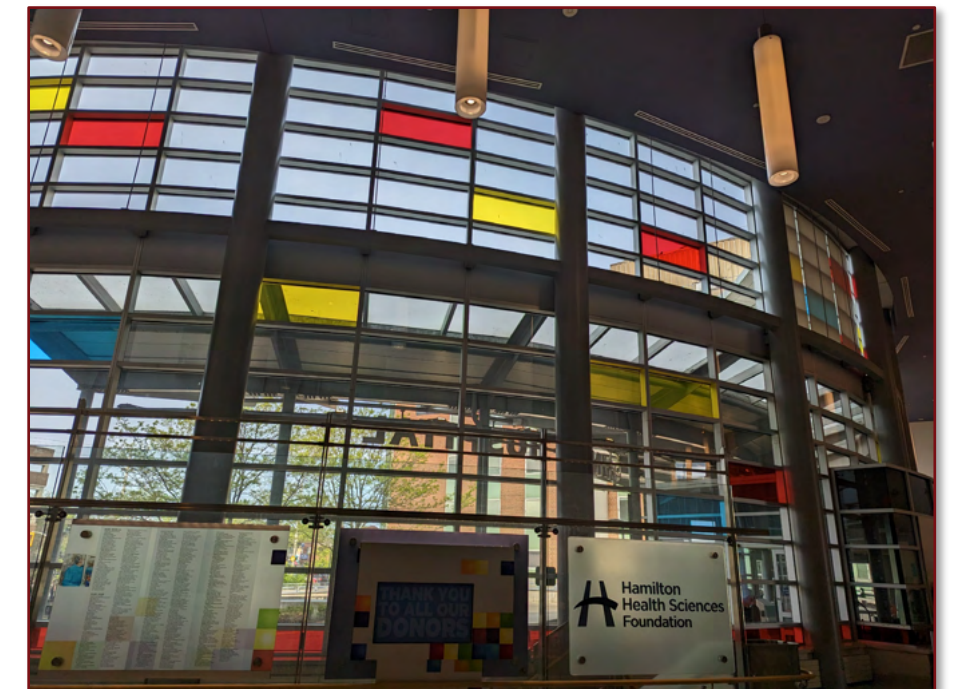
Entrance Lobby Stair to Level 0 in Section A

Looking Southeast



Glazed Rounded Interior of Main Entry

Looking Southwest



North Corridor on Level 4

Looking East



Level 3 Corridor to Department of Medicine Offices

Looking North



Level 4 North-South Corridor

Looking North



North Corridor on Level 4

Looking East



North Corridor on Level 4

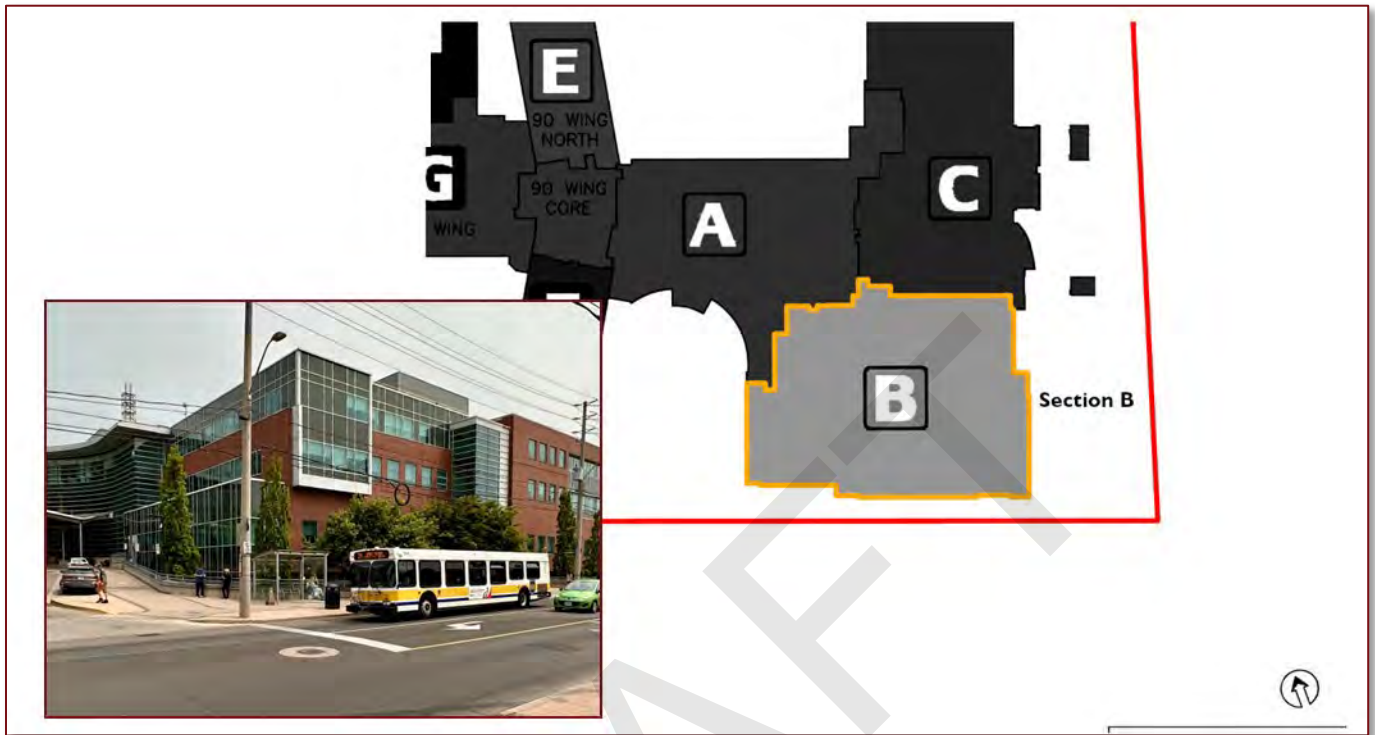
Looking East



East-West Corridor, Level 3

Looking West





JURAVINSKI HOSPITAL (SECTION B)

Secondary Names: None

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
2008-2012	Original construction	IO 2007; Canada Newswire 2008; IO 2010; IO 2012



Description:

Section B is a four-storey addition that was constructed concurrently with Section A and Section C in 2007, according to the designs of Zeidler Partnership Architects in association with Garwood-Jones & Hanham Architects. Section B contains inpatient units which were constructed in response to a shortage of beds. Section A includes the main entrance and atrium and Section C contains the Emergency Department. Section B is connected to Section A and Section C.

Section B comprises red brick construction and irregularly placed projecting glazed bays with aluminum mullions and metal panels. The main (south) elevation incorporates various geometric forms and materials which create contrasting areas of projection and recession in the façade. The lower level is positioned below street level and supported by concrete pilotis. A flat roof covers the various portions of the building.

The ambulatory entrance to the emergency department is positioned at the easternmost corner of the main elevation, with access to Concession Street. It is marked by a two-storey glazed bay. The remainder of the east elevation follows the modular design found on the main elevation, with brick and glazing arranged in a linear pattern. The interior of Section B is largely comprised of wards, offices, operating and treatment rooms, and staff facilities.

Historical Associations:

Although the hospital property had evolved in the late 20th century, the structures comprising the Henderson General Hospital had not undergone an extensive update since 1965. With her election in 2003, Hamilton Mountain MPP, Marie Bountrogianni stated that she would push for \$93 million in provincial money for a \$134 million project to renovate Henderson Hospital.¹

In April 2005, *The Hamilton Spectator* reported on a \$137 million redevelopment project for Henderson Hospital with plans for a 350,000 ft² building and updates to the “outdated hospital that would include 11-foot-high operating room ceilings, larger nursing stations, fully furnished waiting rooms, and conference rooms where patients too sick to leave the hospital will be able to take part in christenings or weddings.”² The Henderson Hospital redevelopment came about as part of \$250 million funding campaign known as Cornerstone of Care.

To commemorate their 50th wedding anniversary, Hamilton businessman Charles Juravinski and his wife, Margaret, donated \$15 million to the Hamilton Health Sciences Corporation (HHSC) on top of a previous \$28 million donation.³ In recognition of their support, HHSC announced that the Henderson General Hospital would be renamed the Juravinski Hospital and Cancer Centre. In preservation of the Henderson Hospital name, HHSC would rename the 90 Wing the Henderson Wing.

Construction occurred in two phases, Phase IA and Phase IB. Phase IA included the following components:⁴

- A state-of-the-art Emergency Department built to maximize efficiency and patient flow with infection control principles at the forefront of its design;
- A Surgical Suite including eight large, new operating rooms equipped with the latest in medical technology;

¹ Puxley 2003

² De Almeida 2005

³ Hemsworth 2006

⁴ IO 2010



- A consolidated Diagnostic Imaging Department featuring new leading-edge imaging equipment, including a new 3T MRI;
- An enhanced Oncology Inpatient Unit designed to meet the needs of the patients and their families;
- A new Hematology Inpatient Unit featuring patient rooms with picturesque views of the Hamilton skyline and specialized air filtration systems; and
- A custom-designed Intensive Care Unit affording privacy and comfort to our most critically-ill patients and their visiting loved ones.

Phase IA saw an increase of 90,000 ft² of new hospital space and 25,000 ft² of renovated space and was “one of the largest hospital building projects in the province and... one of the largest infrastructure projects in the country.”⁵ This section opened on August 1, 2010.

Phase IB was completed in May 2012, and included:⁶

- A new medical diagnostic unit;
- A Patient Management Centre;
- Clinical exam space;
- A front lobby and information area;
- Food services and gift shop;
- An auditorium and meeting space; and
- Office space.

Section B is also representative of the ongoing history of “salutogenesis” which has driven this hospital development for over a century. From the earliest Mount Hamilton Hospital buildings in 1917 to the modern redevelopments of the Henderson Hospital in 2012, this approach is focused on “factors that support human health and well-being, rather than on factors that cause disease.”⁷ The design of Section B incorporated “ample natural light and ventilation, improved circulation and wayfinding and dramatic views of the surrounding Niagara Escarpment” to facilitate patient health and wellbeing.⁸

Sources:

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⁵ HHSC and IO quoted in McNeil 2009b

⁶ IO 2010; IO 2012

⁷ OAA 2019

⁸ OAA 2019



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McNeil, Mark

2009a “Henderson Undergoes \$198m Reno; Juravinski Hospital and Cancer Centre on Target to Open in Spring 2012.” *The Hamilton Spectator*. April 17, 2009.

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Powell, Jim

2007 “Taking AIM at a Hamilton Landmark.” *HazMat Management*. Fall 2007 19(4):24-25.

Puxley, Chinta

2002a “No Room for Anything.” *The Hamilton Spectator*. October 4, 2002.

The Hamilton Spectator

2006 “Health Sciences Re-development Projects.” *The Hamilton Spectator*. June 28, 2006.

Van Dongen, Matthew

2017 “Cracks in the Foundation: The Price of Living on the Edge.” *The Hamilton Spectator*. October 12, 2017.

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Contributing Cultural Heritage Value or Interest

Section B is not considered a contributing structure to the cultural heritage value or interest of the Subject Property, under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

Section B Viewed from South Side of Concession Street

Looking Northeast



Overhead View of Sections A (left) and B (right)

Looking Northeast



South Elevation

Looking North



Lower Level and Red Brick

Looking West



East Elevation

Looking West



Section B Emergency Entrance

Looking North



East Elevation Overlooking Sherman Cut

Looking North



Power Rooms on 3rd Floor

Looking South



Emergency Ambulance Bay

Looking South



Corridor from Section A Atrium

Looking East



Surgical Ambulatory Care Clinic, 3rd Floor

Looking North



Emergency Ambulance Bay

Looking North



Department of Surgery, 3rd Floor
Looking West



3rd Floor Corridor
Looking South



North-South Corridor of Level 3 Toward Section B
Looking North



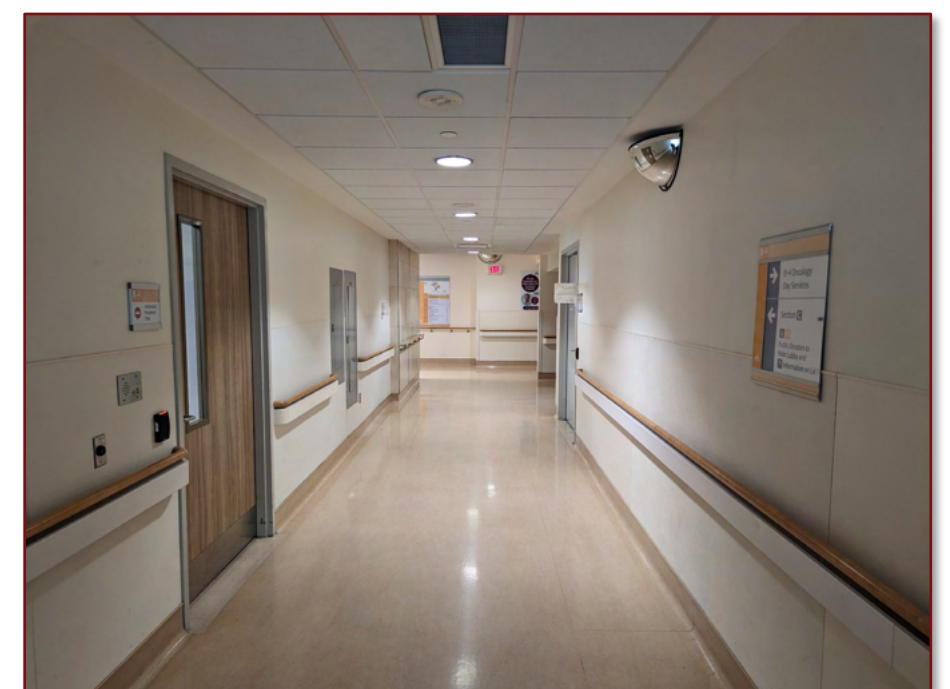
Section C Corridor, 3rd Floor
Looking East



North-South Corridor to Section C
Looking North



North-South Corridor Toward Section C on Level 4
Looking North



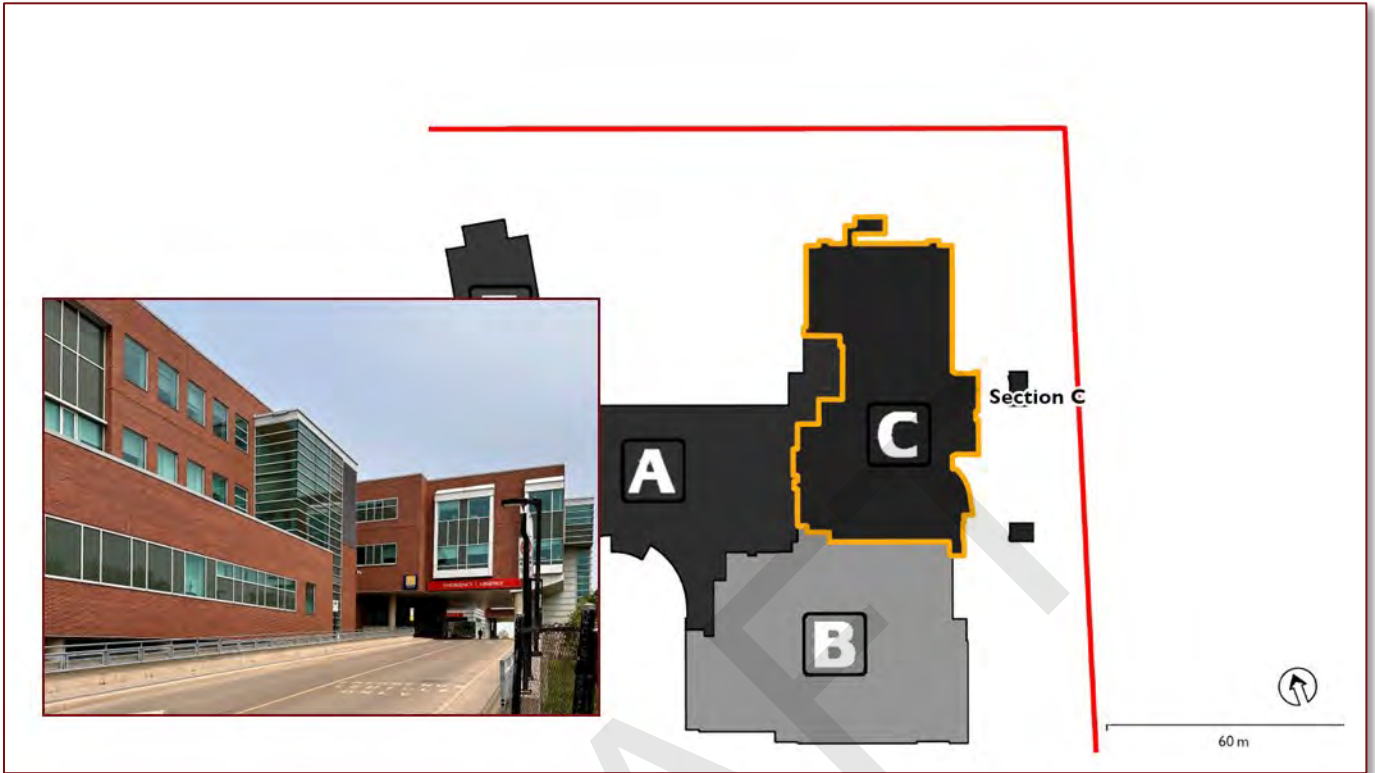


Corridor to Hematology Inpatient Unit on Level 4

Looking South



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JURAVINSKI HOSPITAL (SECTION C)

Secondary Names: None

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
2008-2012	Original construction	Canada Newswire 2008; IO 2007; IO 2010; IO 2012



Description:

Section C is a four-storey addition that was constructed concurrently with Section A and Section B in 2007, according to the designs of Zeidler Partnership Architects in association with Garwood-Jones & Hanham Architects. Section C contains the Emergency Department, while Section A contains the main entrance and atrium and Section B contains inpatient units. Section C is connected to Section A and Section B.

Section C comprises red brick construction and irregularly placed projecting two-storey glazed bays with aluminum mullions and metal panels. The main (northeast) elevation incorporates a porte cochere for ambulatory and vehicular access to the emergency department from Concession Street. Above, are three large three-storey glazed bays. The other elevations feature similar modular construction with brick and glazing arranged in a linear pattern. A flat roof covers the various portions of the building.

Historical Associations:

Although the hospital property had evolved in the late 20th century, the structures comprising the Henderson General Hospital had not undergone an extensive update since 1965. With her election in 2003, Hamilton Mountain MPP, Marie Bountrogianni stated that she would push for \$93 million in provincial money for a \$134 million project to renovate Henderson Hospital.¹

In April 2005, *The Hamilton Spectator* reported on a \$137 million redevelopment project for Henderson Hospital with plans for a 350,000 ft² building and updates to the “outdated hospital that would include 11-foot-high operating room ceilings, larger nursing stations, fully furnished waiting rooms, and conference rooms where patients too sick to leave the hospital will be able to take part in christenings or weddings.”² The Henderson Hospital redevelopment came about as part of \$250 million funding campaign known as Cornerstone of Care.

To commemorate their 50th wedding anniversary, Hamilton businessman Charles Juravinski and his wife, Margaret, donated \$15 million to the Hamilton Health Sciences Corporation (HHSC) on top of a previous \$28 million donation.³ In recognition of their support, HHSC announced that the Henderson General Hospital would be renamed the Juravinski Hospital and Cancer Centre. In preservation of the Henderson Hospital name, HHSC would rename the 90 Wing the Henderson Wing.

Construction occurred in two phases, Phase IA and Phase IB. Phase IA included the following components:⁴

- A state-of-the-art Emergency Department built to maximize efficiency and patient flow with infection control principles at the forefront of its design;
- A Surgical Suite including eight large, new operating rooms equipped with the latest in medical technology;
- A consolidated Diagnostic Imaging Department featuring new leading-edge imaging equipment, including a new 3T MRI;
- An enhanced Oncology Inpatient Unit designed to meet the needs of the patients and their families;
- A new Hematology Inpatient Unit featuring patient rooms with picturesque views of the Hamilton skyline and specialized air filtration systems; and

¹ Puxley 2003

² De Almeida 2005

³ Hemsworth 2006

⁴ IO 2010



- A custom-designed Intensive Care Unit affording privacy and comfort to our most critically-ill patients and their visiting loved ones.

Phase IA saw an increase of 90,000 ft² of new hospital space and 25,000 ft² of renovated space and was “one of the largest hospital building projects in the province and... one of the largest infrastructure projects in the country.”⁵ This section opened on August 1, 2010.

Phase IB was completed in May 2012, and included:⁶

- A new medical diagnostic unit;
- A Patient Management Centre;
- Clinical exam space;
- A front lobby and information area;
- Food services and gift shop;
- An auditorium and meeting space; and
- Office space.

Section C is also representative of the ongoing history of “salutogenesis” which has driven this hospital development for over a century. From the earliest Mount Hamilton Hospital buildings in 1917 to the modern redevelopments of the Henderson Hospital in 2012, this approach is focused on “factors that support human health and well-being, rather than on factors that cause disease.”⁷ The design of Section C incorporated “ample natural light and ventilation, improved circulation and wayfinding and dramatic views of the surrounding Niagara Escarpment” to facilitate patient health and wellbeing.⁸

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De Almeida, Jacquie

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Hemsworth, Wade

2006 “Juravinskis Add \$15m to Legacy of Giving; Henderson Hospital to be Renamed. *The Hamilton Spectator*. September 6, 2006.

Infrastructure Ontario (IO)

⁵ HHSC and IO quoted in McNeil 2009b

⁶ IO 2010; IO 2012

⁷ OAA 2019

⁸ OAA 2019



2006 Next Step Forward for Hamilton Health Sciences Major Redevelopment. November 3, 2006. Available online: <https://www.infrastructureontario.ca/en/news-and-media/news/hamilton-health-sciences---juravinski-hospital-and-cancer-centre/next-step-forward-for-hamilton-health-sciences-major-redevelopment/>. Accessed August 29, 2023.

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Puxley, Chinta

2002a “No Room for Anything.” *The Hamilton Spectator*. October 4, 2002.

The Hamilton Spectator

2006 “Health Sciences Re-development Projects.” *The Hamilton Spectator*. June 28, 2006.

Van Dongen, Matthew

2017 “Cracks in the Foundation: The Price of Living on the Edge.” *The Hamilton Spectator*. October 12, 2017.

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Contributing Cultural Heritage Value or Interest

Section C is not considered a contributing structure to the cultural heritage value or interest of the Subject Property, under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

East Elevation of Emergency Entry

Looking West



West and North Elevations

Looking Southwest



Patient Drop Off and Emergency Waiting Area

Looking South



East and North Elevations

Looking Southwest



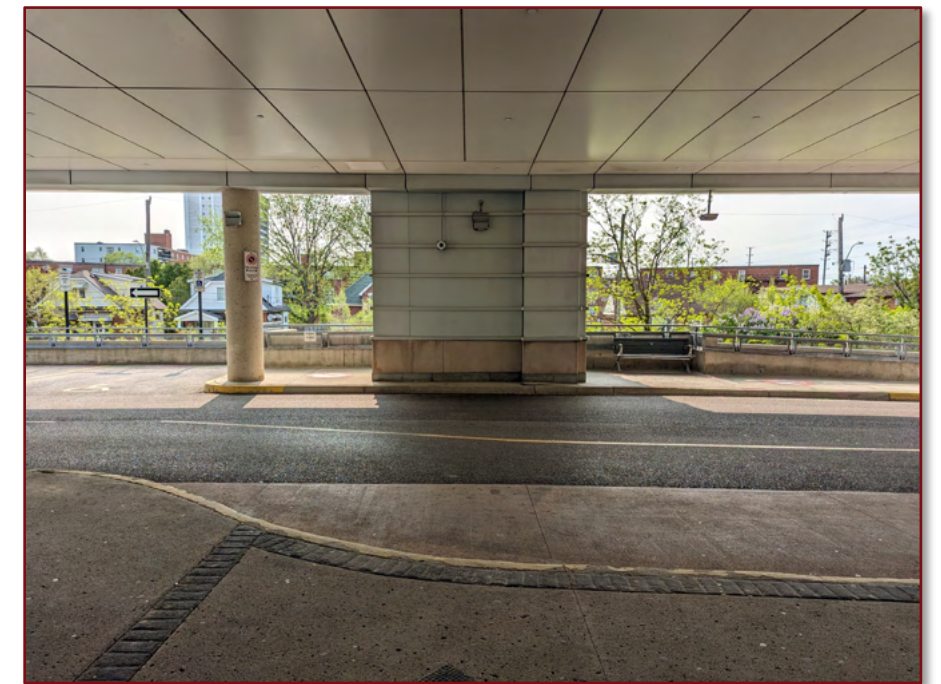
Interior Emergency Entrance Vestibule

Looking West



Emergency Department Drop Off

Looking East



Ambulance Drop Off (At Rear)

Looking North



Emergency Department Driveway Off Concession Street

Looking South





JURAVINSKI HOSPITAL - SECTION E

Secondary Names: Former Henderson General Hospital; 90 Wing North/Core

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1963-1965	Original construction	Dunn 1964; <i>The Hamilton Spectator</i> 1963



Description:

Section E was constructed in 1963-1965, according to the designs of the architectural firm of W. R. Souter and Associates. Constructed concurrently with Section F and Section G, Section E connects with Section F at the south, and with Section G to the west. Together they comprise the remaining parts of the former Henderson General Hospital. Although the six-storey brown brick building was incorporated into the 2008-2012 development undertaken by Zeidler Partnership Architects in association with Garwood-Jones & Hanham Architects, Section E retains much of its original design.

The east elevation is composed of 11 bays of narrow vertical windows separated by light green metal spandrels while the west elevation contains 10 bays of similar design. The north elevation features elements of the International Style including a projecting five-storey glazed bay with dark green pilasters and painted metal mullions. This bay is mirrored on the south elevation of Section F. Flat roofs cover the various portions of the building.

Interior corridors are narrow and reflect mid-20th century principles of hospital design. As with Section F and Section G, interior features are utilitarian with the most notable feature being the patterned terrazzo floors.

Historical Associations:

The Nora Frances Henderson Hospital (NFHH) for convalescent patients was opened adjacent to the Mountain Hospital and the Hamilton General Hospital buildings in 1954. The innovative facility was named after local politician and community advocate Nora Frances Henderson (1897-1949).

Just four years after the construction of the NFHH, the architectural firm of W.R. Souter and Associates was commissioned to draft plans for an addition to the hospital. While it is unclear what the initial plans entailed, revised plans dating to 1960 indicate additional space for the kitchen, morgue, penthouse, solarium and the connecting spaces between Sections E, F, and G.

On September 3, 1963, Rhys M. Sale, the Chairman of the Ontario Cancer Treatment and Research Foundation, turned the sod to break ground for the new cancer clinic which would be included as part of the hospital addition.¹ The six-storey building was to contain a number of specialty areas including a physics laboratory, operating room, offices, photographic and outpatient departments, a dining room, admitting areas, central supply rooms and, in the basement, a cobalt unit, high energy X-ray machines, and a linear accelerator.² In order to minimize the clinical atmosphere of the cancer clinic, colour, music, and an overall “domestic flavor” were added to its design.³

The new 10-room operating suite accommodated its first patient on December 7, 1964. The official opening ceremonies for the hospital additions were held in January 1965, although it would take until mid-1965 until all the new sections were in use.

The Mountain Hospital and the Nora Frances Henderson Convalescent Hospital were integrated into the Henderson General Hospital complex in 1965. For its time, the hospital had some of the most modern, cutting-edge medical technology.⁴

¹ *The Hamilton Spectator* 1963

² *The Hamilton Spectator* 1963c; *The Hamilton Spectator* 1964

³ *The Hamilton Spectator* 1965

⁴ Campbell 1966:273

Drawing of Section E and F Additions, 1960

Source: W.R. Souter Associates



Sources:

Campbell, Marjorie Freeman

1966 *A Mountain and a City: The Story of Hamilton*. Toronto: McClelland and Stewart. Available online: <https://archive.org/details/mountainandcitys0000marj/>. Accessed September 19, 2023.

Dunn, Anne

1964 "Brand-new Setting for Surgery." *The Hamilton Spectator*. December 8, 1964. Sourced from Hamilton Public Library Local History and Archives Department.

Scott, Godfrey

1955 "Disaster Planning New Role for Hospitals." *The Globe and Mail*. October 25, 1955. Pp. 22.

The Globe and Mail

1954 "Cheerful Color Scheme in New Hospital." *The Globe and Mail*. September 1, 1954. Pp. 31.

The Globe and Mail

1964 "Copps Charges Hospital Neglect by Queen's Park." *The Globe and Mail*. April 10, 1964. Pp. 8.



The Hamilton Spectator

1959 “Board Given OMB Nod for Hospital Extension.” *The Hamilton Spectator*. April 27, 1959. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1963a “1964 Target Date for Cancer Clinic.” *The Hamilton Spectator*. September 16, 1963. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1963b “After 3 Years, Cancer Clinic Urgent.” *The Hamilton Spectator*. September 20, 1963. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1964 “2 Floors Occupied in Unfinished Wing.” *The Hamilton Spectator*. October 3, 1964. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1965 “New Cancer Centre Eliminates Clinical Atmosphere.” *The Hamilton Spectator*. April 19, 1965. Sourced from Hamilton Public Library Local History and Archives Department.

W.R. Souter Associates

1960 *Proposed Extension to Nora Frances Henerson Hospital, Hamilton, Ontario*. Sourced from Hamilton Public Library Local History and Archives Department.



Contributing Cultural Heritage Value or Interest

Section E is not considered a contributing structure to the cultural heritage value or interest of the Subject Property, under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

East and North Elevations

Looking Southwest



East Elevation from Section A

Looking Northwest



Surgery & Surgical Oncology on Level 5

Looking North



Section A (Middle) Connection to Section E (Right)

Looking South



Level 4 Corridor to Section A

Looking East



East Elevation of Level 4

Looking Northwest



East Elevation of Section E from Section A

Looking Northwest



Patient Corridor of E5

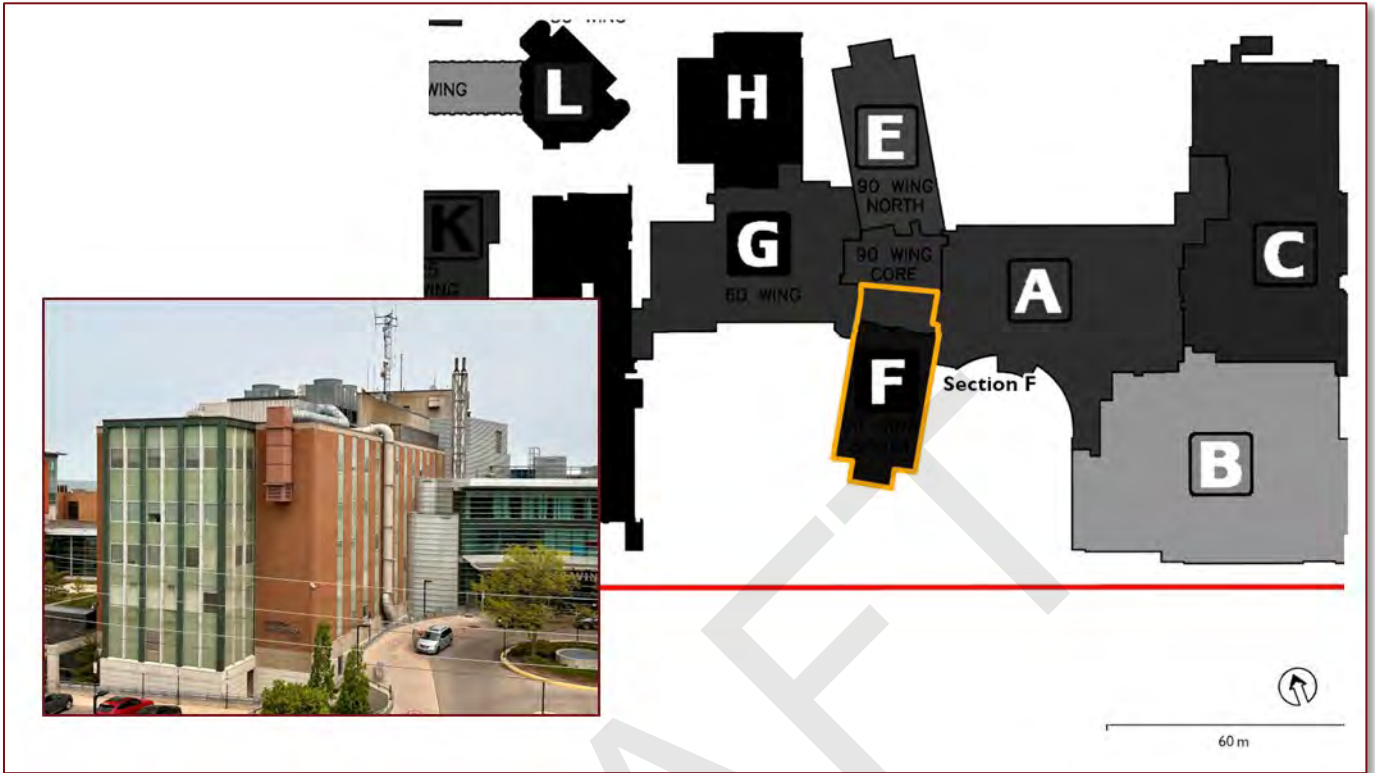
Looking North



Pharmacy and Supply Room on Level 5

Looking West





JURAVINSKI HOSPITAL - SECTION F

Secondary Names: Nora-Frances Henderson Wing; 90 Wing South/Core

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1963-1965	Original construction	Dunn 1964; <i>The Hamilton Spectator</i> 1963



Description:

Section F was constructed in 1963-1965, according to the designs of the architectural firm of W. R. Souter and Associates. Constructed concurrently with Section E and Section G, Section F connects with Section E at the north, and with Section G to the east. Together they comprise the remaining parts of the former Henderson General Hospital. Although the five-storey brown brick building was incorporated into the 2008-2012 development undertaken by Zeidler Partnership Architects in association with Garwood-Jones & Hanham Architects, Section E retains much of its original design.

The west elevation is composed of 11 bays of narrow vertical windows separated by light green metal spandrels while the east elevation contains 10 bays of similar design. The south elevation features elements of the International Style including a projecting four-storey glazed bay with dark green pilasters and painted metal mullions. This bay is mirrored on the north elevation of Section E. Flat roofs cover the various portions of the building.

Interior corridors are narrow and reflect mid-20th century principles of hospital design which has evolved considerably since then. As with Section E and Section G, interior features are utilitarian with the most notable feature being the patterned terrazzo floors.

Historical Associations:

The Nora Frances Henderson Hospital (NFHH) for convalescent patients was opened adjacent to the Mountain Hospital and the Hamilton General Hospital buildings in 1954. The innovative facility was named after local politician and community advocate Nora Frances Henderson (1897-1949).

Just four years after the construction of the NFHH, the architectural firm of W.R. Souter and Associates was commissioned to draft plans for an addition to the hospital. While it is unclear what the initial plans entailed, revised plans dating to 1960 indicate additional space for the kitchen, morgue, penthouse, solarium and the connecting spaces between Sections E, F, and G.

On September 3, 1963, Rhys M. Sale, the Chairman of the Ontario Cancer Treatment and Research Foundation, turned the sod to break ground for the new cancer clinic which would be included as part of the hospital addition.¹ The five-storey building was to contain a number of specialty areas including a physics laboratory, operating room, offices, photographic and outpatient departments, a dining room, admitting areas, central supply rooms and, in the basement, a cobalt unit, high energy X-ray machines, and a linear accelerator.² In order to minimize the clinical atmosphere of the cancer clinic, colour, music, and an overall “domestic flavor” were added to its design.³

The new 10-room operating suite accommodated its first patient on December 7, 1964. The official opening ceremonies for the hospital additions were held in January 1965, although it would take until mid-1965 until all the new sections were in use.

¹ *The Hamilton Spectator* 1963

² *The Hamilton Spectator* 1963c; *The Hamilton Spectator* 1964

³ *The Hamilton Spectator* 1965



The Mountain Hospital and the Nora Frances Henderson Convalescent Hospital were integrated into the Henderson General Hospital complex in 1965. For its time, the hospital had some of the most modern, cutting-edge medical technology.⁴

Sources:

Campbell, Marjorie Freeman

1966 *A Mountain and a City: The Story of Hamilton*. Toronto: McClelland and Stewart. Available online: <https://archive.org/details/mountainandcitys0000marj/>. Accessed September 19, 2023.

Dunn, Anne

1964 “Brand-new Setting for Surgery.” *The Hamilton Spectator*. December 8, 1964.

Scott, Godfrey

1954 “\$3,150,000 Building is Canada’s Finest for Convalescents.” *The Globe & Mail*. September 1, 1954.

Scott, Godfrey

1955 “Disaster Planning New Role for Hospitals.” *The Globe and Mail*. October 25, 1955. Pp. 22.

The Globe and Mail

1954 “Cheerful Color Scheme in New Hospital.” *The Globe and Mail*. September 1, 1954. Pp. 31.

The Globe and Mail

1964 “Copps Charges Hospital Neglect by Queen’s Park.” *The Globe and Mail*. April 10, 1964. Pp. 8.

The Hamilton Spectator

1959 “Board Given OMB Nod for Hospital Extension.” *The Hamilton Spectator*. April 27, 1959. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1963a “1964 Target Date for Cancer Clinic.” *The Hamilton Spectator*. September 16, 1963. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1963b “After 3 Years, Cancer Clinic Urgent.” *The Hamilton Spectator*. September 20, 1963. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1963c “First Sod Turned Today For City Cancer Clinic.” *The Hamilton Spectator*. September 3, 1963. Sourced from Hamilton Public Library Local History and Archives Department.

⁴ Campbell 1966:273



The Hamilton Spectator

1964 “2 Floors Occupied in Unfinished Wing.” *The Hamilton Spectator*. October 3, 1964. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1965 “New Cancer Centre Eliminates Clinical Atmosphere.” *The Hamilton Spectator*. April 19, 1965. Sourced from Hamilton Public Library Local History and Archives Department.

W.R. Souter Associates

1960 *Proposed Extension to Nora Frances Henerson Hospital, Hamilton, Ontario.*

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Contributing Cultural Heritage Value or Interest

Section F is not considered a contributing structure to the cultural heritage value or interest of the Subject Property, under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

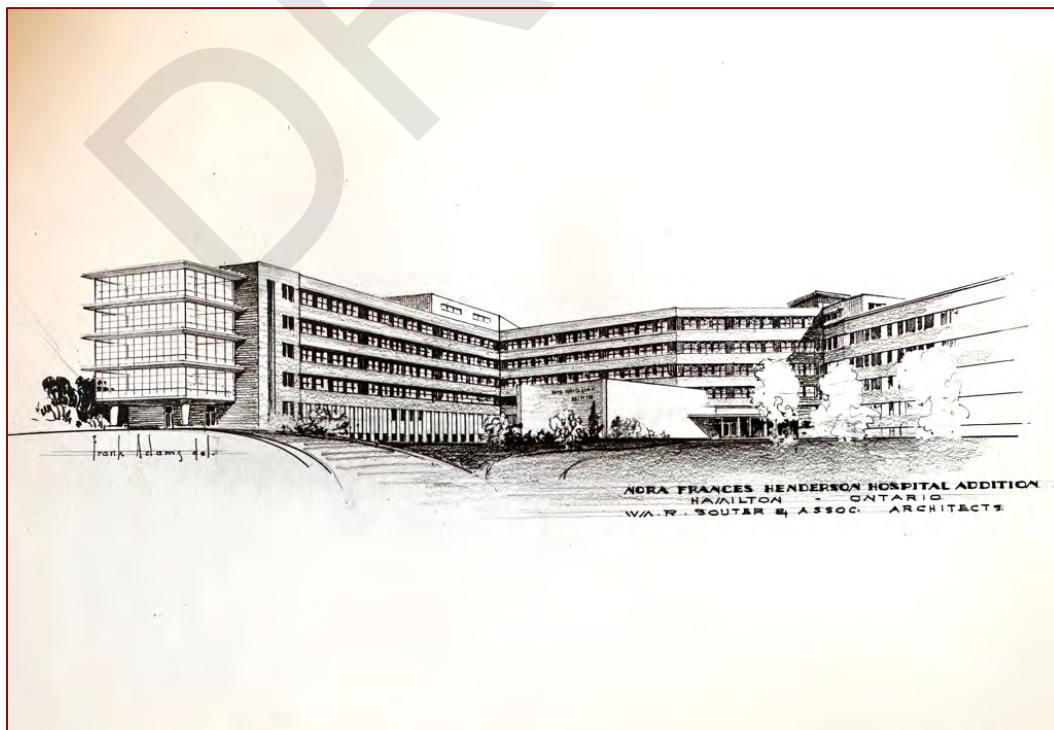
Drawing of Section E and F Additions, 1960

Source: W.R. Souter Associates



Proposed Drawing of Section F Affixed to Nora Frances Henderson Hospital

Source: W.R. Souter Associates



South and East Elevations

Looking Northwest



South Elevation

Looking North



Exterior Entry to Breast Assessment Centre

Looking North



West Elevation

Looking East



South and West Elevations

Looking North



Interior Level 0 Entry to Breast Assessment Centre

Looking East



Original Terrazzo Floor



Elevator Lobby on Level 2 of Section A Toward Section F

Looking South



Hallway Corridor on Level 2

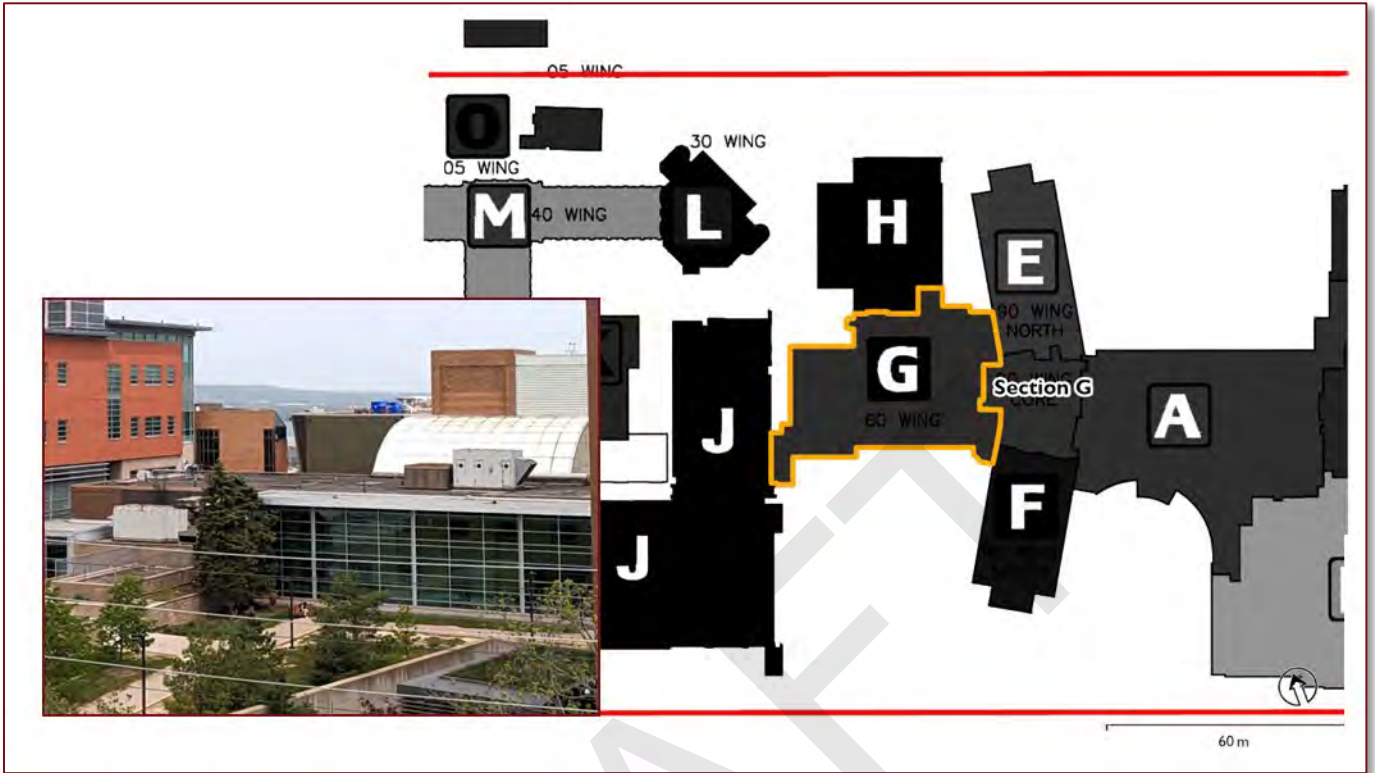
Looking South



Surgery and Surgical Oncology Area on Level 4

Looking West





JURAVINSKI HOSPITAL - SECTION G

Secondary Names: 60 Wing

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1963-1965	Original construction	Dunn 1964; <i>The Hamilton Spectator</i> 1963



Description:

Section G was constructed in 1963-1965, according to the designs of the architectural firm of W. R. Souter and Associates. Constructed concurrently with Section E and Section F, Section G connects with Section F at the southeast, and with Section E at the northeast. Together they comprise the remaining parts of the former Henderson General Hospital. The two-storey brown brick building was incorporated into the 2008-2012 development undertaken by Zeidler Partnership Architects in association with Garwood-Jones & Hanham Architects, Section G does not retain much of its original design.

Section G is a low rectangular structure with a flat roof and little observable architectural detail. It extends westwards from the curved juncture of Section E and Section F. It has been overshadowed by the later construction of Section H to the north and more recently with the Section J (Juravinski Cancer Centre) expansion to the west which saw the construction of a two-storey glazed corridor that extends across two thirds of its southern elevation.

As with the exterior, the interior space is unremarkable and reflects an institutional function. Being largely an interior building, it seamlessly connects to Sections A, E, F, H, and J on all interior levels.

Historical Associations:

The Nora Frances Henderson Hospital for convalescent patients was opened adjacent to the Mountain Hospital and Hamilton General Hospital buildings in 1954. The innovative facility was named after local politician and community advocate Nora Frances Henderson (1897-1949).

Just four years after the construction of the NFHH, the architectural firm of W.R. Souter and Associates was commissioned to draft plans for an addition to the hospital. While it is unclear what the initial plans entailed, revised plans dating to 1960 indicate additional space for the kitchen, morgue, penthouse, solarium and the connecting spaces between Sections E, F, and G.

On September 3, 1963, Rhys M. Sale, the Chairman of the Ontario Cancer Treatment and Research Foundation, turned the sod to break ground for the new cancer clinic which would be included as part of the hospital addition.¹ As with Sections E and F, Section G was constructed with heavy foundations to ensure the possibility of expansion if required, and contained office and administrative space. William Souter Jr. placed special interest in minimizing the clinical atmosphere of the cancer clinic, instead adding colour, music, and an overall “domestic flavor” to its design.² Today it marks a transition point between Section E and Section F and the more recent

The official opening ceremonies for the hospital addition were held in January 1965, though it would take until mid-1965 until all new sections were in use. At that time, the Mountain Hospital and the Nora Frances Henderson Convalescent Hospital were integrated into the Henderson General Hospital complex. For its time, the hospital had some of the most modern, cutting-edge medical technology.³

¹ *The Hamilton Spectator* 1963

² *The Hamilton Spectator* 1965

³ Campbell 1966:273



Sources:

Campbell, Marjorie Freeman

1966 *A Mountain and a City: The Story of Hamilton*. Toronto: McClelland and Stewart. Available online: <https://archive.org/details/mountainandcitys0000marj/>. Accessed September 19, 2023.

Dunn, Anne

1964 “Brand-new Setting for Surgery.” *The Hamilton Spectator*. December 8, 1964. Sourced from Hamilton Public Library Local History and Archives Department.

Scott, Godfrey

1954 “\$3,150,000 Building is Canada’s Finest for Convalescents.” *The Globe & Mail*. September 1, 1954.

Scott, Godfrey

1955 “Disaster Planning New Role for Hospitals.” *The Globe and Mail*. October 25, 1955. Pp. 22.

The Globe and Mail

1954 “Cheerful Color Scheme in New Hospital.” *The Globe and Mail*. September 1, 1954. Pp. 31.

The Globe and Mail

1964 “Copp’s Charges Hospital Neglect by Queen’s Park.” *The Globe and Mail*. April 10, 1964. Pp. 8.

The Hamilton Spectator

1959 “Board Given OMB Nod for Hospital Extension.” *The Hamilton Spectator*. April 27, 1959. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1963a “1964 Target Date for Cancer Clinic.” *The Hamilton Spectator*. September 16, 1963. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1963b “After 3 Years, Cancer Clinic Urgent.” *The Hamilton Spectator*. September 20, 1963. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1963c “First Sod Turned Today For City Cancer Clinic.” *The Hamilton Spectator*. September 3, 1963. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator

1964 “2 Floors Occupied in Unfinished Wing.” *The Hamilton Spectator*. October 3, 1964. Sourced from Hamilton Public Library Local History and Archives Department.

The Hamilton Spectator



1965 “New Cancer Centre Eliminates Clinical Atmosphere.” *The Hamilton Spectator*. April 19, 1965. Sourced from Hamilton Public Library Local History and Archives Department.

W.R. Souter Associates

1960 *Proposed Extension to Nora Frances Henerson Hospital, Hamilton, Ontario*. Sourced from Hamilton Public Library Local History and Archives Department.

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Contributing Cultural Heritage Value or Interest

Section G is not considered a contributing structure to the cultural heritage value or interest of the Subject Property, under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

South Elevation
Looking North



Community & Health Services Office – Second Floor
Looking East



Mail Room Near Section G Corridor
Looking North



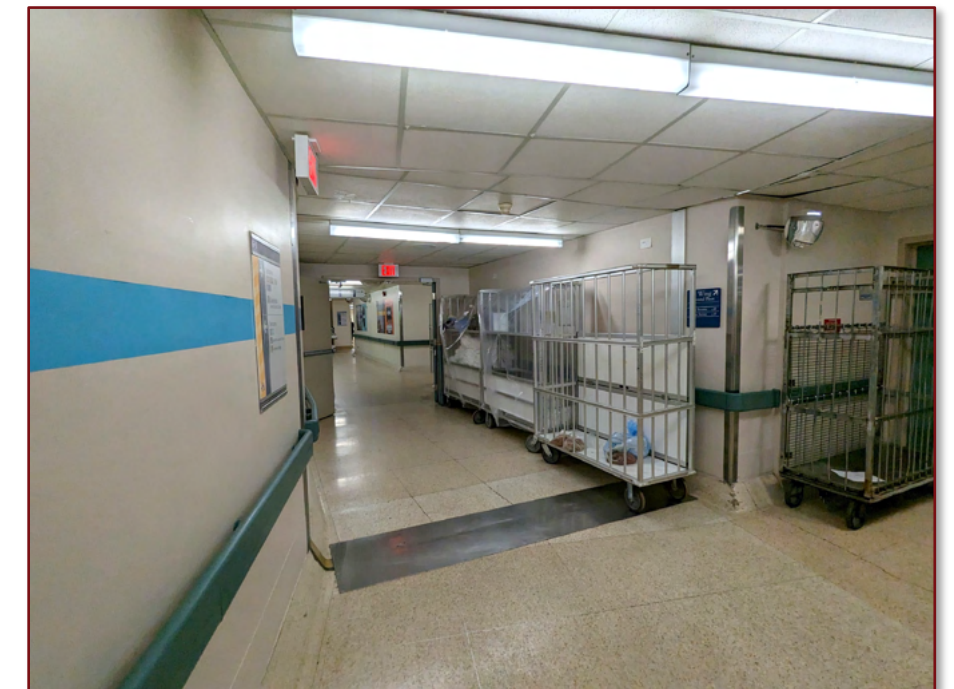
Landscaping South of Section G
Looking Northeast

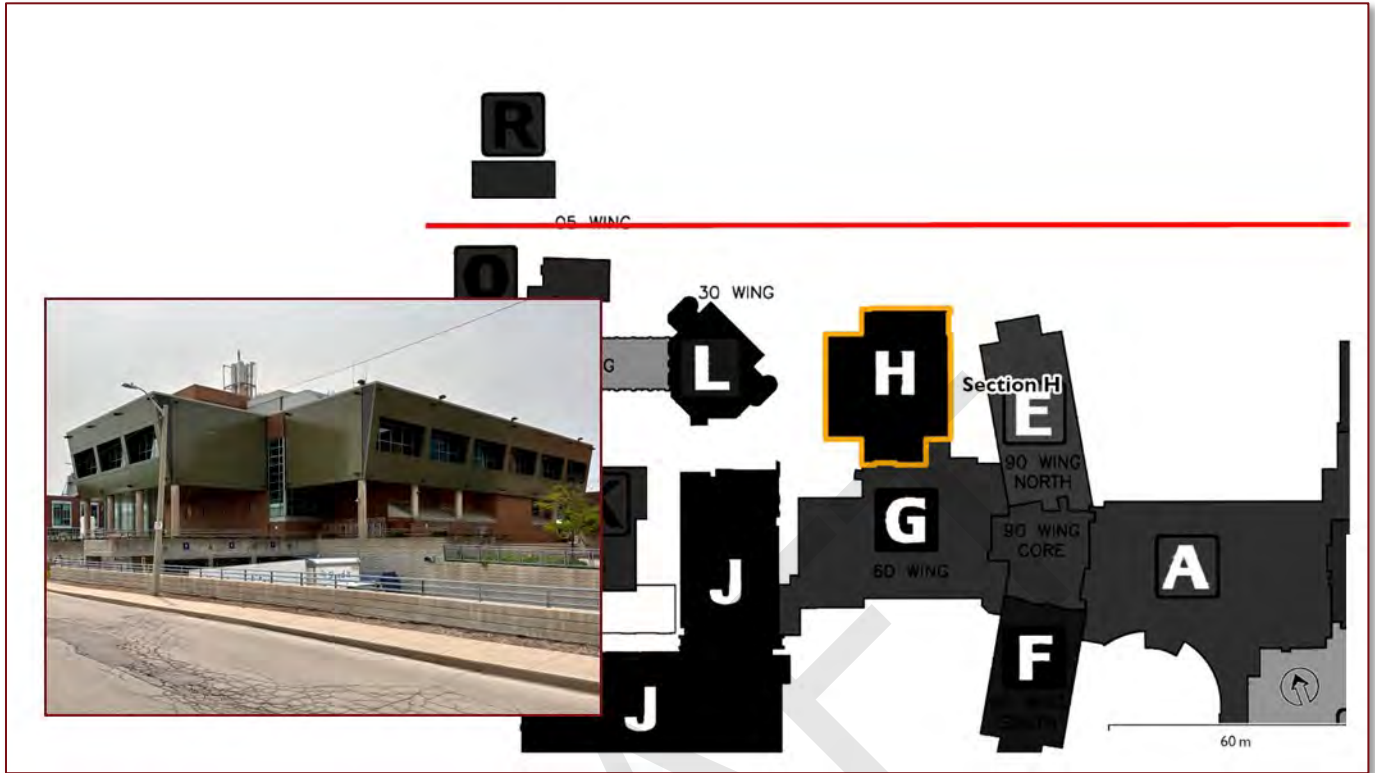


Patterned Terrazzo Floor
Looking Northeast



Section G Floor 0 Junction
Looking North





JURAVINSKI HOSPITAL - SECTION H

Secondary Names: Henderson Research Centre

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1992-1994	Original construction	Hamilton-Wentworth Region 1990; Morrison 1992b; Morrison 1994



Description:

Section H was constructed in 1992-94 according to the design of Trevor Garwood-Jones Architects Inc. Situated west of Section E and adjacent to Section G (to the south), the building features two storeys and a basement, set on a ribbed concrete cast-in-place podium and surmounted by a red brick ground storey. Angled aluminum-clad sections project from the upper levels of the north and west elevations are supported by concrete pilotis, and contain recessed bays with fixed windows with aluminum mullions and sashes. A below grade loading bay connecting to Mountain Park Avenue was added later, during the 2007-2012 Juravinski Hospital redevelopment.

The interior of Section H is utilitarian with the basement and first level primarily providing storage facilities and upper levels housing research laboratories.

Historical Associations:

In the late 1980s, Hamilton Regional Cancer Centre shared hospital space with Hamilton General Hospital, but patient care and staffing levels had become compromised due to the rising numbers of cancer patients. The Head of Radiation Oncology in 1988, Dr. D.L. Hodson, noted that cancer clinic patients had to attend various locations on the property, including a clinic in the HGH basement, which “put the perception in patients’ minds that they have more disability than they have.”¹

As part of its \$250 million funding scheme to upgrade cancer treatment centres in Toronto, London, Sudbury, and Hamilton, the Ontario government granted \$14.3 million to the Henderson General Hospital. The Hamilton Regional Cancer Centre was planned on the southwest part of the property, and a \$10.5 million research centre was planned for an area north of Section G.²

Construction for Section H received the green light in April 1992 with an expected construction time of 18 months. The Hamilton Civic Hospitals Research Centre opened in September 1994.³ The new research centre had storage space on the lower level for materials management and stores, while the upper two floors were designated research space with a focus on vascular disease – heart attacks and stroke. The area was overseen by the centre’s director, Dr. Jack Hirsch who was recognized as an expert in coagulation. In 1994, he formed Vascular Therapeutics Inc., Hamilton’s first biotechnology company, with California biochemist and businessperson, Dr. Jim Allen.

Sources:

Davie, Michael

1986 “\$14.3m Grant May Double Staff at Henderson Clinic.” August 6, 1986. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

Katz, Teddy

1989 “\$10.5m Cancer Research Centre Set for Henderson.” *The Hamilton Spectator*. November 18, 1989. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

¹ Dr. Hodson quoted in Morrison 1987

² Katz 1989

³ Morrison 1994



Lee, Betty Lou

1986 "Patients Face Wait for Cancer Care." *The Hamilton Spectator*. January 6, 1986. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

Morrison, Suzanne

1987a "Doctors, Nurses and Patients Hope New Building Fulfils Needs and Dreams." *The Hamilton Spectator*. November 6, 1987. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

Morrison, Suzanne

1989b "Digging in to Battle Cancer." *The Hamilton Spectator*. September 15, 1989. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

Morrison, Suzanne

1994 "Secret Success; Some Hamilton Researchers are the Best in the World and Everybody Knows it, Except their Neighbors." *The Hamilton Spectator*. September 17, 1994.

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Contributing Cultural Heritage Value or Interest

Section H is not considered a contributing structure to the cultural heritage value or interest of the Subject Property, under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

North and West Elevations

Looking Southeast



Pilotis

Looking South



First Floor Storage Along Hallway Corridor

Looking North



North Elevation

Looking Southeast



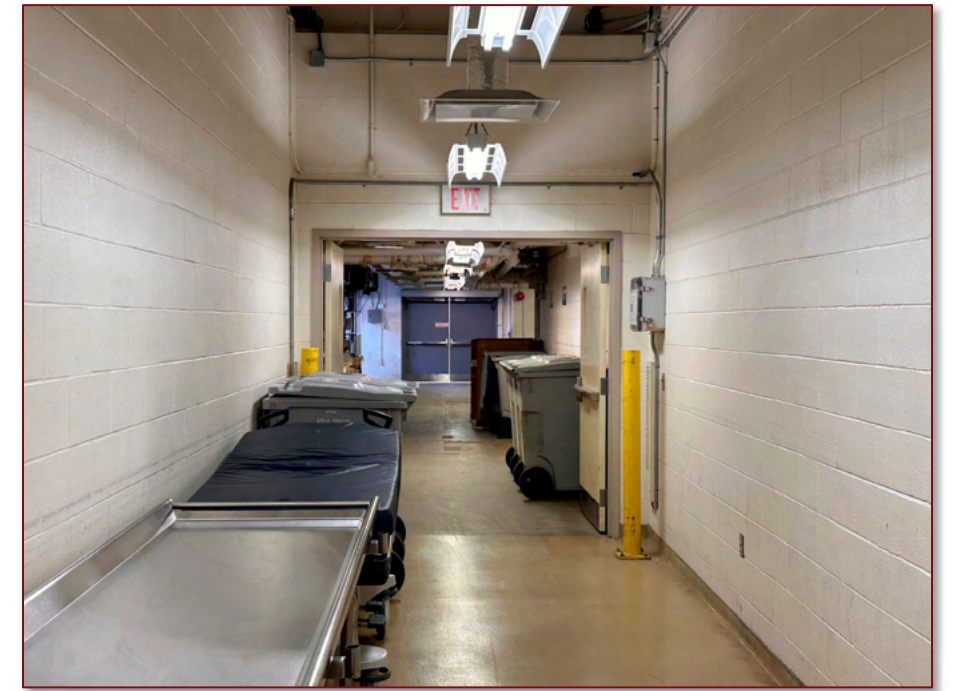
Floor Plan

Looking West



Basement Corridor

Looking East



Loading Bay

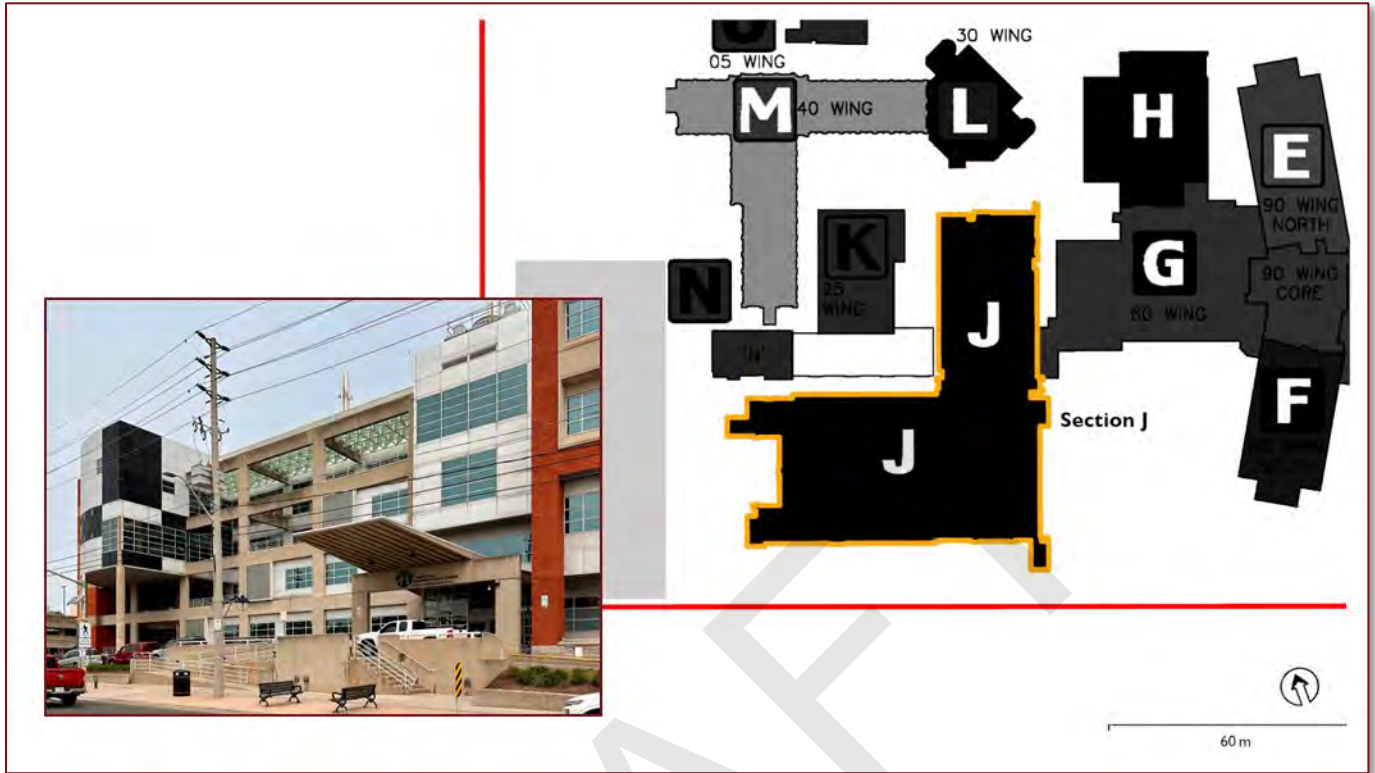
Looking North



Basement Storage Corridor

Looking East





SECTION J

Secondary Names/Address: Juravinski Cancer Centre/699 Concession Street

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1989-1992	Construction	Morrison 1989b; <i>The Hamilton Spectator</i> 1992
2002-2004	Expansion	Frketich 2004; McMaster University Library



Description:

Section J (Juravinski Cancer Centre; JCC) was constructed in 1989-1992 and expanded in 2002-2004. Both the JCC and the later expansion were constructed according to the designs of the firm of Trevor P. Garwood-Jones Architects Inc. The four-storey complex features elements of the Postmodern style with a red brick and concrete construction.

The main (south) elevation contains the main entrance which is emphasized by a projecting canopy supported on concrete columns. A selection of materials and modular massing create an eclectic design which is dominated by its fenestration. The central portion of the building contains glass windows and metal sheeting which are bisected by a grid-like concrete substructure. Several square structures made from glass block are also set into the façade. A series of balconies and enclosed spaces, covered by a canopy of triangular, turquoise glass and metal trusses, create a stepped design. Similar to the hospital's earlier iterations, the design of Section J emphasizes the positive effects that natural elements like light and fresh air have on patient health. The integrated balconies emulate a similar design that was employed in the Mount Hamilton Maternity Ward (Section M), constructed in 1932.

The east wing of Section J terminates in a pair of towers featuring dichromatic brickwork and concrete detailing around the windows of the upper floor windows. Containing stairwells, the towers include narrow full height insets of glass block. A rectangular red brick addition, constructed c.2002, extends north from the east wing. Although it has a more practical design, the addition emulates the 1992 building using similar window designs and vertically oriented glazing that spans several stories. This building is accessed by a doorway connecting to a walkway along the east elevation. Section J is connected Section G, which is part of the 1963-1965 Henderson Hospital addition.

An enclosed concrete pad, located east of Section J, protects the subterranean linear accelerator bunkers used in chemotherapy. A small gabled structure above provides natural light to the bunkers through a series of skylights.

At the southwest corner, a large 90-degree bay projects from the third and fourth storeys of building. Clad in curving cast concrete panels, the bay is supported by several concrete columns, two-storeys in height and contains a lecture hall and library. An ambulance bay is situated along the west elevation of the building and a drive lane and parking garage are located directly west of the JCC. Section N is located at the northwest corner of Section J.

The design of Section J is heavily integrated with its function. The building was purposely designed to allow easy navigation throughout the various floors using "subtle" colour coding. Balconies and fire places were integrated into the treatment areas to provide patients with a relaxing and home-like environment. Outdoor terraces with triangular glass awnings, positioned adjacent to indoor waiting rooms, ease the stress of patient wait times. Natural light is also integrated throughout the building with the introduction of a variety of well-placed skylights.



Historical Associations:

The City of Hamilton's first cancer clinic was established at Hamilton General Hospital in 1938. With the addition to the Henderson General Hospital (HGH) completed in 1965, the Hamilton Cancer Clinic (later Hamilton Regional Cancer Centre) was relocated to the Subject Property within HGH. By the late 1980s, what had become the Hamilton Regional Cancer Centre (HRCC) was proving inadequate in terms of space, staffing, and patient care, due to increasing numbers of patients requiring specialized cancer care. From 1974 to 1986, patients treated at the cancer centre doubled and an 18-month study of cancer centres throughout Ontario estimated that patient loads would double again in 15 years.¹

As part of a \$250 million funding scheme to upgrade Hamilton, Toronto, London, and Sudbury's cancer treatment centres, the Ontario government granted \$14.3 million to the Henderson General Hospital. Construction for the Centre began on September 15, 1989 when Premier David Peterson broke ground.² The Centre was originally planned to be a freestanding five-storey structure on land located east of the Concession Street parking garage.

The Centre cost \$41.6 million which the Ministry of Health met with an additional \$13.8 million in funding.³ The Centre was designed by Trevor P. Garwood-Jones Architects Inc. and the construction contract was awarded to Ellis-Don.⁴ Section J was constructed west of Section G (former Henderson General Hospital) and opened in May, 1992. Much of its design reflects the history of the hospital site as a whole. For example, the abundance of windows and presence of accessible balconies reflect a similar attitude towards health and healing which was evident in the design of the Mount Hamilton Hospital in 1917 - an emphasis on the importance of fresh air and sunshine as an aid to healing. In Section J, the approach to patient care remains focused on the effects that the treatment environment can have on overall outcomes. Deliberate use of indoor-outdoor spaces, integration of natural light, and home-like fixtures including fireplaces are all used in conjunction with medical treatments to provide a holistic experience for patients. When it opened, Section J was the largest cancer treatment and research centre in Canada, and provided treatment for 4,000 patients each year. As one of the earliest cancer centres in Ontario (predated by the Odette Cancer Centre in 1982 and the Northeast Cancer Centre in 1990)⁵, Juravinski Cancer Centre represents a significant change in the hospital's history and mandate from general medical care to specialized treatment and medical research.

In the late 1990s and early 2000s, Henderson General Hospital and Hamilton Health Sciences (HHS) faced operational issues which threatened to jeopardize the HRCC just as the cancer centre required another expansion to meet the growing needs of the Hamilton area. In May 2000, CEO of the HRCC, Dr. George Browman, confirmed that the HRCC would remain on the property and move ahead with its expansion project that would include six additional radiation bunkers, five radiation machines, two CT scanning machines and 24 patient examining rooms.^{6,7} Section N was constructed during the expansion period for the HRCC which, following a \$5 million donation by Charles and Margaret Juravinski in December 2002, was renamed the Juravinski Cancer Centre.⁸ The total cost for the expansion which, which included the construction of

¹ Lee 1986

² Morrison 1989b

³ Morison 1990

⁴ *The Hamilton Spectator* 1990

⁵ Sunnybrook Health Sciences Centre n.d.; Northern Cancer Foundation n.d.

⁶ Frketich 2000a

⁷ Frketich 2000b

⁸ Cox 2003b



Section J and Section N, cost \$56 million.⁹As part of the redevelopment, the Mount Hamilton Hospital Ward building (1917) was demolished at some point between May 2000 and 2002. The Ministry of Health initially provided \$33 million in funding for the expansion with the HRCC responsible for acquiring the remaining funds from the community. The community raised \$16 million for the project. In April 2002, the provincial government provided an additional \$13.5 million as costs for the expansion increased from \$45 million to \$56 million.¹⁰ The project was completed in late 2004.

DRAFT

⁹ Cox 2003a; Puxley 2002b

¹⁰ Cox 2003a; Puxley 2002b



Sources:

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2000b “Why We Wait for Radiation.” *The Hamilton Spectator*. July 4, 2000.

Cox, Christine

2003a “\$5.7m Will Speed Hamilton Cancer Centre Treatment.” *The Hamilton Spectator*. January 14, 2003.

Cox, Christine

2003b “Juravinski Name Goes on Regional Cancer Centre.” *The Hamilton Spectator*. September 19, 2003.

Davie, Michael

1986 “\$14.3m Grant May Double Staff at Henderson Clinic.” August 6, 1986. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

Frketich, Joanna

2000a “Cancer Centre Costs Soar.” *The Hamilton Spectator*. June 15, 2000.

Frketich, Joanna

2000b “Cancer Centre Gets \$2.5 million in Gifts.” *The Hamilton Spectator*. July 14, 2000.

Frketich, Joanna

2004 “Henderson’s Future Begins Now; \$13 Million from Province for Planning, Design Sets Stage for Cancer Hospital Expansion, Makeover.” *The Hamilton Spectator*. February 24, 2004.

Invizij Architects

2014 Juravinski Cancer Centre Linear Accelerator Bunker Renovations. Available online: <https://invizij.ca/project/juravinski-cancer-centre-linear-accelerator-bunker-renovations/>. Accessed September 14, 2023.

Katz, Teddy

1989 “\$10.5m Cancer Research Centre Set for Henderson.” *The Hamilton Spectator*. November 18, 1989. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

Lee, Betty Lou

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Morison, Jill

1990 “Health Ministry to Pay All Costs for Cancer Centre.” *The Hamilton Spectator*. May 10, 1990. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).



Morrison, Suzanne

1989b “Digging in to Battle Cancer.” *The Hamilton Spectator*. September 15, 1989. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

Morrison, Suzanne

1992b “Operation Research; Hospitals get OK for \$13.5m Centre.” *The Hamilton Spectator*. April 9, 1992.

Morrison, Suzanne

1994 “Secret Success; Some Hamilton Researchers are the Best in the World and Everybody Knows it, Except their Neighbors.” *The Hamilton Spectator*. September 17, 1994.

Northern Cancer Foundation

n.d. About Us. Available online: <https://ncfsudbury.com/about-us/>. Accessed August 3, 2023.

Puxley, Chinta

2002b “Ontario Announces \$14.7 Million Shot-in-arm for Local Health Care.” *The Hamilton Spectator*. April 19, 2002.

Sunnybrook Health Sciences Centre

n.d. History and Photo Timeline. Available online: www.sunnybrook.ca/content/?page=history. Accessed August 3, 2023.

The Hamilton Spectator

1990 “Ellis-Don Wins \$30m Contract.” *The Hamilton Spectator*. February 24, 1990. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

The Hamilton Spectator

1992 “Cancer Centre Set to Open.” *The Hamilton Spectator*. March 13, 1992. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

The Hamilton Spectator

1997 “Twins are the Exclamation Mark as Childbirth Ends on the Mountain.” *The Hamilton Spectator*. September 16, 1997.

The Hamilton Spectator

2004 “Sopranos Fans Mob TV Stars at Cancer Fundraiser.” *The Hamilton Spectator*. October 25, 2004.



Contributing Cultural Heritage Value or Interest

Section J (Juravinski Cancer Centre) is not a contributing structure to the cultural heritage value or interest of the Subject Property under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

Linear Accelerator Bunker, Juravinski Cancer Centre

Source: Invizij Architects, 2014



Street View of Juravinski Cancer Centre

Looking Northwest



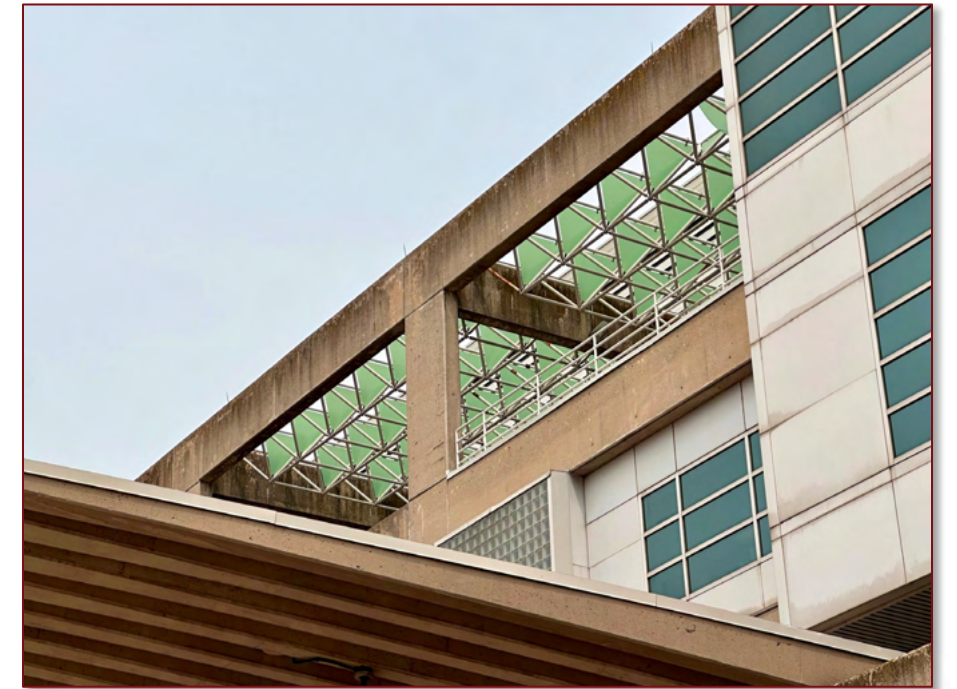
Main Entrance

Looking North



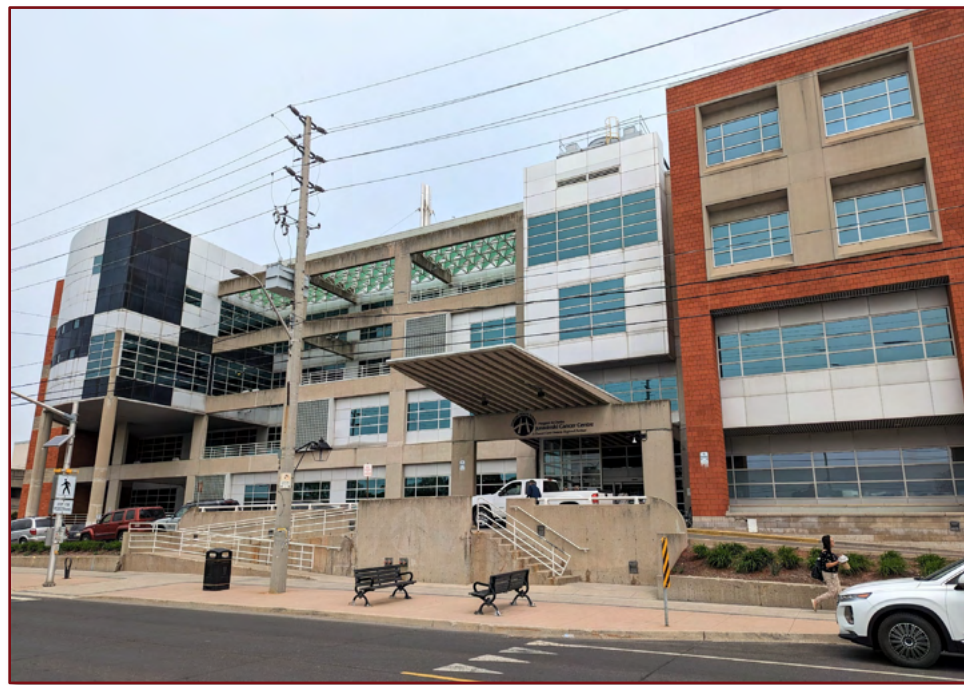
Triangular Glass Skylights

Looking West



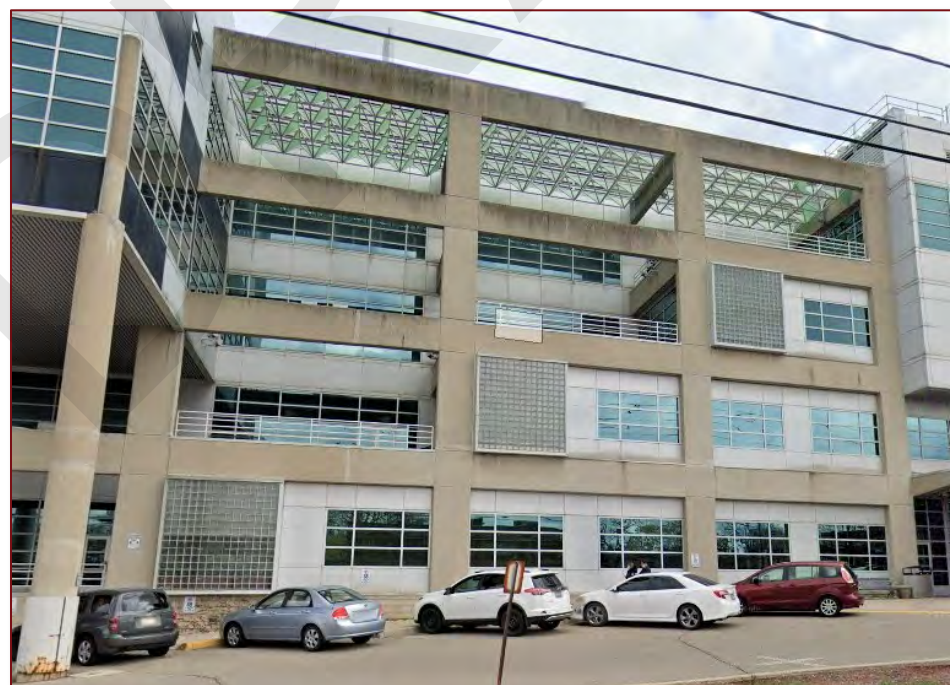
Elevated View of Juravinski Cancer Centre

Looking Northwest



East Elevation

Looking Northwest



East Elevation

Looking Northwest



East Elevation Dichromatic Brick

Looking North



2002-2004 Addition

Looking Northwest



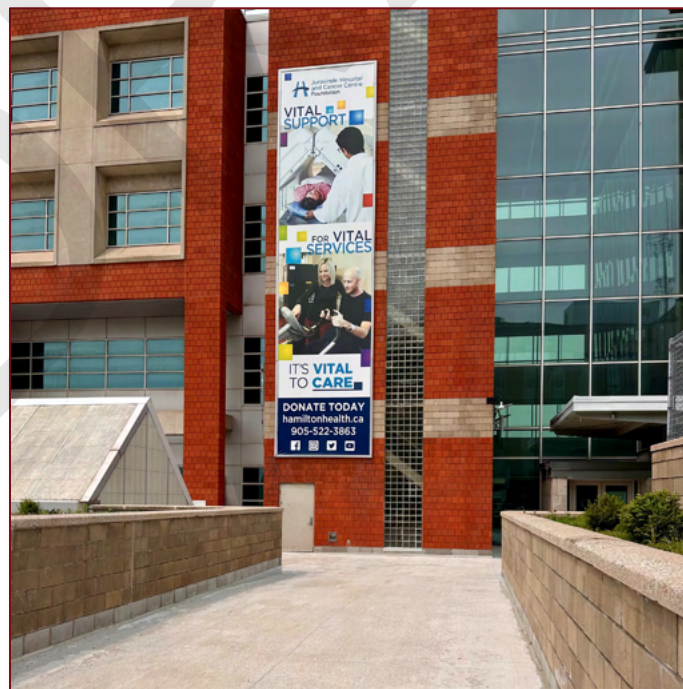
Addition Entry

Looking Northwest



East Walkway to Juravinski Cancer Centre

Looking South



Radiation Bunker Pad and Skylight

Looking West



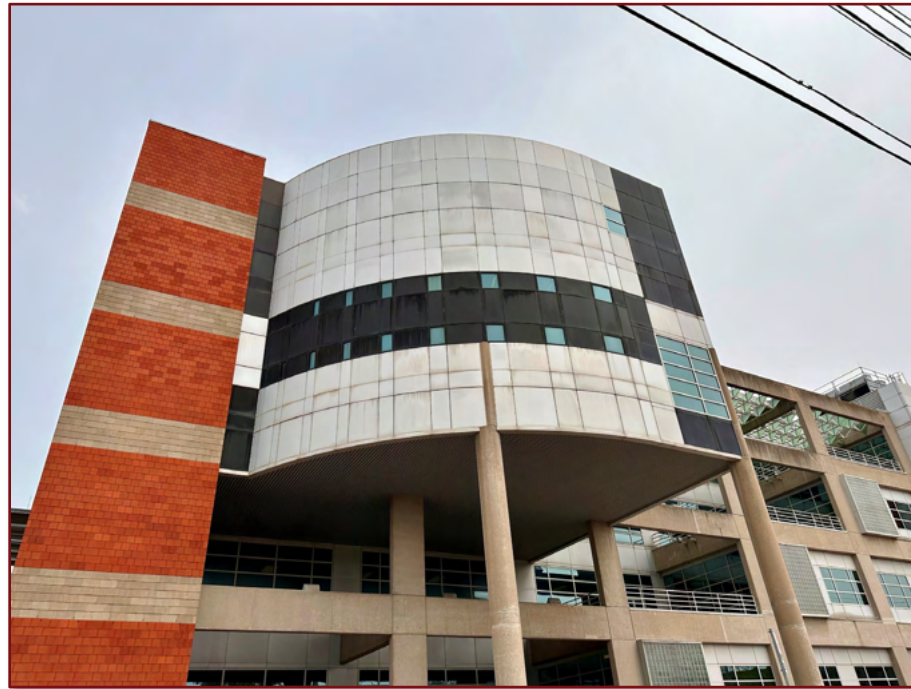
Southwest Corner

Looking Northeast



Rounded Southwest Corner

Looking North



West Elevation

Looking North



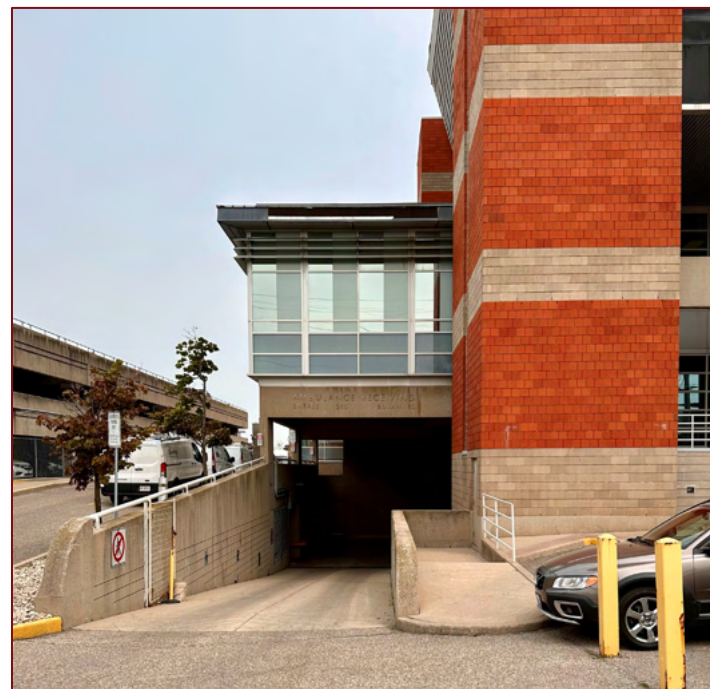
Interior Passageway to JCC from Section G

Looking Southwest



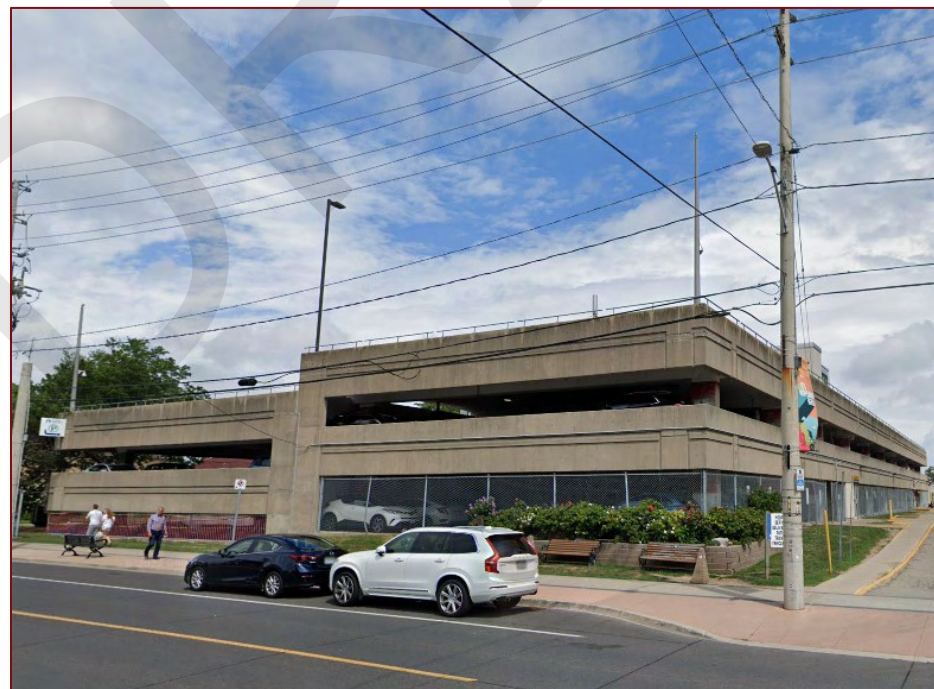
West Ambulance Ramp

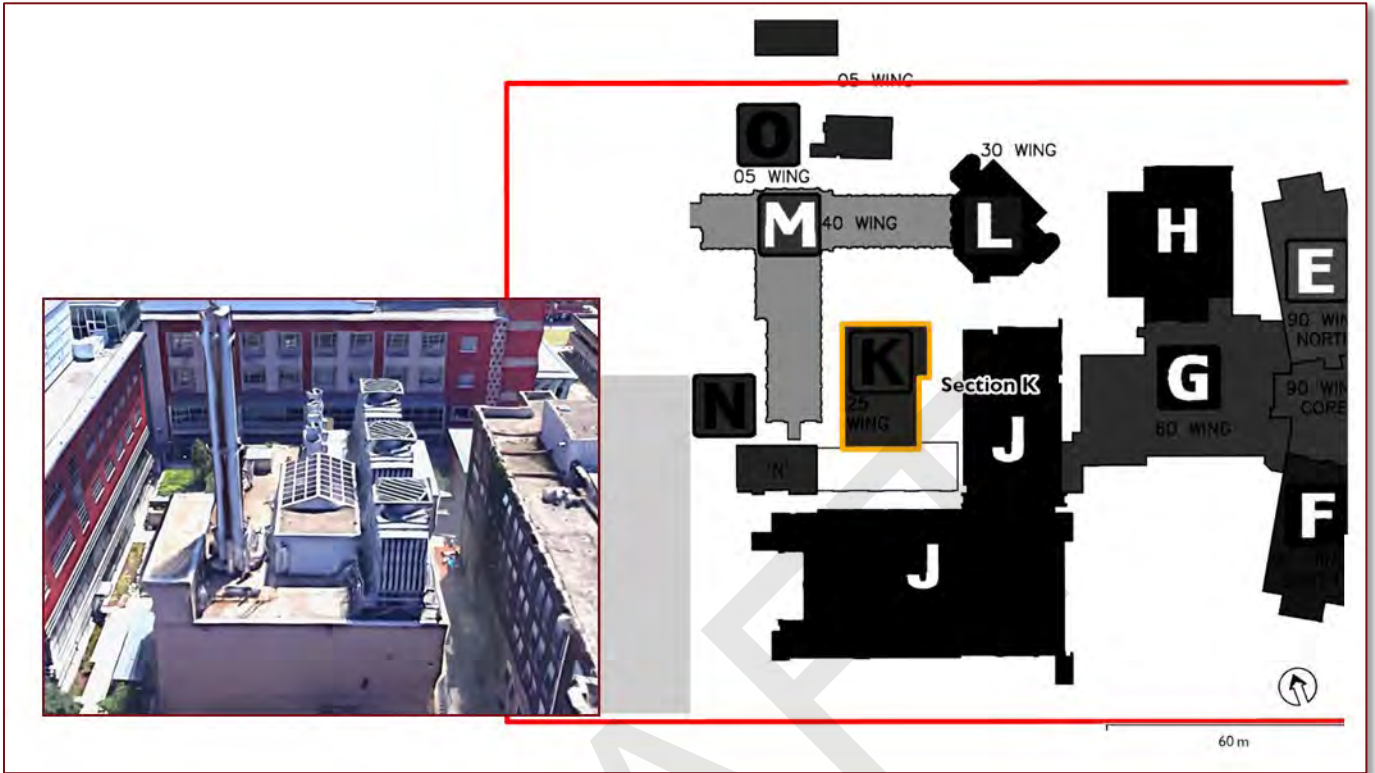
Looking North



West Parking Garage

Looking Northwest





JURAVINSKI HOSPITAL - SECTION K

Secondary Names: 25 Wing

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1995	Original construction	MacRury 1995



Description:

Section K is a cogeneration facility that supplies an uninterrupted power supply to the hospital complex. This yellow brick building is located in a 'courtyard' space created by the 'L'-shaped J Section (Juravinski Cancer Centre) and the 'L'-shaped Section M (Former Mount Hamilton Hospital Maternity Ward). This utilitarian structure has a flat roof with a centrally situated skylight, three large cooling towers and a chimney. This structure was not photo documented during the site visit due to its location and accessibility concerns.

Historical Associations:

The original 1930s power plant (Section R) for the hospital buildings was built into the escarpment parallel to the Sherman Access and its three boilers ran on natural gas. In 1995, the powerplant was moved to its current location and, as new boilers were installed at the Henderson General Hospital, the old boilers were decommissioned. In addition to heating the hospital, its water was used to "sterilize surgical instruments and serve as a humidifier."¹

In 2002, Hamilton Health Sciences (HHS) began to consider a \$35 to \$40 million investment to generate its own electricity. The proposal by HHS saw the installation of cogeneration equipment at McMaster University Medical Centre, Hamilton General, and Henderson. Cogeneration operates by using one fuel source to generate heat and electric power simultaneously with natural gas being the choice fuel. As a result, three generators were added to Henderson Hospital c.2004.

Sources:

Cox, Christine

2002 "Hospitals to be Power Plants; Hamilton Health Sciences May Spend \$40 Million to Beat the Rising Cost of Electricity." *The Hamilton Spectator*. November 8, 2002.

MacRury, Al

1995 "Henderson Boiler Room is Chimney on Access." *The Hamilton Spectator*. July 12, 1995.

Morse, Paul

2004 "HHS Expects Gas-fired Cogeneration Plants to Proudce \$2m in Surplus Power Each Year." *The Hamilton Spectator*. March 11, 2004.

Tayabali, Farah

1995 "Bricklayers Eager to Return to Work." *The Hamilton Spectator*. July 29, 1995.

¹ MacRury 1995:B2



Contributing Cultural Heritage Value or Interest

Section K is not considered a contributing structure to the cultural heritage value or interest of the Subject Property, under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

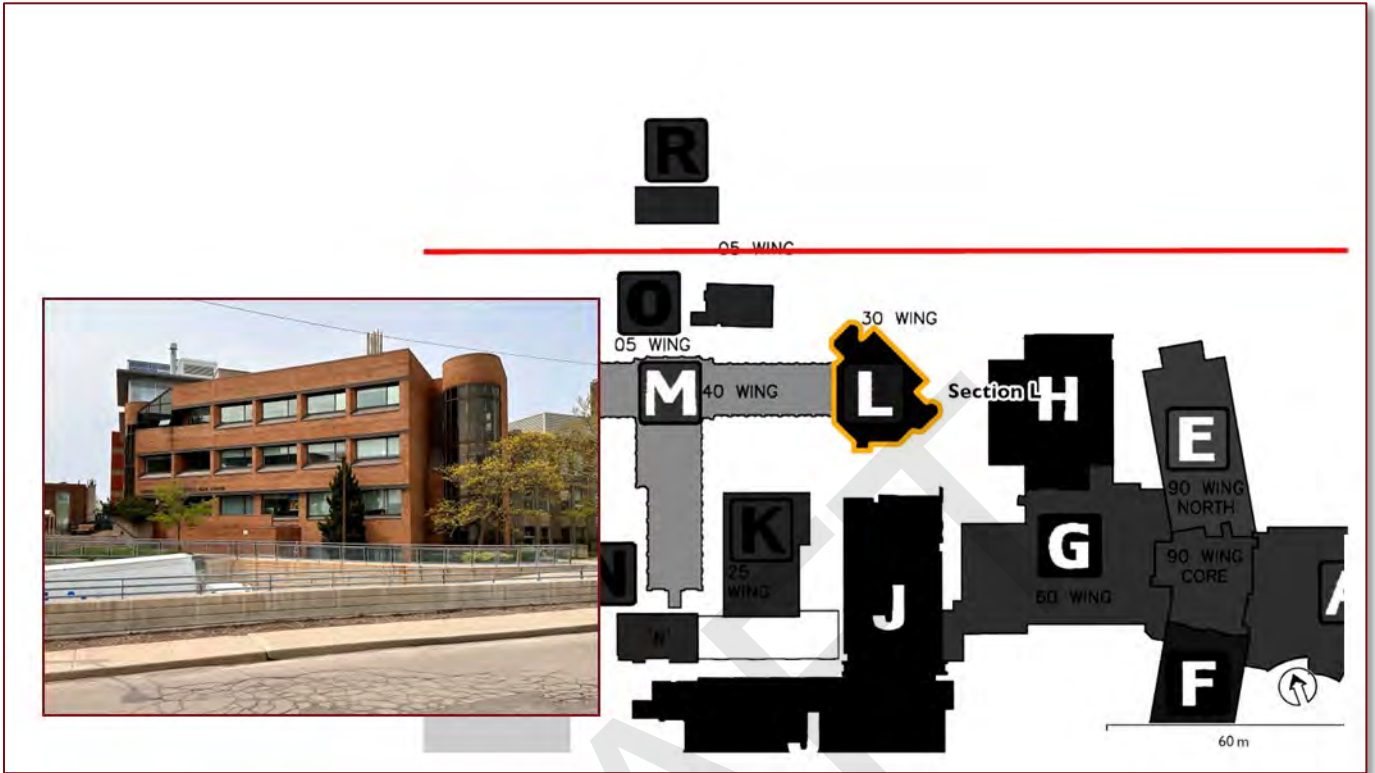
O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

North Elevation of Section K

Source: Google Earth





JURAVINSKI HOSPITAL- SECTION L

Secondary Names/Address Lakeview Lodge; 30 Wing; 328 Mountain Park Avenue

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1984	Original construction	<i>The Hamilton Spectator</i> 1984



Description:

Section L was constructed in 1984 according to the designs of architect Trevor Garwood-Jones and features elements of Postmodern design. Its primary purpose was to provide housing and after-hours care to patients receiving treatment at Hamilton Regional Cancer Centre (later renamed Juravinski Cancer Centre).

Located north of Section J and east of Section M, the main (northeast) elevation of Section L consists of a rectangular brown brick building flanked by full height rounded stairwells with wrap-around glazing. The metal mullions and transoms within these windows were arranged to provide a vertical emphasis within the glazed area. This elevation is characterized by a series of recessed windows arranged in a linear, symmetrical fashion and a glazed solarium is located on the eastern corner of the top floor. A flat roof covers the various portions of the building.

The interior design of the Section L speaks to its former use as a patient residence. Lighting is ambient and framed pictures hang on the walls. Terracotta tiles were used throughout the building alongside linoleum flooring. The stairwells are illuminated by the natural light filtered in from the large windows which surround the rounded wings that flank the east and west elevations of the building. Patients had access to the fresh air of the upper escarpment on several balconies and a courtyard located between the rear (south) elevation and the Cancer Centre. Section L is connected to the Hamilton Regional Cancer Centre by a below ground tunnel and by an above ground walkway. Section L is also directly connected Section M (former Mount Hamilton Hospital Maternity Wing) via above-ground walkways and through the basement Tunnel.

Historical Associations:

In August 1983, *Mountain News* reported that a residential lodge for cancer patients was to be constructed shortly on the hospital property. On April 12, 1984, a ground-breaking ceremony was held for the \$2 million three-storey building, known as Lakeview Lodge. The Hamilton Regional Cancer Centre (HRCC) intended for the building to house 20 guests in 10 hotel style rooms with access to additional living spaces like a common room and solarium. The building's design is directly correlated to its function as a centre for comfortable patient accommodation with a home-like atmosphere.

Patients from Ontario who lived more than 40 km (25 miles) from the hospital were given priority accommodation. While undergoing treatment at the hospital that did not require hospitalization (i.e., a hospital bed and overnight care), patients would receive free room and board at the lodge. Dining, crafts, recreation, lounge area, beauty-barber parlour, and a tuck shop were housed in the building while meals were prepared at the Henderson General Hospital kitchen and transported to the lodge.

The Ontario Cancer Treatment and Research Foundation operated the facility was funded by the Ontario Health Ministry. Additional funding was provided by the Canadian Cancer Society. By fiscal 1986-1987, the Ministry of Health was to assume its \$200,000 operating cost.¹ Following construction of the lodge, the modest four bed facility at 210 Victoria Avenue North, which was established when the Hamilton General Hospital operated the cancer clinic two decades earlier, was closed.²

Under the direction of Chief Executive Officer (CEO) Dr. William Hryniuk, the Hamilton Regional Cancer Centre “developed an integrated program of patient care, teaching, and research under the aegis of the

¹ *Mountain News* 1983

² *The Hamilton Spectator* 1984



Ontario Cancer Treatment and Research Foundation, in conjunction with McMaster University.”³ Dr. Hryniuk spearheaded the development of Lakeview Lodge. He also led the development of the Hamilton Regional Cancer Centre, which required the construction of a large \$41 million addition to the hospital campus beginning in 1988.

The hospital suspended the lodging program in 2014 and the four-storey building is now used as office space for hospital staff and the Ontario Breast Screening Program (OBSP).

Sources:

Morrison, Suzanne

1991 “Cancer Specialist Will Leave Legacy of Achievement.” *The Hamilton Spectator*. December 26, 1991.

Mountain News

1983 “Henderson Donating Land for Cancer Lodge.” *Mountain News*. August 24, 1983. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

The Hamilton Spectator

1984 “Lodge Will House Cancer Patients and Relatives.” *The Hamilton Spectator*. April 12, 1984. Sourced from Hamilton Regional Cancer Centre Scrapbook Volume I (1963-1998).

³ Morrison 1991:B1



Contributing Cultural Heritage Value or Interest

Section L is not a contributing structure to the cultural heritage value or interest of the Subject Property under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

Main Elevation
Looking Southwest



Section L in Relation to Section H
Looking Southeast



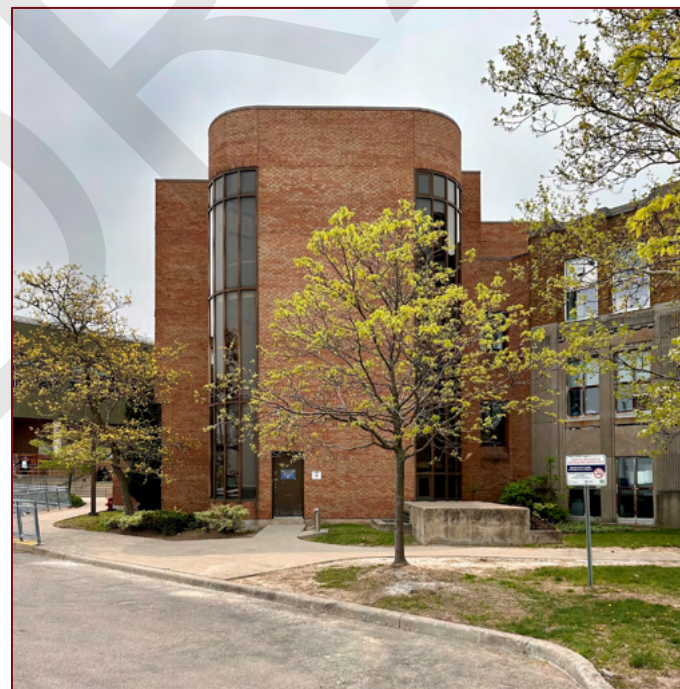
Curved Windows of Northwest Stairwell
Looking East



Section L in Relation to Adjacent Buildings
Looking Southwest



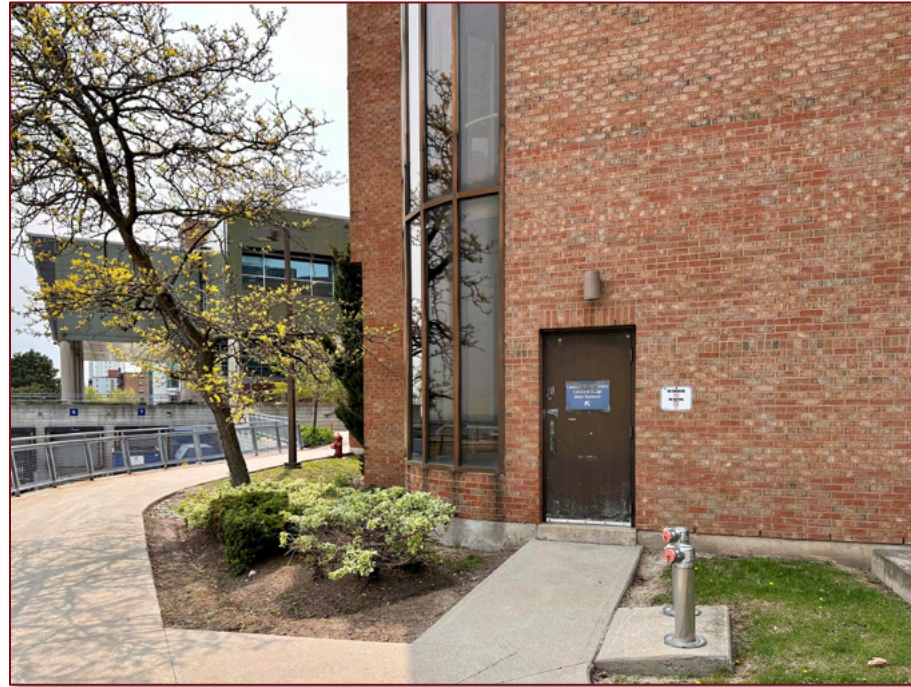
Curved Stairwell
Looking Southeast



Front Landscaping
Looking Northeast



Side Entry
Looking East



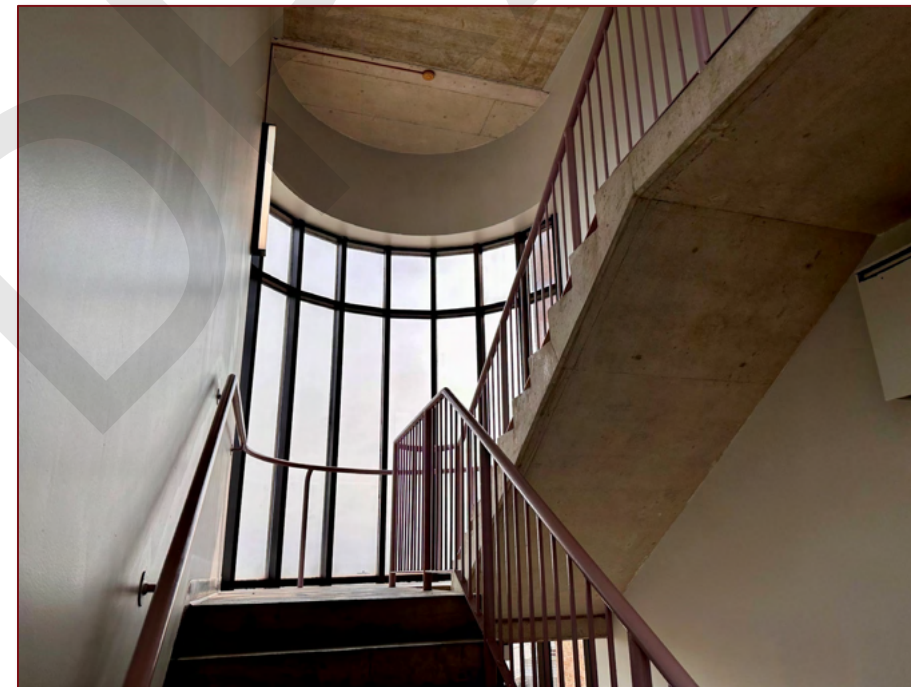
Typical Floor Layout



Tiled Flooring in Hallway



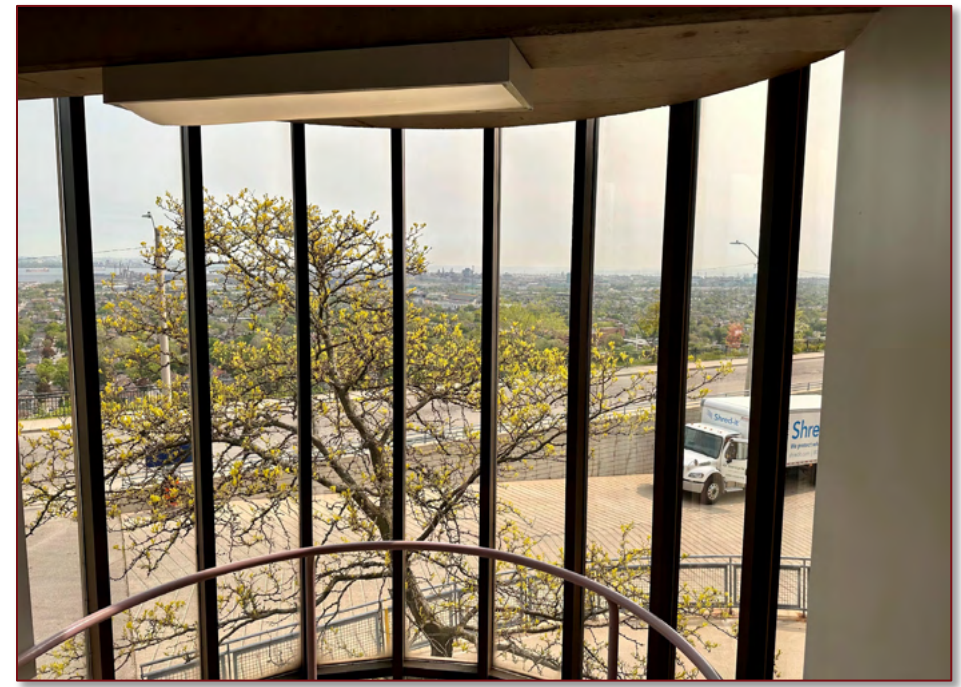
Stairs and Fenestration of Northwest Staircase

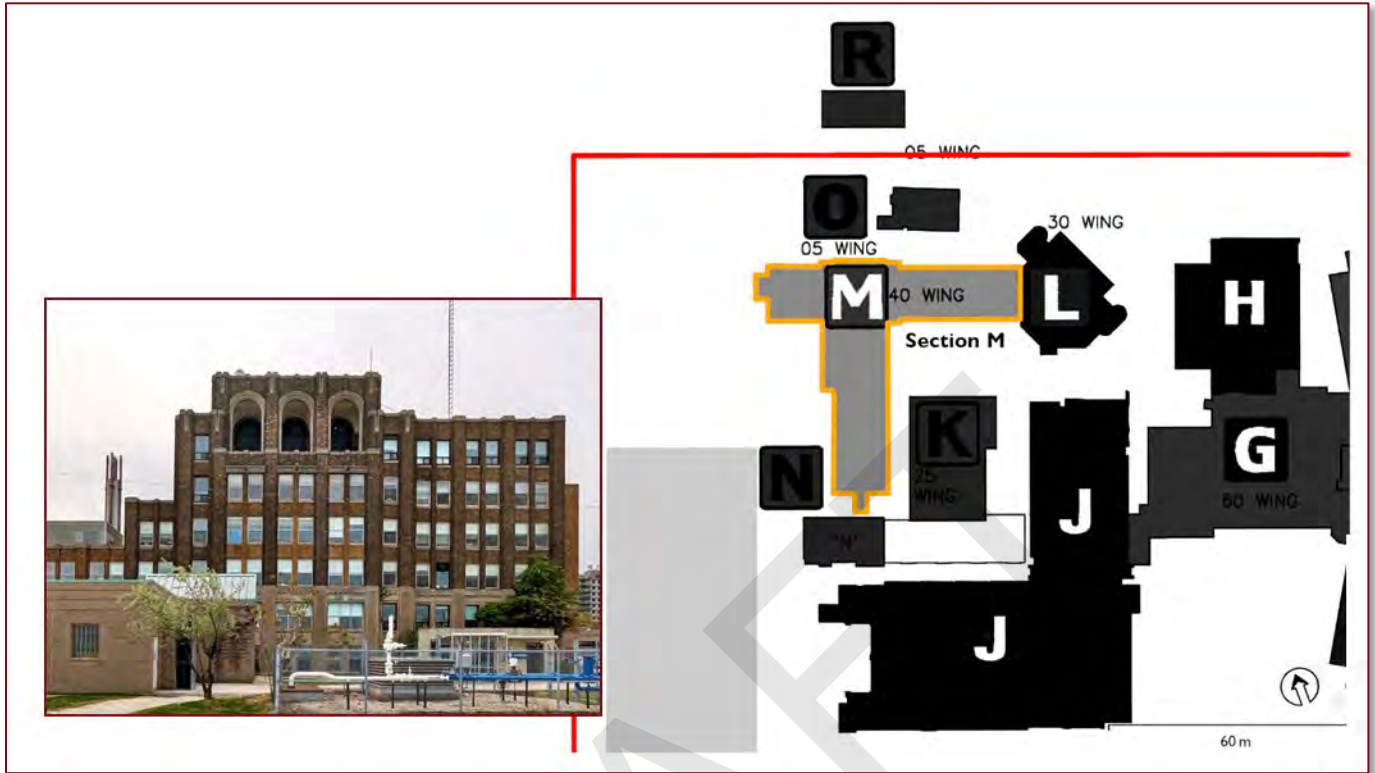


Staircase Toward Northwest Exit Door



Mountain View from Northwest Staircase





JURAVINSKI HOSPITAL – MATERNITY WING

Secondary Names/Address: M Wing; Mount Hamilton Hospital Maternity Wing; 40 Wing; 699 Concession Street

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1932	Original construction	<i>Contract Record and Engineering Review 1932</i>



Description:

The Maternity Wing (the former Mount Hamilton Hospital Maternity Wing; M Wing) was constructed concurrently with the Powerplant (R Wing) and the Tunnel in 1932 according to the designs of prominent local architect William Palmer Witton. Constructed on an 'T'-shaped footprint the six-storey building features elements of Art Deco, Edwardian Classicism and Modern Classicist styles which were widely adopted throughout the 1920s and 1930s.

The main (south) elevation of the six-storey building features a symmetrical massing and a raised two-storey podium clad in limestone and, above, a stepped back façade clad in brown rug brick. The limestone podium has full height pilasters and dentils, and the former is echoed in the storeys above by brick pilasters that continue to the cornice level. A central block comprises three bays. The bays of the second, third, fourth and fifth floors once contained open air balconies that have since been enclosed with light brown brick and glazing. Terminating the central bay at the sixth storey is a balcony featuring an arcade of three round-headed arches and stylized vaulting. The arches have limestone detailing, a feature which is also found along the low parapet walls of the balcony, along the parapet walls of the upper levels of the building and around the window openings.

The original entryway has been replaced by a contemporary glass and concrete vestibule to provide accessibility to the foyer inside. The west elevation of the building features the original neoclassical portico that once served as the entrance to the c.1918 Nurses Residence- it was salvaged prior to the demolition of that building in 2010. The south elevation contains similar materials, design and fenestration and also has large arched upper-floor balconies that have been enclosed. The east elevation extends into a three-storey wing which connects to Section L.

The interior of the building serves primarily as storage and office spaces. Some original or early features remain intact throughout the building, including terrazzo flooring and green checkered linoleum tiles the halls and stairways. Terracotta tiles are also present in the upper stairwell and on the exterior balconies. Art Deco motifs including stylized volutes are integrated into the metal balusters of the staircases. Some hospital rooms were also found to be in their original configuration. These small rooms had terrazzo flooring, an arched entryway, bathroom, and original fixtures such as light switches and radiators. The building received minor updates in 1987, including the installation of a dropped ceiling.

Historical Associations:

Hamilton General Hospital's maternity ward opened in 1892, but because of the demands of a rapidly growing population, the off-site Mount Hamilton Hospital Maternity Wing was constructed in 1932. The building was originally planned by architect William Palmer Witton to be part of a much larger complex, with flanking symmetrical wings, and a hospital entrance for vehicles into the escarpment face from the Mountain Access. Witton's grand designs went unrealized.

The Maternity Wing was completed in 1934, but a lack of funds for maintenance and operations left the building vacant for an additional four years. The maternity wing officially opened in 1938, with 105 beds for mothers and infants. By 1950, this facility became the busiest maternity hospital in North America with the delivery of 5,353 babies. A neo-natal unit was added in 1957 and, in 1963, the sundeck of the ward was converted into a lounge for expectant fathers. Previously, men were prohibited from the ward in an effort to prevent infection.



Today, the Maternity Wing consists of offices, teaching spaces, and a physiotherapy/rehab wing. With the original 1917 Mount Hamilton Hospital building and 1918 Nurse's Building both demolished, the Maternity Wing, as well as the Powerhouse, are the oldest building on Juravinski Hospital grounds and are the only remnants of the original hospital on the brow of Hamilton Mountain.

Original Renderings for Mount Hamilton Hospital, c.1920

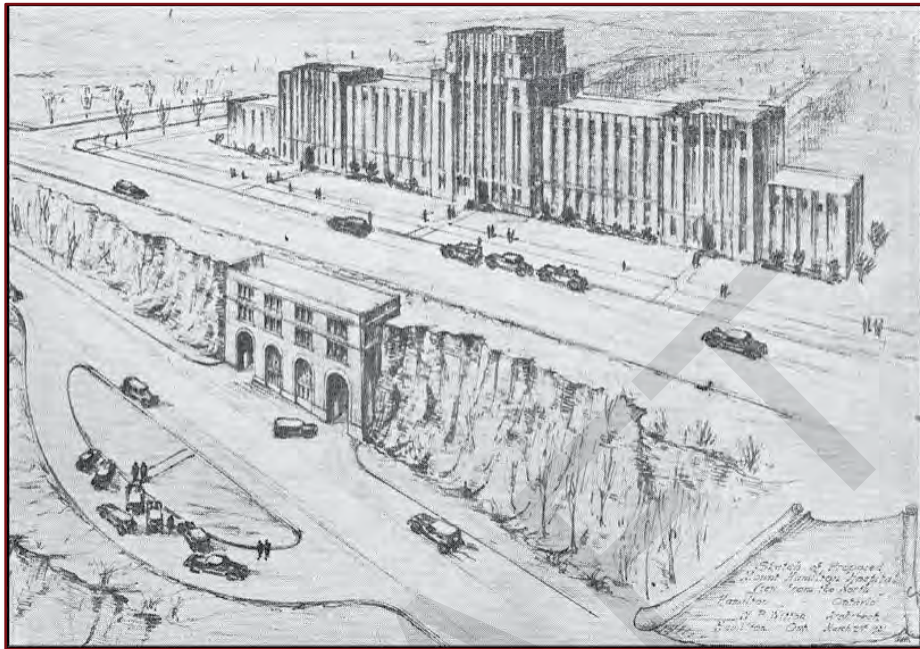
Source: Osbaldeston, 2016



DRAFT

Rendering of Mount Hamilton Hospital, c.1930

Source: Osbaldeston, 2016



Maternity Ward, 1932

Source: Superior Engravers





Sources:

Dictionary of Architects in Canada

n.d.e Witton, William Palmer. Available online: <http://dictionaryofarchitectsincanada.org/node/405>. Accessed May 26, 2023.

MacRury, Al

1995 “Henderson Boiler Room is Chimney on Access.” *The Hamilton Spectator*. July 12, 1995.

Osbaldeston, Mark

2016 *Unbuilt Hamilton*. Toronto: Dundurn Press.

Russell, J.P. ed.

1932 “Constructional Activity: Period of August 31 to September 6, 1932.” *Contract Record and Engineering Review* 46(36). Toronto: Hugh C. MacLean Publications, Limited. September 7, 1932.

Superior Engravers

1932 “Mount Hamilton Hospital.” Sourced from Hamilton Public Library Local History & Archives.

The Hamilton Spectator

1997 “Twins are the Exclamation Mark as Childbirth Ends on the Mountain.” *The Hamilton Spectator*. September 16, 1997.

Wilson, Paul

1997 “Mountain Baby Factory Closes Shop: Hamilton Once had North America’s Busiest Maternity Ward.” *The Hamilton Spectator*. September 13, 1997.



Contributing Cultural Heritage Value or Interest

The Maternity Wing (the former Mount Hamilton Hospital Maternity Wing; M Wing) is considered a contributing structure to the cultural heritage value or interest of the Subject Property, under O.Reg. 9/06 (as amended by O.Reg. 569/22). It is not considered a contributing structure to the cultural heritage value or interest of the Subject Property under O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	Yes
2. Historical or associative value	Yes
3. Contextual value	Yes

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)



Physical Heritage Attributes:

The Art Deco, Edwardian Classicism and Modern Classicism design value of the Maternity Wing (former Mount Hamilton Hospital Maternity Ward; M Wing) is demonstrated by the following attributes:

- Stepped facades;
 - Symmetrical massing;
 - Emphasis on verticality through window placement and full-height brick pilasters;
 - Two-storey limestone podium with pilasters and dentils;
 - Upper storeys clad in rug brick;
 - Upper storey balcony with arcade of three round-headed arches and stylized vaulting;
 - Limestone detailing on parapet walls and around window openings;
 - Former Nurse's Residence entrance with limestone doorway featuring Tuscan columns surmounted by a stylized entablature;
 - Flat roofs; and
 - Interior stylized metal railings with wooden handrails.
- Location on the Niagara Escarpment including viewsheds to and from the building.

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North (Main) Elevation

Looking South



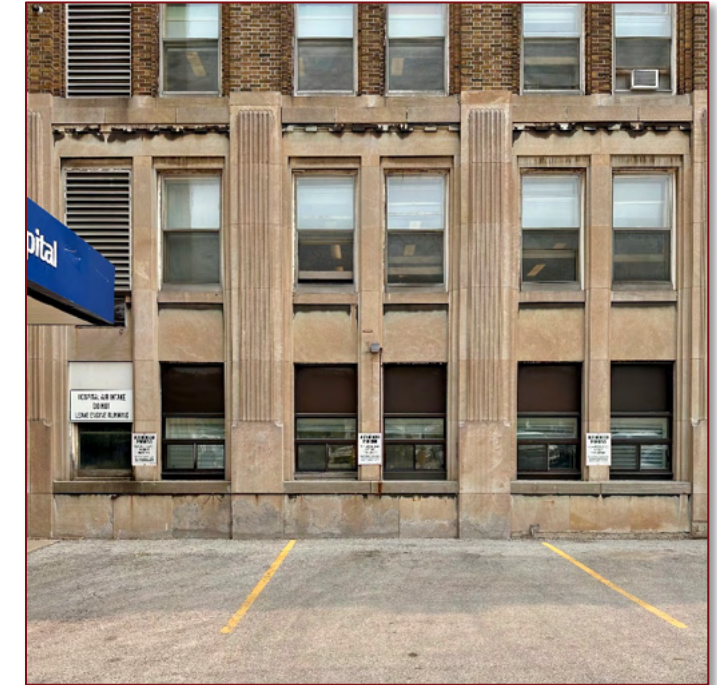
Balcony Arcade

Looking South



Limestone Façade of West Elevation

Looking East



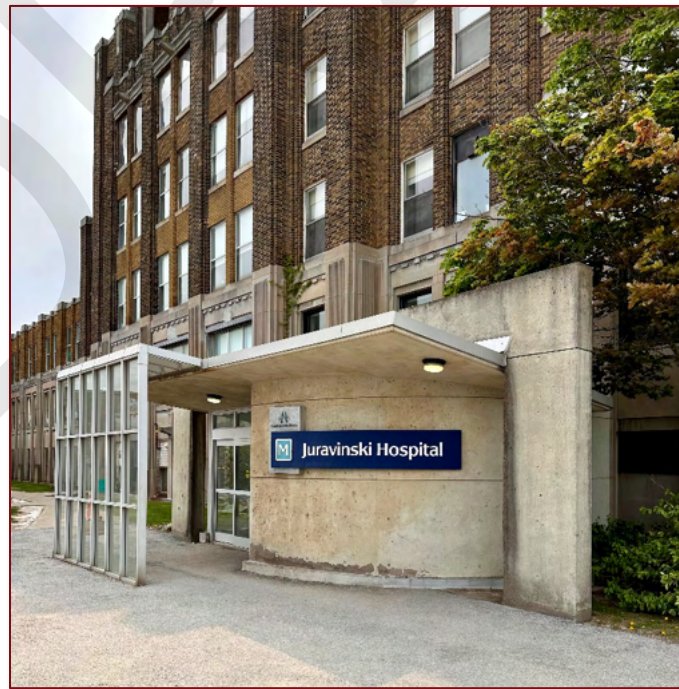
North and West Elevations

Looking East



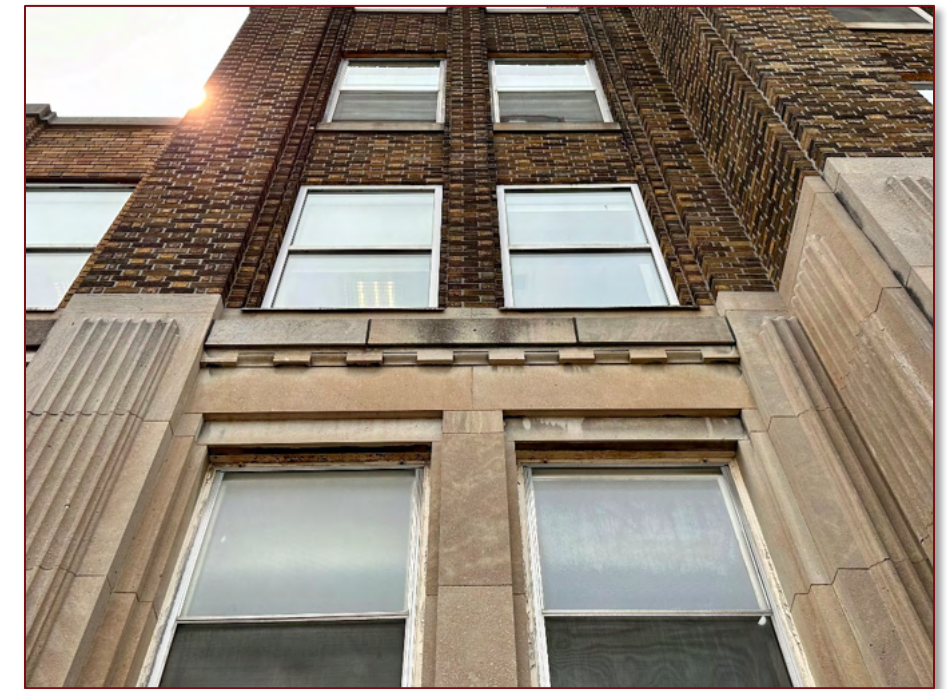
Entrance

Looking Southeast



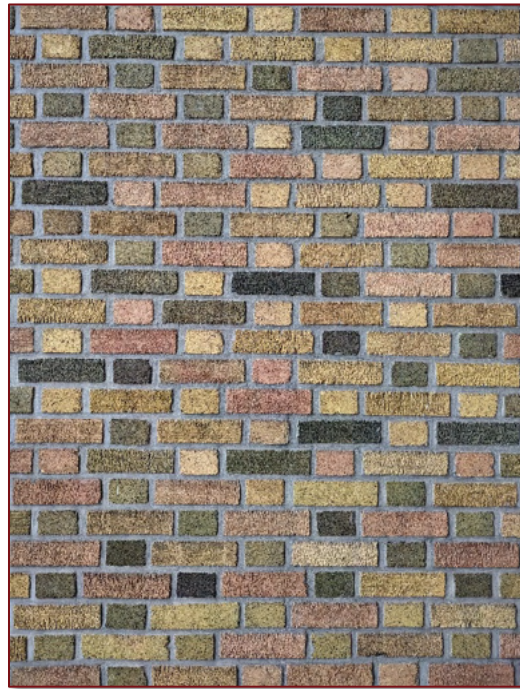
Dentils and Fluted Pilasters, Main Elevation

Looking South



Flemish Bond Rug Brick

Looking East



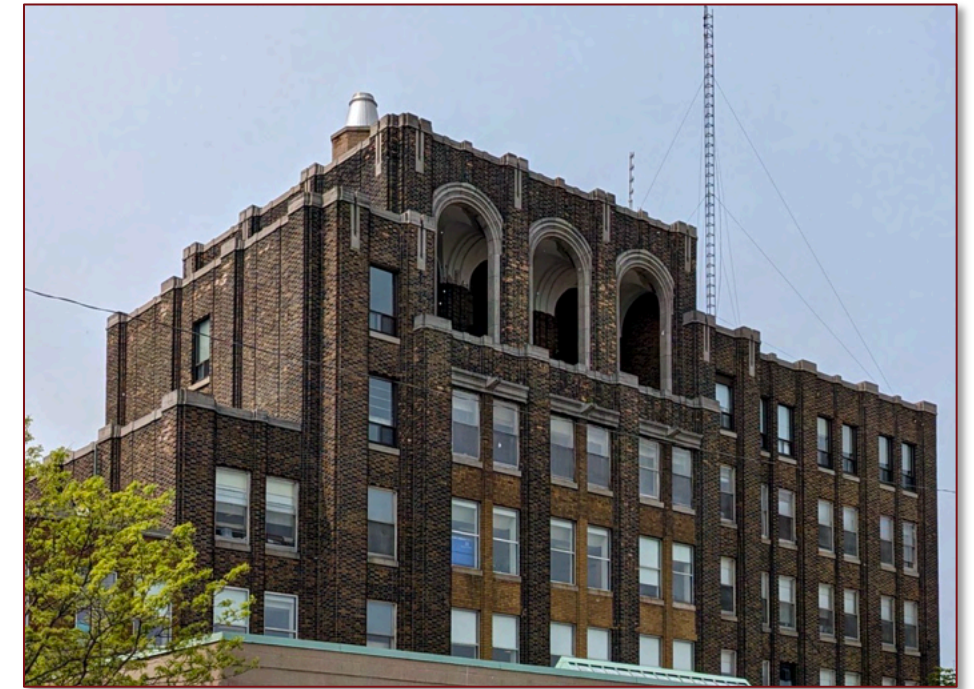
Rear Entrance

Looking East



Upper Levels

Looking Southwest



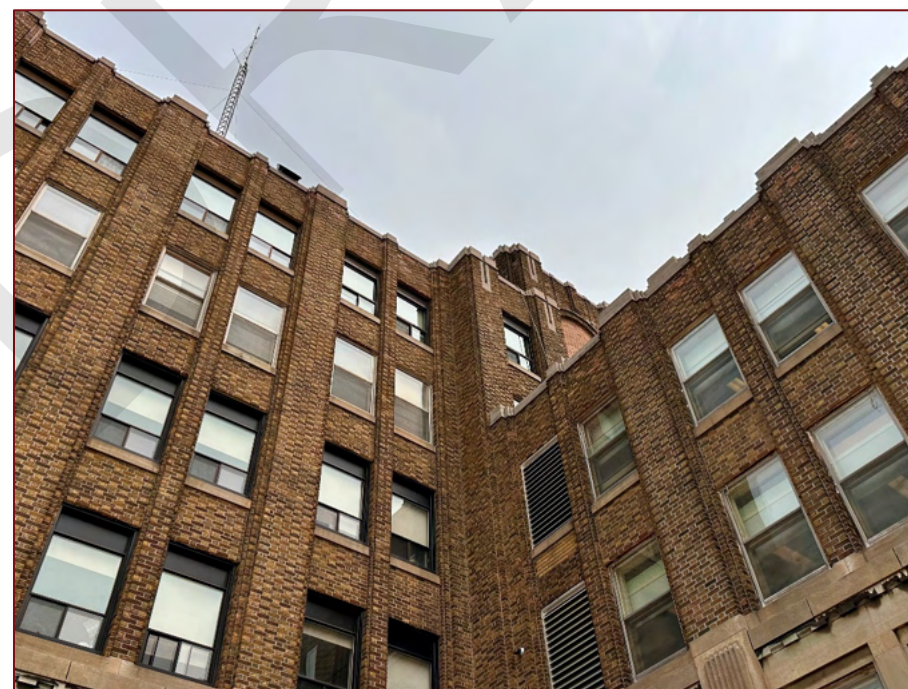
Former Nurses' Residence Entryway

Looking East



South and West Elevations

Looking North



Corridor, Level 5

Looking West



Corridor, Level 5

Looking East



Terrazzo and Linoleum Floor, Level 4

Looking East



Stairway, Level 5

Looking South



Corridor, Level 0

Looking West



Staircase Railings

Looking North



Light Switch, Level 5

Looking West



Hospital Room Window Damage

Looking Northwest



Nurse's Station, Level I

Looking North



Rehabilitation Unit, Level I

Looking Southwest



Radiator, Level 5

Looking Northwest



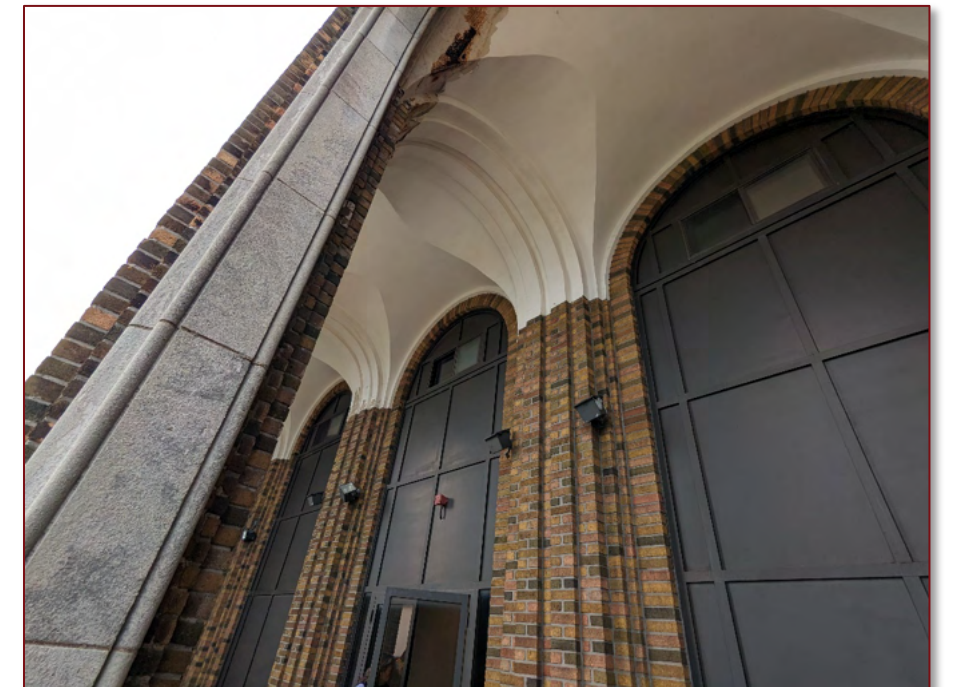
Family Lounge Exposed Brick, Level I

Looking West



Balcony Vaulted Ceiling

Looking Southeast



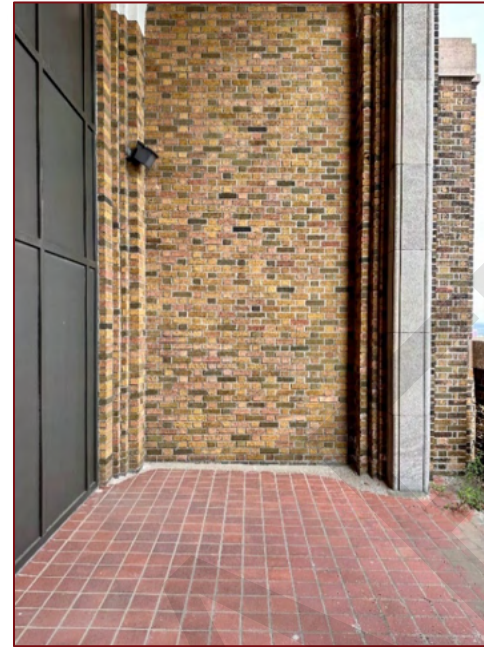
Balcony Arch and Plaster Erosion

Looking North



Balcony Brick and Terracotta Tile

Looking West



View from Balcony

Looking North



Balcony Debris

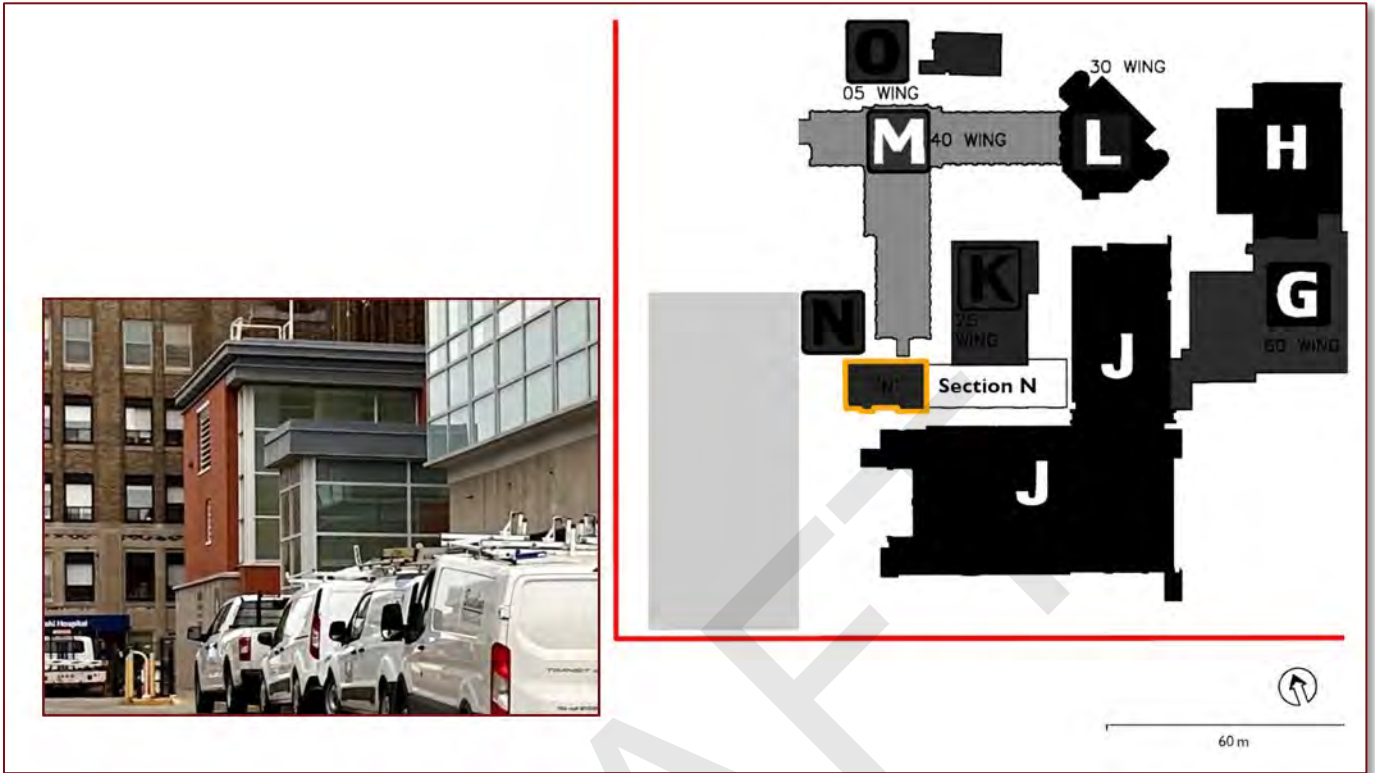
Looking East



Blocked Balcony Entryway

Looking South





JURAVINSKI HOSPITAL - SECTION N

Secondary Names/Address: Juravinski Cancer Centre; 699 Concession Street

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
2002-2004	Construction	Frketich 2004; McMaster University Library



Description:

Section N is a small-scale three storey structure attached to the northwest corner of Section J. It was constructed between 2002 and 2004 as part of the Juravinski Cancer Centre (JCC) expansion. As such, it features many of the same treatments as Section K a concrete foundation, red brick cladding and horizontal glazed bands with aluminum mullions. The roof of this structure is flat.

Historical Associations:

In 1965, cancer treatment in Hamilton was relocated to Henderson General Hospital (HGH) from Hamilton General Hospital. In 1982, this facility became known as the Hamilton Regional Cancer Centre (HRCC). Service demands coupled with limited space at HGH necessitated the construction of a purpose-built cancer centre on the hospital property. In September 1989, construction broke ground for a 164,000 ft² building which would be the largest cancer treatment and research centre in Canada upon its completion in May 1992. In the late 1990s and early 2000s, HGH and Hamilton Health Sciences (HHS) faced operational issues which threatened to jeopardize the HRCC just as the cancer centre required another expansion to meet the growing needs of the Hamilton area.

However, in May 2000, CEO of the HRCC, Dr. George Browman, gave that the HRCC would remain on the property and forge ahead with its project for six additional radiation bunkers, five radiation machines, two CT scanning machines and 24 patient examining rooms.¹² Section N was constructed during the expansion period for the HRCC which, following a \$5 million donation by Charles and Margaret Juravinski in December 2002 was renamed the Juravinski Cancer Centre (JCC).³ The total cost for the expansion, including the construction of Section N and a necessary north addition to Section J, cost \$56 million.⁴

Persisting issues with HHS delayed construction of the JCC expansion. Section N, Section J and the additional construction was completed in 2004.⁵

Sources:

Buist, Steve

2000a "Regional Cancer Centre May be Forced to Relocate." *The Hamilton Spectator*. March 2, 2000.

Cox, Christine

2003a "\$5.7m Will Speed Hamilton Cancer Centre Treatment." *The Hamilton Spectator*. January 14, 2003.

Cox, Christine

2003b "Juravinski Name Goes on Regional Cancer Centre." *The Hamilton Spectator*. September 19, 2003.

Frketich, Joanna

2000a "Cancer Centre Costs Soar." *The Hamilton Spectator*. June 15, 2000.

¹ Frketich 2000a

² Frketich 2000b

³ Cox 2003b

⁴ Cox 2003a; Puxley 2002b

⁵ Buist 2000; Frketich 2004



Frketch, Joanna

2000b “Cancer Centre Gets \$2.5 million in Gifts.” *The Hamilton Spectator*. July 14, 2000.

Frketch, Joanna

2004 “Henderson’s Future Begins Now; \$13 Million from Province for Planning, Design Sets Stage for Cancer Hospital Expansion, Makeover.” *The Hamilton Spectator*. February 24, 2004.

Invizij Architects

2014 Juravinski Cancer Centre Linear Accelerator Bunker Renovations. Available online: <https://invizij.ca/project/juravinski-cancer-centre-linear-accelerator-bunker-renovations/>. Accessed September 14, 2023.

Puxley, Chinta

2002b “Ontario Announces \$14.7 Million Shot-in-arm for Local Health Care.” *The Hamilton Spectator*. April 19, 2002.

DRAFT



Contributing Cultural Heritage Value or Interest

Section N is not a contributing structure to the cultural heritage value or interest of the Subject Property under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

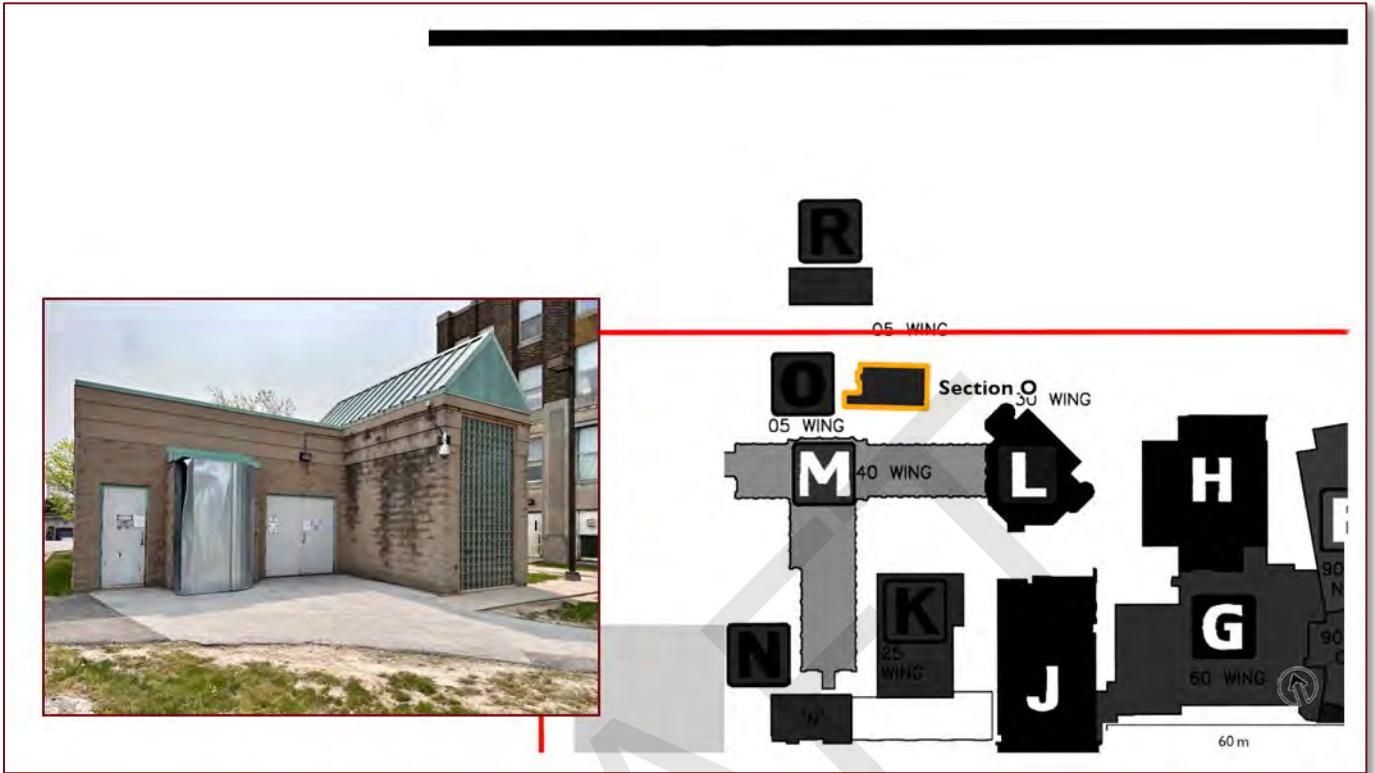


Section N Between Section M and Section J

Looking South



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JURAVINSKI HOSPITAL – SECTION O

Secondary Names/Address: Power House 2; 282 Mountain Park Avenue

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1995	Original construction	<i>The Hamilton Spectator</i> 1995



Description:

Section O was likely constructed in 1995 as part of a hospital upgrade that saw the construction of Section K, and the closure of Section R. Located north of Section M (the Mount Hamilton Hospital Maternity Wing), the small single-storey cross-gabled auxiliary building reflects the influences of Postmodern design.

The main (northwest) elevation of the ashlar faced concrete block building echoes the ashlar masonry of Section M's podium. The small building contains a central ventilation shaft flanked by a single door and a double door. To the west, a projecting wing contains glass block arranged in a grid pattern. The north elevation features four glass block windows arranged in a symmetrical fashion and the east elevation contains two additional ventilation shafts. The southern elevation has several smaller glass block windows and a shed-style addition extending from the southeast corner. The cornice features three horizontal bands of smooth-faced concrete, a reference to the classical elements found through the designs of Section M. The flat roof and the gabled roof are clad in a blue-green coloured aluminum.

Access to the interior of the building was not obtained during the site visit undertaken by TMHC staff.

Historical Associations:

It is understood that Section O was constructed contemporaneously with Section K in 1995. An article in *The Hamilton Spectator* documented the construction of Section K's replacement of Section R (Powerhouse) which was constructed into the Sherman Cut of the escarpment in 1932. It is likely that this building provided auxiliary services. Mechanically, these new structures replaced the aging natural gas boilers contained within Section R.

Sources:

The Hamilton Spectator

1995 "Broken Arm Brought Silversmith to Hospital Where She Died 12 Days Later." *The Hamilton Spectator*. April 3, 1995.



Contributing Cultural Heritage Value or Interest-

Section O (Power House 2) is not a contributing structure to the cultural heritage value or interest of the Subject Property under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

West and North Elevations

Looking Southeast



West and South Elevations

Looking North



West Elevation

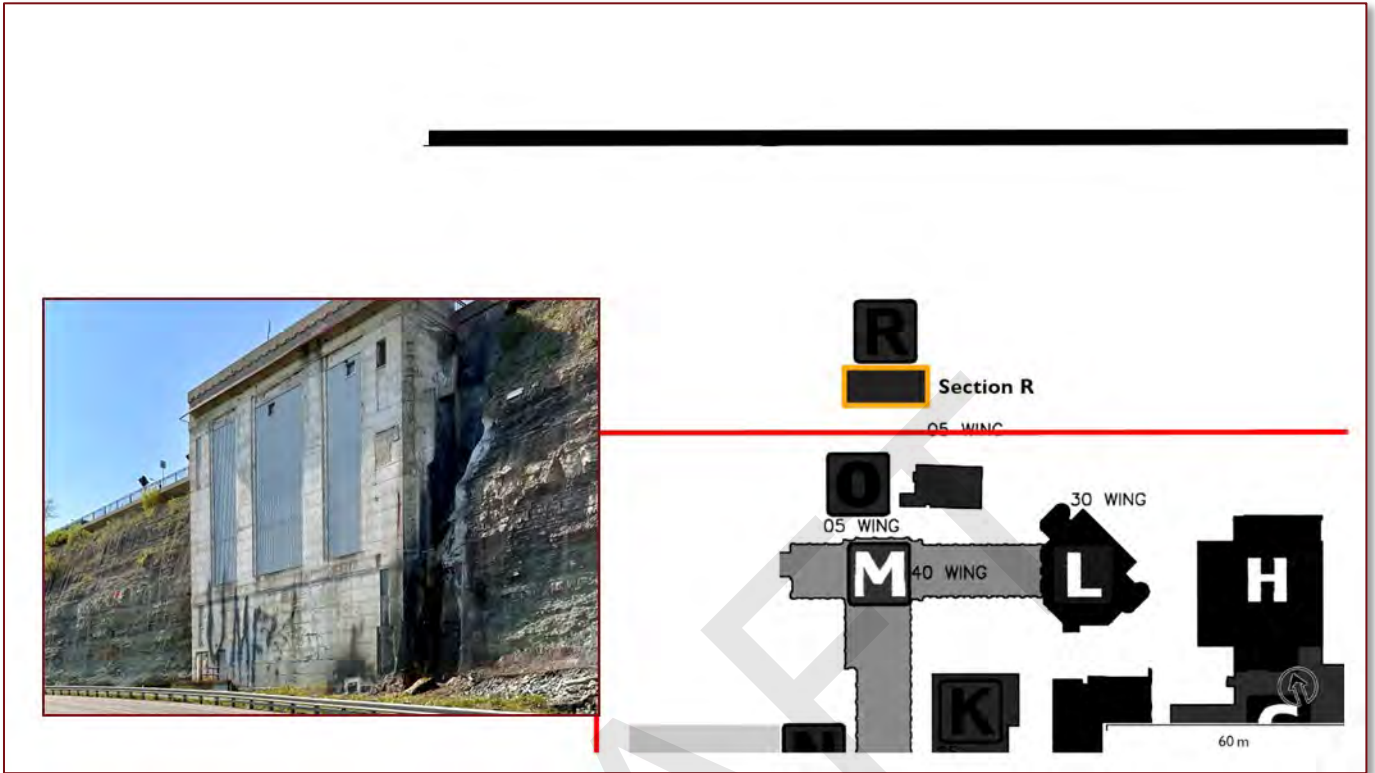
Looking East



Power House from Mountain Park Avenue

Looking South





JURAVINSKI HOSPITAL – POWERHOUSE

Secondary Names: R Wing

Asset Identification

Asset Type	Municipal Address
Building	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1932	Original construction	<i>Globe and Mail</i> 1937



Description:

The Powerhouse (R Wing) was constructed in 1932, contemporaneously with the former Mount Hamilton Hospital Maternity Wing (the Maternity Wing; M Wing). Featuring elements of the Art Deco style, the main elevation (north) features symmetrical massing and smooth limestone cladding and is set into the north face of the Hamilton Mountain.

With a two-storey base containing two access doors, the upper storeys are dominated by three full height, recessed windows, emphasizing the verticality of the structure. A denticulated cornice highlights the flat roofline. The roofline lies parallel with Mountain Park Avenue and is used for parking.

The interior of the Powerhouse is accessed through a basement tunnel that connects with Section L and the Maternity Wing and is divided into two sections. The easternmost section is directly connected to a lengthy basement passageway, separated from the rest of the Powerhouse by a red brick wall which was added at a later date. This area includes a decommissioned elevator. The remainder of the Powerhouse is accessed through a doorway in the eastern room. This area is largely vacant, with exposed concrete pillars and beams, but contains remnants of electrical machinery and controls in the former boiler room. A stairway in this area provides access to the road allowance along the Sherman Access Road.

Historical Associations:

The Powerhouse was constructed contemporaneously with the former Mount Hamilton Hospital Maternity Wing (the Maternity Wing; M Wing) and originally housed several natural gas boilers that powered and heated the hospital.

In 1920, after the conclusion of the First World War, a citizens group proposed an ambitious plan for the design of the new Mount Hamilton Hospital. In *Unbuilt Hamilton*, Osbaldeston explains the details of the proposed plan for this memorial hospital:

As originally proposed, the hospital was to have two wings extending north from either side of the hospital's main entrance, creating a small plaza... with parallel colonnades. The colonnades connected to triumphal arches spanning Mountain Park Avenue. This enlarged plaza would be known as the Court of Honour... Mountain Park Avenue would be lowered, bringing it closer to the 'Mountain Boulevard' (later, the Sherman Access)... The new mountain access would provide for a monumental approach to the hospital, via a second, sunken plaza directly below the Court of Honour. This plaza would have allowed direct access to the hospital at its lower level, or access to the Court of Honour via grand staircases.

This proposal was rejected during the municipal elections of January 1, 1921.¹

A later sketch by architect William Palmer Witton shows a building set into the escarpment that also provided automobile access to the hospital complex through a tunnel set within the escarpment. The entrance was ultimately shifted westwards and the opening made into the Powerhouse.

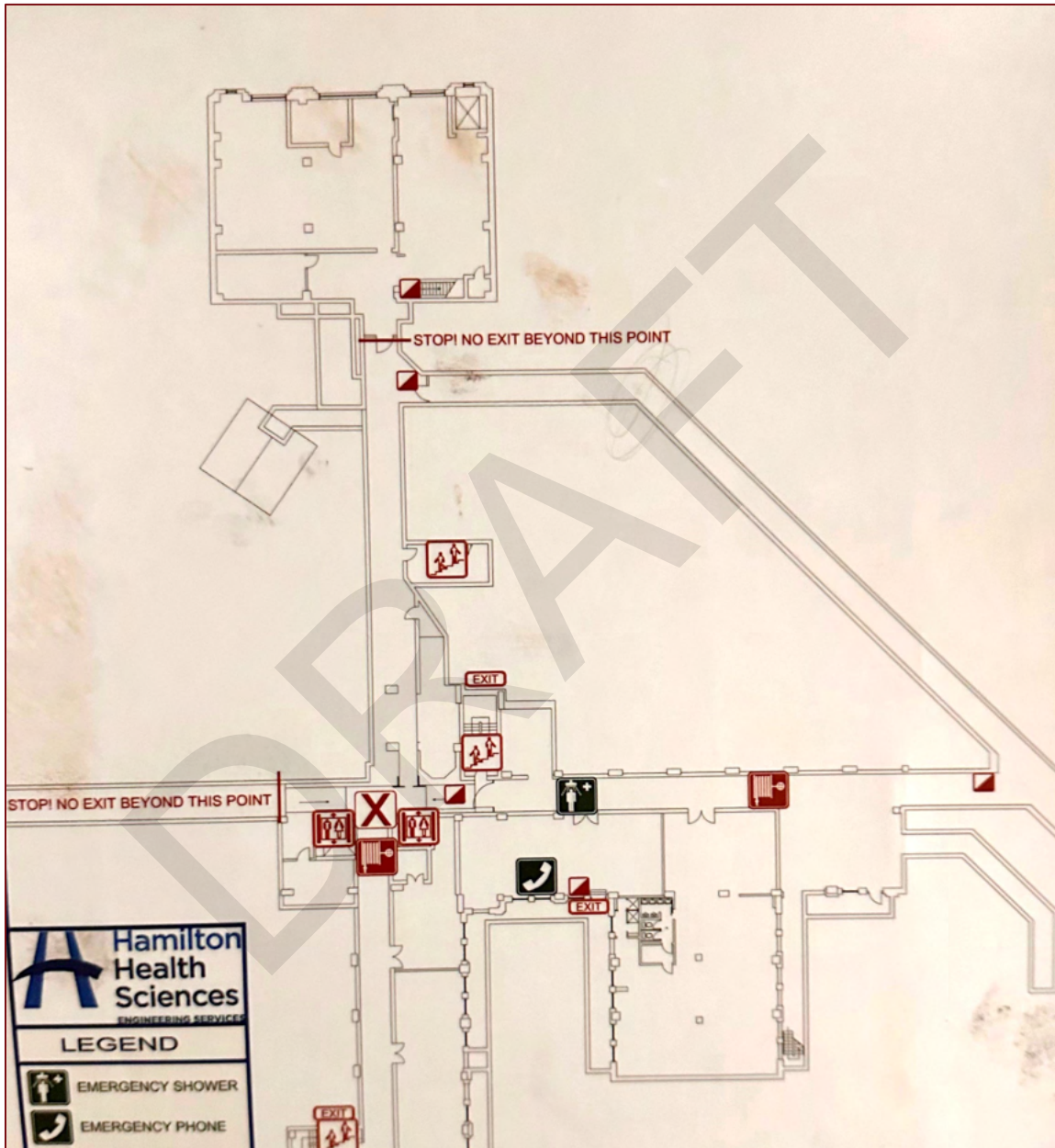
The historical value of the Powerhouse is largely tied to its institutional function in relation to the Maternity Wing, providing power to the various hospital buildings and the infrastructure which connects the hospital to the Powerhouse. The building is also connected to the Maternity Wing through its design showing Art Deco influences. Both buildings embody the intentional setting and design of the hospital complex atop the Niagara

¹ Osaldeston 2016:156

Escarpment. The building ceased operations as a powerhouse in 1995 when Section K and Section O were constructed. The Powerhouse and the adjoining Tunnel continue to be used for storage.

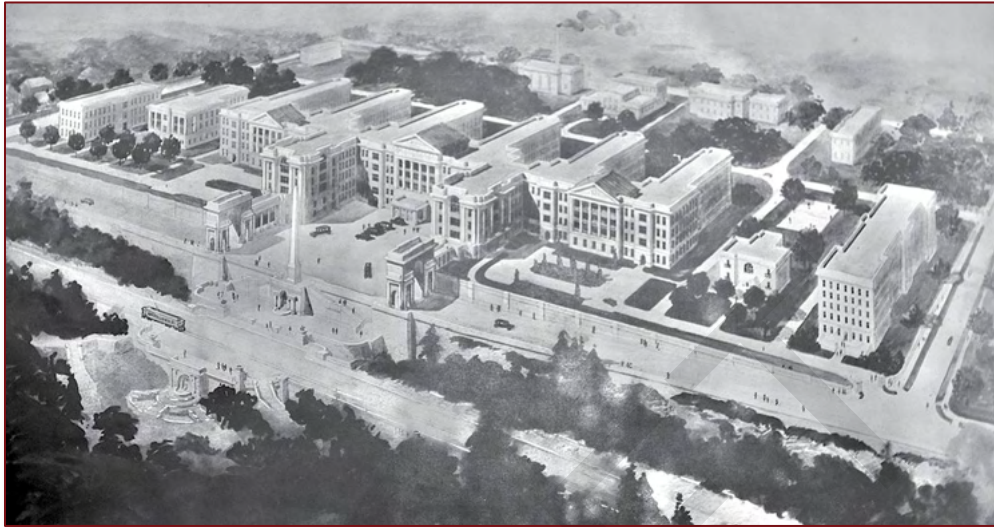
Map of Basement Tunnels and Powerhouse

Looking West



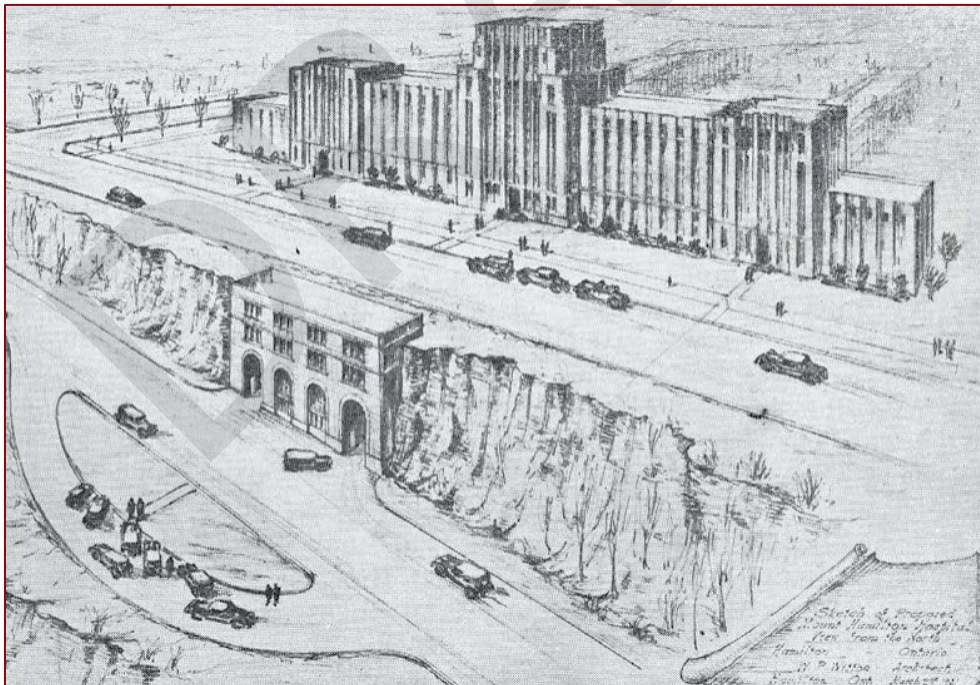
Proposal for the Mount Hamilton Hospital, c.1920

Source: Osbaldeston 2016



Rendering of Mount Hamilton Hospital, c.1930

Source: Osbaldeston 2016





Sources:

Osbaldeston, Mark

2016 *Unbuilt Hamilton*. Toronto: Dundurn Press.

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Contributing Cultural Heritage Value or Interest

The Powerhouse (R Wing) is a contributing structure to the cultural heritage value or interest of the Subject Property under O.Reg. 9/06 (as amended by O.Reg. 569/22). Section R is not a contributing structure to the cultural heritage value or interest of the Subject Property under Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	Yes
2. Historical or associative value	Yes
3. Contextual value	Yes

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)



Physical Heritage Attributes:

Powerhouse (R Wing):

- Architectural features, including:
 - Symmetrical, vertical massing;
 - Smooth limestone cladding;
 - Raised base with emphasis on verticality through the use of three full-height window openings above;
 - Stylized dentils at the cornice level; and
 - Flat roof; and
 - Features relating to the buildings institutional function, including the Tunnel;
- Location on the Niagara Escarpment including viewsheds to and from the building.

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East and North Elevations

Looking West



Interior

Looking North



Interior Beams

Looking Southwest



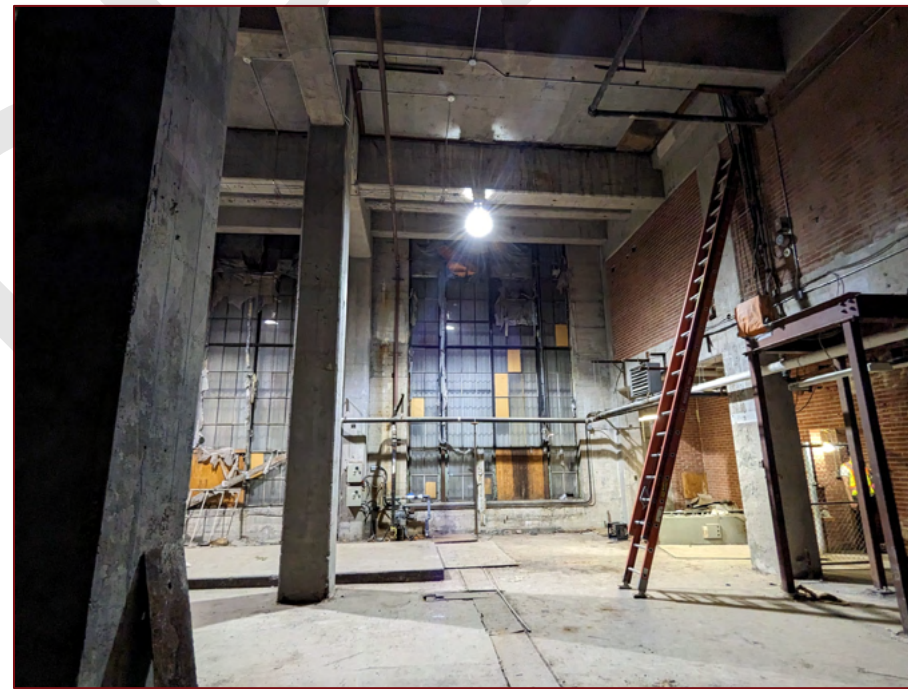
North and West Elevations

Looking East



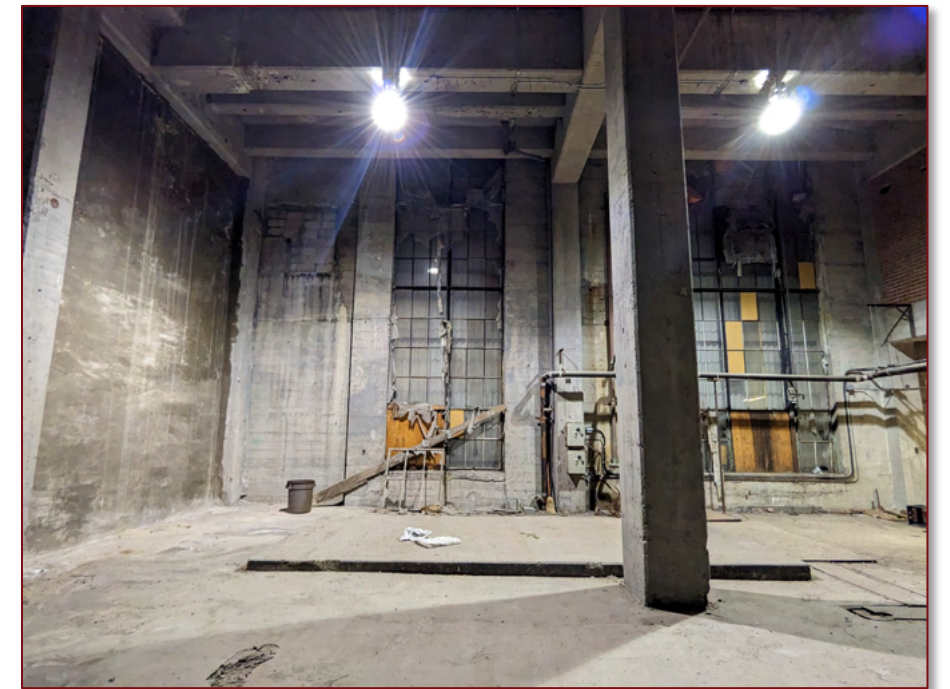
Powerhouse Interior

Looking North



Powerhouse Interior

Looking North



Ceiling
Looking West



Debris
Looking Northeast



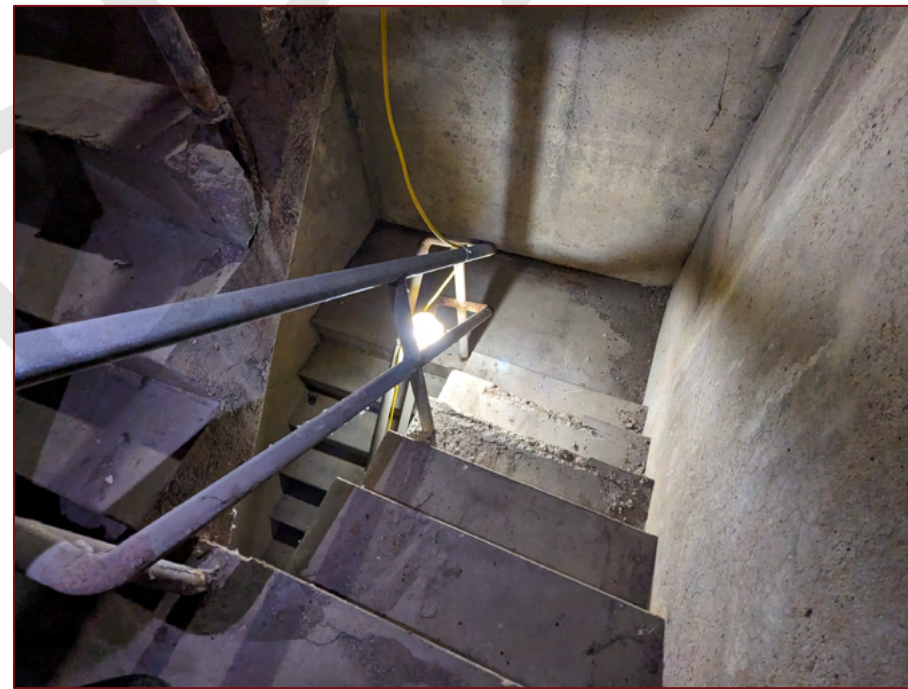
Doorway to Sherman Access
Looking North



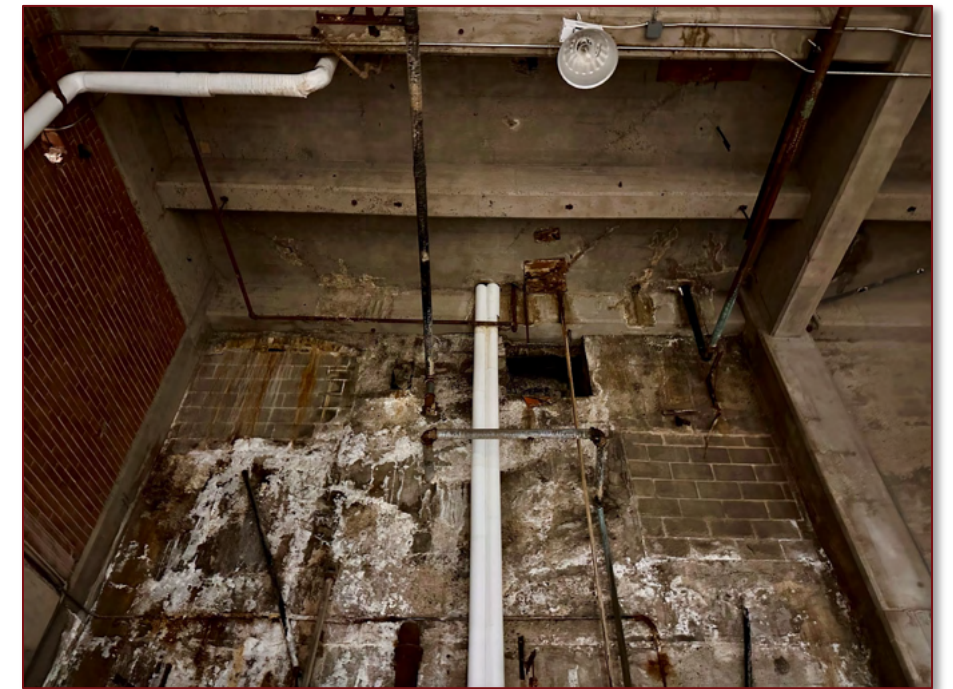
Electrical Debris
Looking East

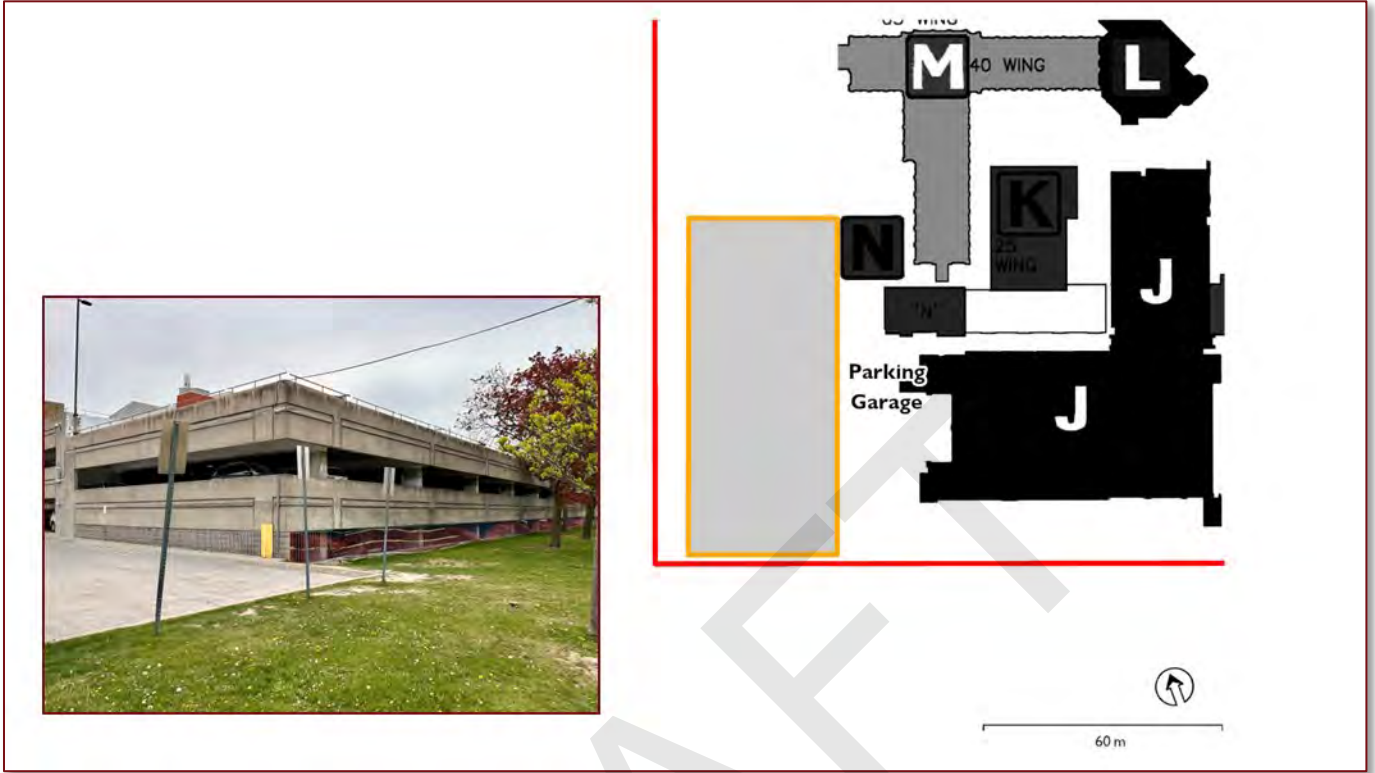


Stairway to Sherman Access
Looking North



Pipe Corrosion
Looking South





PARKING GARAGE

Secondary Names: None

Asset Identification

Asset Type	Municipal Address
Structure	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-contributing Structure

Construction Date(s)

Period of Construction	Building Segment	Source
c.1967-1978	Original construction	Spartan Air Services Limited 1967; Ministry of Natural Resources 1978.



Description:

The three-storey open-air parking garage was constructed between c.1967-1978 and is situated in easternmost portion the Subject Property. Oriented on a north-south axis, the structure is composed of a cast-in-place concrete design which provides six levels of staggered parking. Perimeter walls of the parking levels feature recessed horizontal banding.

Historical Associations:

Aerial photography indicates that the Parking Garage was constructed between 1967 and 1978. It continues to provide parking facilities to the hospital complex.

Sources:

Ministry of Natural Resources

1978 Regional Municipality of Hamilton-Wentworth and Surrounding Area, 1978: 4317-54-Photo 333. Scale 1:10,000. 4317-54. Sourced from McMaster University Library Lloyd Reeds Map Collection.

Spartan Air Services Limited

1967 City of Hamilton: Sheet No. 14, May 18, 1967. Sourced from McMaster University Library Lloyd Reeds Map Collection. Available online: <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A81885>. Accessed September 14, 2023.

DRAFT



Contributing Cultural Heritage Value or Interest

The Parking Garage is not considered a contributing structure to the cultural heritage value or interest of the Subject Property under both O.Reg. 9/06 (as amended by O.Reg. 569/22) and O.Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)



Parking Lot North of Parking Garage

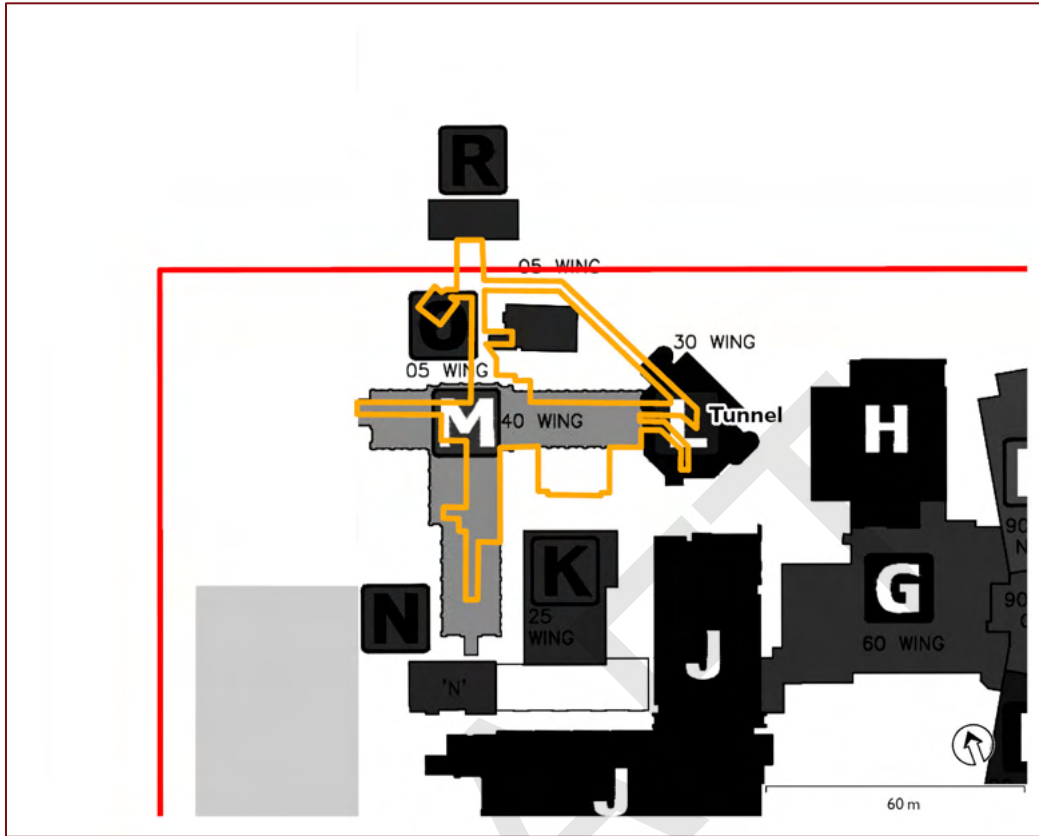
Looking North



Parking Garage Southwest of Section M

Looking South





TUNNEL

Secondary Names: None

Asset Identification

Asset Type	Municipal Address
Structure	711 Concession Street

Heritage Designation Information

Designation/Listing Status	Other
Listed	Non-Contributing Building

Construction Date(s)

Period of Construction	Building Segment	Source
1932	Original construction	Osbaldeston 2016



Description:

The Tunnel is situated at the northwest end of the property and connects Section L, the Maternity Wing (former Mount Hamilton Hospital Maternity Wing), and the Powerhouse (R Wing). Tunnel access is located in the basements of Section L and the Maternity Wing. Only the north-south connection between the Maternity Wing and the Powerhouse was observed by TMHC staff. This passageway is clad in painted brick walls. Pipes line the ceiling and span to and from the Powerhouse.

The Powerhouse is divided into two sections. The easternmost section is directly connected to a lengthy basement passageway and is separated from the remainder of the Powerhouse by a red brick wall. This area includes a decommissioned elevator. The remainder of the Powerhouse is accessed through a doorway in the eastern room. The interior of this portion of the building is largely vacant, with exposed concrete pillars and beams and remnants of electrical machinery in the former boiler room. A stairway located in this area provides access to the road allowance along the Sherman Access Road.

Historical Associations:

The Tunnel was constructed contemporaneously with the Maternity Wing (Former Mount Hamilton Hospital Maternity Hospital; M Wing) and the Powerhouse (R Wing). The structure originally provided direct access between the Powerhouse, Section L and the Maternity Wing, and provided indirect access to other buildings on the site. While the Powerhouse ceased operating in 1995 when Section K and Section O were constructed, the Tunnel and the Powerhouse continue to be used as storage areas.

Sources:

Osbaldeston, Mark

2016 *Unbuilt Hamilton*. Toronto: Dundurn Press.



Contributing Cultural Heritage Value or Interest

The Tunnel is not a contributing structure to the cultural heritage value or interest of the Subject Property under O.Reg. 9/06 (as amended by O.Reg. 569/22). The Tunnel is not a contributing structure to the cultural heritage value or interest of the Subject Property under Reg. 10/06 of the *Ontario Heritage Act* (refer to Section 4 of the accompanying CHERR).

O.Reg. 9/06 Criterion (as amended by O.Reg. 569/22)	Contributing to 711 Concession Street
1. Design or physical value	No
2. Historical or associative value	No
3. Contextual value	No

O.Reg. 10/06 Criterion	Contributing to 711 Concession Street
1. Represents or demonstrates a theme or pattern in Ontario's history.	No
2. Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No
3. Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No
4. Is of aesthetic, visual or contextual importance to the province.	No
5. Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No
6. Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No
7. Has a strong or special association with life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No
8. Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N/A (criterion not met)

North Wing of Tunnel from Section M to Power House

Looking North



West Wing of Tunnel in Section M

Looking West



Coal Chute East of North Wing of Tunnel

Looking Northwest



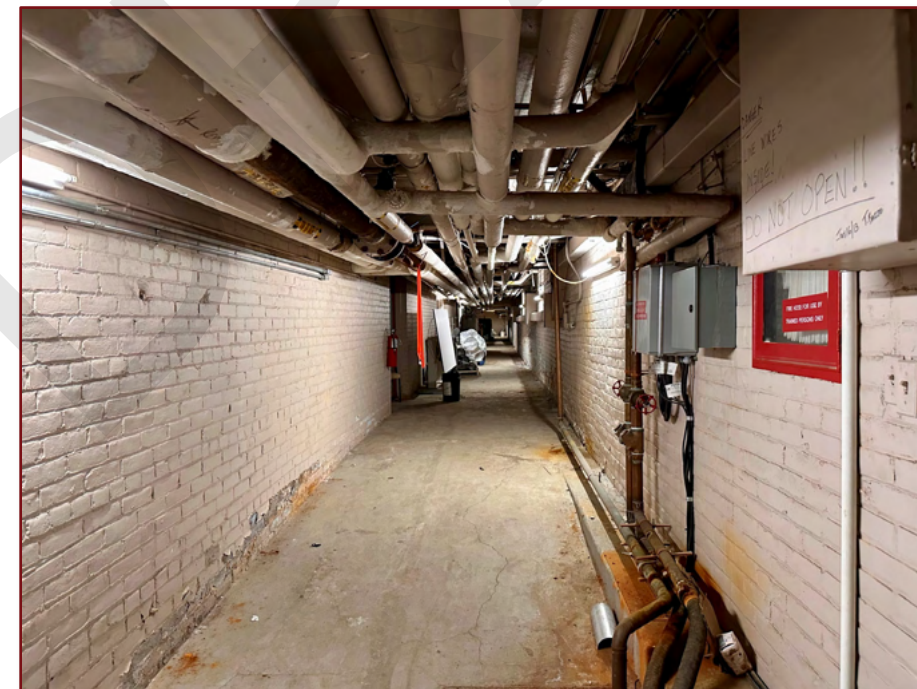
South Wing of Tunnel in Section M

Looking South



East Wing of Tunnel in Section M

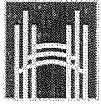
Looking East



Plan of Tunnel


Looking North





Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 16, 2024
SUBJECT/REPORT NO:	Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the <i>Ontario Heritage Act</i> (PED24026) (Ward 12)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Scott Dickinson (905) 546-2424 Ext. 7167 Alissa Golden (905) 546-2423 Ext. 1202
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	 For SR

RECOMMENDATION

That the City Clerk be directed to give notice of Council’s intention to designate 1166 Garner Road West, Ancaster, (Shaver Homestead) shown in Appendix “A” attached to Report PED24026, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED24026, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

EXECUTIVE SUMMARY

This Report recommends designation of the Shaver Homestead, a significant nineteenth-century farmstead located at 1166 Garner Road West, Ancaster, under Part IV of the *Ontario Heritage Act*. The subject property is currently listed on the City's Inventory of Heritage Properties and the owner requested it be designated. Staff have completed an evaluation of the subject property using *Ontario Regulation 9/06* and determined that it has sufficient cultural heritage value or interest to warrant designation, as per the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix "B" to Report PED24026.

Alternatives for Consideration – See Page 8

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act* and considered by Council before either withdrawing the notice of intention to designate or passing a designation by-law. Once a designation by-law has been passed, any further objection would be heard before the Ontario Land Tribunal.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)).

The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in the adaptive re-use and continued conservation of properties once they are designated.

HISTORICAL BACKGROUND

The subject property located at 1166 Garner Road West, Ancaster, shown in Appendix “A” attached to Report PED24026, is comprised of a complex of historic buildings constituting a farmstead constructed between circa 1830 and 1942. The subject property was first surveyed for potential heritage interest in the 1970s.

Between 1976 and 1985, the Ancaster Local Architectural Conservation Advisory Committee (former Heritage Committee) conducted an inventory of properties of potential heritage interest in the community. In 1984, as part of that inventory, a heritage research report was prepared for the subject property. A copy of this report “The Shaver House: 1166 Highway No. 53 West” was utilized in the writing of this report (as noted in the list of Research Sources attached as Appendix “D” to Report PED24026).

In October 2023, staff received a request from the owner to designate the subject property. Staff conducted a site visit of the property on November 14, 2023, at which time the owner expressed their continued interest in the designation of both external and internal heritage features of the property.

In January 2024, staff advised the owner of the recommendation to designate the property, provided them with a copy of the proposed Statement of Cultural Heritage Value or Interest and advised them of the Hamilton Municipal Heritage Committee meeting date that the recommendation would be considered.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy, and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value, and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

RELEVANT CONSULTATION

External

- Property Owner.

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SUBJECT: Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the *Ontario Heritage Act* (PED24026) (Ward 12) - Page 4 of 8

In addition, Planning staff have emailed the Ward Councillor (Councillor C. Cassar) for Ward 12 and provided an overview of the reasons for designation and the process for designating a property.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained.

Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*, which identifies nine criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and Contextual Value. The evaluation of cultural heritage value or interest of the subject property was completed by Cultural Heritage Planning staff based on a site visit of the property, including the exterior and interior of its buildings, conducted on November 14, 2023 (see photographs attached as Appendix “C” to Report PED24026) and available secondary and primary research sources (attached as Appendix “D” to Report PED24026). As outlined below, based on staff’s cultural heritage evaluation, it was determined that the subject property meets 7 of the 9 criteria contained in *Ontario Regulation 9/06* in all three categories.

Design / Physical Value

1. The nineteenth-century farm property located at 1166 Garner Road West, Ancaster, known as the Shaver Homestead, comprises a collection of historic farm buildings built between circa 1830 and 1942. The property has physical value as a rare and representative example of an extant nineteenth-century Ontario farmstead, which consists of eleven distinct structures:
 - **Structure 1 – The Frame House** is a one-and-a-half-storey wooden frame structure built circa 1830. It has a side gable roof, shiplap siding, large double doors on the north and east elevations and an eight-panel wooden door, believed to be original. This structure is believed to be the front half of the original frame house built on this property, having been separated from the rear half and moved to its current location in 1856. The structure was extended towards the south to accommodate a workshop after the move, and a foundation was added circa 1930.

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**SUBJECT: Recommendation to Designate 1166 Garner Road West, Ancaster,
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- **Structure 2 – The Brick Farmhouse** is a two-and-a-half-storey brick dwelling built circa 1856. This structure has design value as a representative example of the Neo-Classical style of architecture as applied to a rural dwelling. The features typical of this style include its: rectangular plan; low-pitched gable roof with end returns; open pediment over projecting frontispiece; quarter-circle windows in gable ends; three-bay symmetrical façade; recessed central entrance; wooden front door flanked by sidelights and fluted pilasters, with transom overhead; and brick voussoir over entrance supported by ornamented wooden brackets on top of pilasters.

Attached to the rear (south) side is the rear half of Structure 1, used by the Shavers as a kitchen and woodshed. It is a one-and-a-half-storey frame structure built circa 1830. Notable features include its: gable roof; rooftop ventilator; vertical board siding; and, east and west porches, the west porch displaying elaborate scrollwork, curved supporting members, and a box enclosing a stone-lined well.

- **Structure 3 – The Bake/Wash House** is a one-storey vernacular brick structure built circa 1856. Notable features include its: front gable roof with brick end chimney; six-over-six hung wood windows with brick voussoirs and lug sills; facades laid in Common bond; two-panel wooden door; and interior brick hearth/ bake oven. This structure is believed to have been built with bricks leftover from the construction of the farmhouse.
- **Structure 4 – The Outhouse** is a one-storey vernacular wood-frame building, built in the mid-nineteenth century. It has a gable roof and wooden siding.
- **Structure 5 – The Smokehouse** is a one-storey vernacular wood-frame building, built in the mid-nineteenth century. It has a gable roof and wooden siding.
- **Structure 6 – The Icehouse** is a two-storey vernacular wood-frame building, built circa 1875. It has a front gable roof, board-and-batten wood siding, and entryways on both stories.
- **Structure 7 – The Free-Standing Milkhouse** is a one-storey vernacular wood-frame building, built circa 1920. It has a hip roof and shiplap siding.
- **Structure 8 – The Dairy Barn** is a three-bay bank barn built in 1837. It has a gable roof, a raised stone foundation added in 1910, a concrete silo added in the first half of the twentieth century, an attached concrete block milk house built circa 1942, and sheet metal siding.

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- **Structure 9 – The Horse Barn** is a three-bay barn built before 1871. It has a gable roof, a raised stone foundation added in 1910 and sheet metal siding.
 - **Structure 10 – Shed** is a single-storey wooden frame structure built before 1950. This structure is not considered to be of heritage value or interest.
 - **Structure 11 – Equipment Shed** is a single-storey structure building built in 1959. This structure is not considered to be of heritage valuer or interest.
2. The 1856 brick farm house (Structure 2) demonstrates a high degree of craftsmanship, including its: open pediment over the projecting frontispiece; returning eaves in east and west gables; quarter-circle windows with brick voussoirs in east and west gables; dichromatic brick voussoirs on window and door openings; round-head second-storey window with raised bricks bearing the date “1856”; wooden door surround with fluted columns and carved brackets; dichromatic raised brick corner quoins; stretcher bond brickwork on north elevation; scrollwork, chamfered posts and curved roof supports on the west side porch; and curved porch roof on east side and west side porches.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has historical value as it is associated with the prominent local family the Shavers, and with the theme of nineteenth-century settlement in Ancaster Township. The Shavers were one of the primary settlement families who helped shape the historical trajectory of the community of Ancaster. The family can trace its roots in Upper Canada to the immigration of John Shaver (1739-1795), a German-born United Empire Loyalist who moved to the Ancaster area in 1789. Of note among his ten children was William Shaver (1771-1830), the second son, who purchased the subject property in 1811, and was instrumental in the founding of Bethesda United Church in 1825. William’s children were involved in erecting many of the Shaver Family properties in existence today. William’s son Philip (1804-1869) constructed 1028 and 1034 Garner Road West, while two other sons John (1799-1861) and William Jr. (1815-1889) were responsible for constructing the nineteenth century buildings at 1166 Garner Road West. This property has remained in the Shaver family to the present day.

SUBJECT: Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the *Ontario Heritage Act* (PED24026) (Ward 12) - Page 7 of 8

5. The property has the potential to yield information that contributes to understanding Ancaster as a community. The extended Shaver family stay connected to one another through their stewardship of the Shaver Family Cemetery at 1156 Wilson Street West. The family maintains a newsletter and a website and have hosted a large family reunion at 1166 Garner Road West property since 1937. These reunions have brought together descendants of John Shaver (1739 -1795) living across North America.
6. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual Value

7. The property is important in defining the former rural and agricultural character of the surrounding area. This property emphasizes the long-settled family farms which formerly dominated this stretch of Garner Road West. The ornamental features of the farmhouse and the complex of nineteenth century working buildings are visually distinctive and create a strong contrast with the surrounding modern development.
8. The property is functionally, visually, and historically linked to its surroundings. A farmstead constructed to work the surrounding lands, this property is on its original location, close to three heritage designated properties, all with strong connections to the Shaver family, namely two other Shaver family farmhouses at 1028 and 1034 Garner Road West; and the Shaver Family Cemetery at 1156 Wilson Street West.
9. The property is a local landmark. 1166 Garner Road West and its connection to the Shaver family is well-known enough to appear in several books about Ancaster history. When newly built, the brick farmhouse was featured as an engraving in Surtees' 1859 Map of Wentworth County. The Shaver Homestead has also been featured in a collection of Hamilton area heritage homes and in a roadside tour of Ancaster township.

Staff have determined that 1166 Garner Road West, Ancaster is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24026.

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ALTERNATIVES FOR CONSIDERATION

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

Decline to Designate

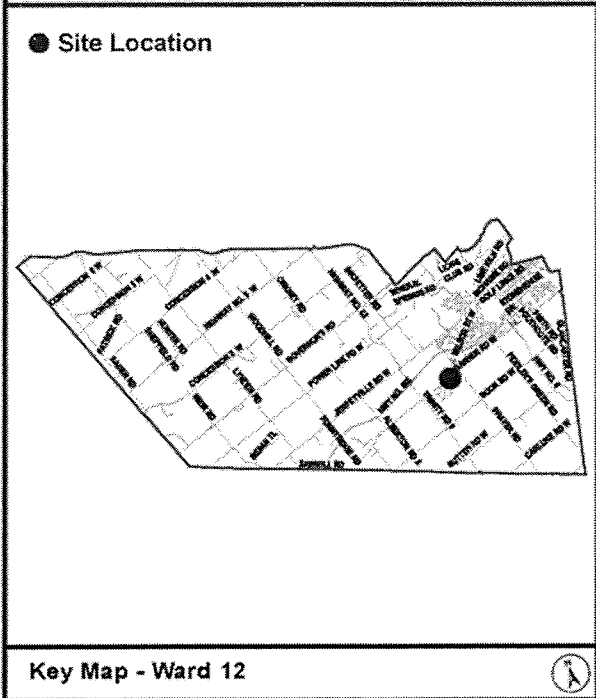
By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal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

Without designation, the property would not be eligible for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate any of the properties to be an appropriate conservation alternative.


APPENDICES AND SCHEDULES ATTACHED

- Appendix "A" to Report PED24026 – Location Map
- Appendix "B" to Report PED24026 – Statement of Cultural Heritage Value or Interest
and Description of Heritage Attributes
- Appendix "C" to Report PED24026 – Photographs
- Appendix "D" to Report PED24026 – Research Sources

SD/AG/sd




Location Map


 Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 1166 Garner Rd W	Date: November 21, 2023
Appendix "A"	Scale: N.T.S.
Planner/Technician: SD/AL	

Subject Property

 1166 Garner Road West

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 36.45 hectare property municipally-addressed as 1166 Garner Road West, known as the Shaver Homestead, is comprised of a nineteenth-century farmstead consisting of nine historic structures built between circa 1830 and 1942. Two additional structures without heritage interest were constructed circa 1960. The property is located on the south side of Garner Road West, between Wilson Street West and McClure Road, in the community of Ancaster in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property at 1166 Garner Road West has design and physical value as a representative and rare extant example of a nineteenth-century Ontario farmstead. It is comprised of nine distinct historic structures built over a more than one-hundred-year period between circa 1830 and 1942. These structures include the: wood-frame house built circa 1830; bank barn built in 1837; brick farmhouse built 1856; bakehouse built 1856; outhouse smokehouse and horse barn, all built in the mid-nineteenth century; icehouse built circa 1872; and milkhouse built circa 1920. The brick farmhouse also displays a high degree of craftsmanship, as demonstrated by its decorative dichromatic brickwork and elaborate scrollwork and curved roofs on the rear porches.

The property has a long-standing association with the Shavers, a prominent family in nineteenth-century Ancaster township who played a significant role in the development of the Ancaster community. John Shaver (1739-1795), a United Empire Loyalist, moved to the Ancaster area in 1789. His descendants, who purchased this property in 1811 and still own it today, are responsible for constructing a number of significant structures in the area. This property has served as the present-day gathering place for John Shaver's descendants, who hold a yearly family reunion at the Shaver Homestead.

Contextually, this property is important in defining the former rural agricultural character of the area. It emphasizes the long-settled nature of this stretch of Garner Road and contrasts strongly with the surrounding modern development. It is linked, functionally, visually, and historically to the surrounding area, being on its original location and in proximity to several other Shaver properties. This farmstead, having been featured in several publications, is considered a local landmark.

Description of Heritage Attributes:

Key attributes that embody the physical value of the property as a representative and rare extant example of a nineteenth-century Ontario farmstead, in demonstrating a high degree of craftsmanship, and its association with the Shaver family, include:

- All elevations and the roofline of the circa 1830 one-and-a-half-storey frame house, including its:
 - Side gable roof with returned eaves on north end;
 - Twelve- and six-pane wooden windows; and,
 - Eight paneled "loyalist" wooden doors.

- All elevations and the roofline of the circa 1856 two-and-a-half-storey brick farmhouse, including its:
 - Low pitch side gable roof with returned eaves and quarter-circle windows below the gables;
 - Brick chimneys on east and west side;
 - Red brick facades with buff brick voussoirs and projecting quoining;
 - Three-bay front façade with central projecting frontispiece with a gable roof with returned eaves;
 - Segmentally-arched window openings with six-over-six hung wooden windows, dressed stone lug sills;
 - Round-headed multi-pane hung wooden window in the second storey with three keystones, the central keystone inscribed "1856";
 - Central entrance with sidelights and transom, decorative wooden surround with fluted pilasters and ornamented brackets;
 - Four-paneled wooden door;
 - Projecting dressed stone base on front elevation;
 - Projecting buff brick base on side and rear elevations; and,
 - Stone foundation
 - Rear one-and-one-half-storey, gable-roofed circa 1830 wood-frame wing, including its:
 - Porch on west side elevation with elaborate scrollwork, curved roof supports and chamfered wooden posts, and encased water well; and,
 - Porch on east side elevation with curved roof supports.

- All exterior elevations, roofline, and interior of the circa 1856 one-storey brick bakehouse, including its:
 - Front gable roof;
 - Common bond brickwork;
 - Six-over-six windows with lug sills;
 - Two-panel wooden door; and,
 - Interior brick hearth and bake oven.

- All elevations and the roofline of the circa 1875 two-storey frame icehouse, including its:
 - Front gable roof;
 - Board doors on both stories of front elevation;

- Frame construction; and,
- Board and batten siding.

- All elevations and the roofline of the circa 1837 three-storey frame dairy barn, including its:
 - Side gable roof;
 - Frame construction;
 - Earthen ramp on front elevation;
 - Concrete block circa 1942 milk-house addition with a gable roof; and
 - Raised stone foundation.

- All elevations and the roofline of the circa 1871 three-storey frame horse barn, including its:
 - Side gable roof;
 - Frame construction; and,
 - Raised stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Garner Road West, and its visual, historical and functional links to its surroundings, include its:

- Siting and massing of the historic farmstead structures, including the:
 - One-and-one-half storey frame house built circa 1830;
 - Two-and-one-half storey brick farmhouse built circa 1856;
 - One-storey brick bake/wash house built circa 1856;
 - One-storey frame outhouse, built in the mid-1800s;
 - One-storey frame smokehouse built in the mid-1800s;
 - Two-storey frame icehouse built circa 1875;
 - One-storey frame milkhouse built circa 1920;
 - Dairy barn built circa 1837 with its circa 1942 milkhouse addition; and,
 - Horse barn built circa 1871.

- Location of the property fronting onto Garner Road West with a deep setback from the road.

Photographs

All images taken by City of Hamilton on November 14, 2023, unless otherwise noted.



Figure 1: Front Elevation of Brick Farmhouse

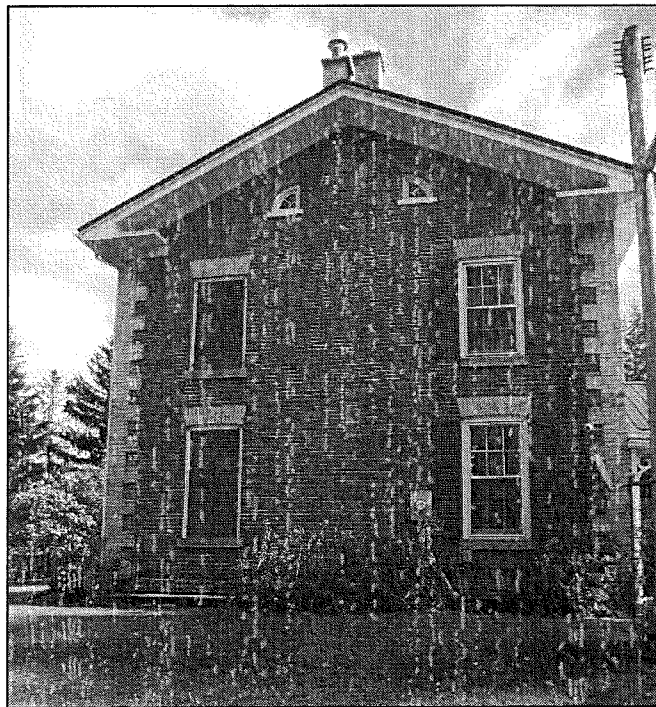


Figure 2: Side (West) Elevation of Brick Farmhouse

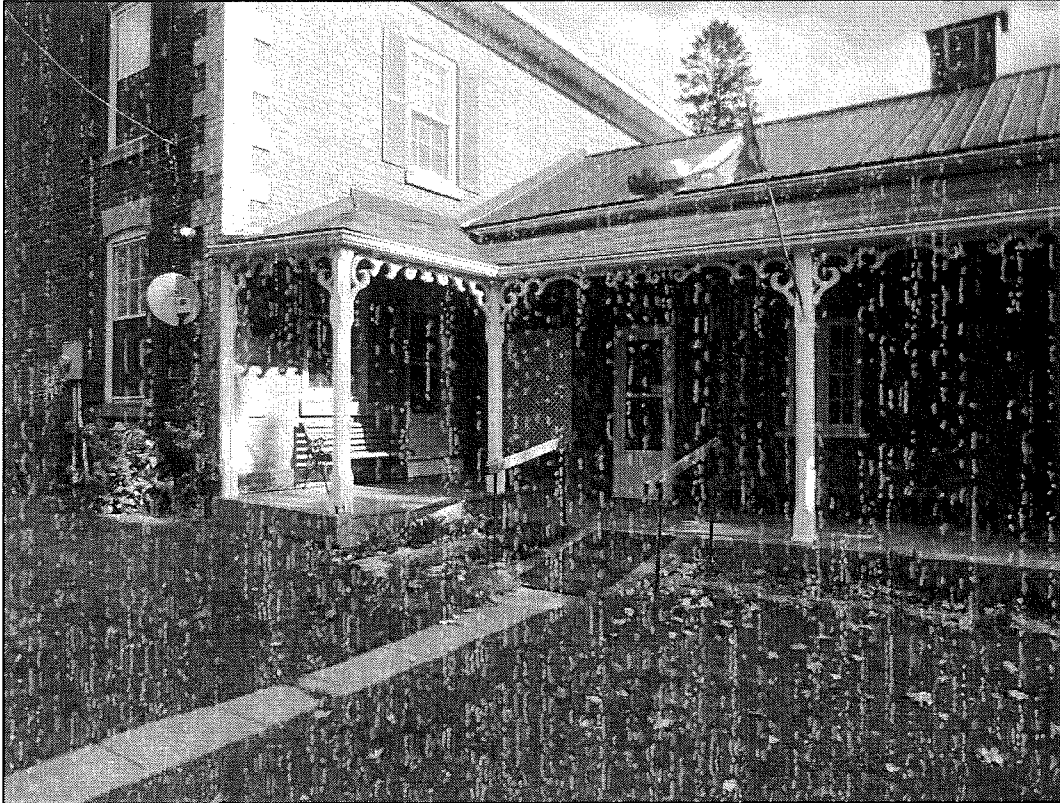


Figure 3: Side (West) Elevation of Farmhouse showing Porch and Frame Kitchen

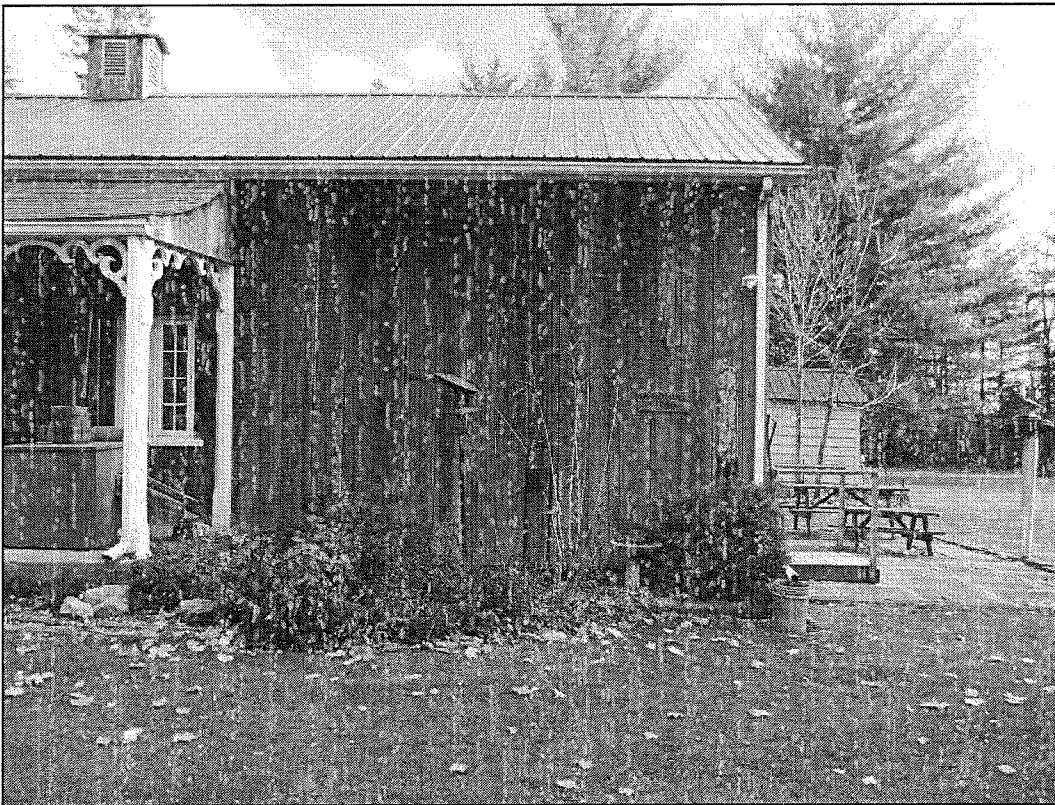


Figure 4: Rear of West Elevation of Farmhouse



Figure 5: Rear (South) Elevation of Farmhouse



Figure 6: Rear of West Elevation of Farmhouse

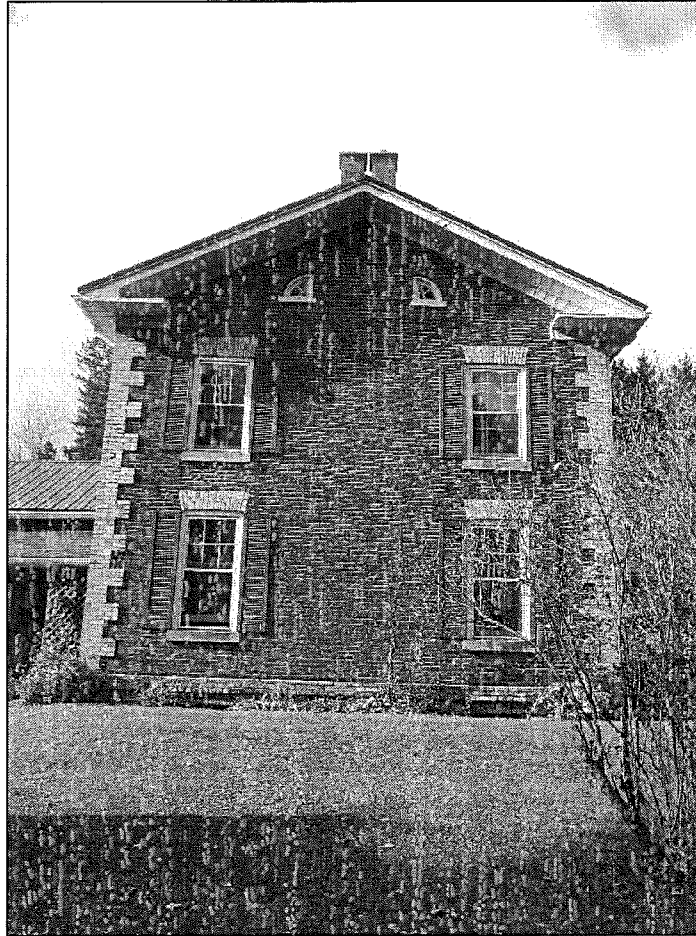


Figure 7: West Elevation of Farmhouse

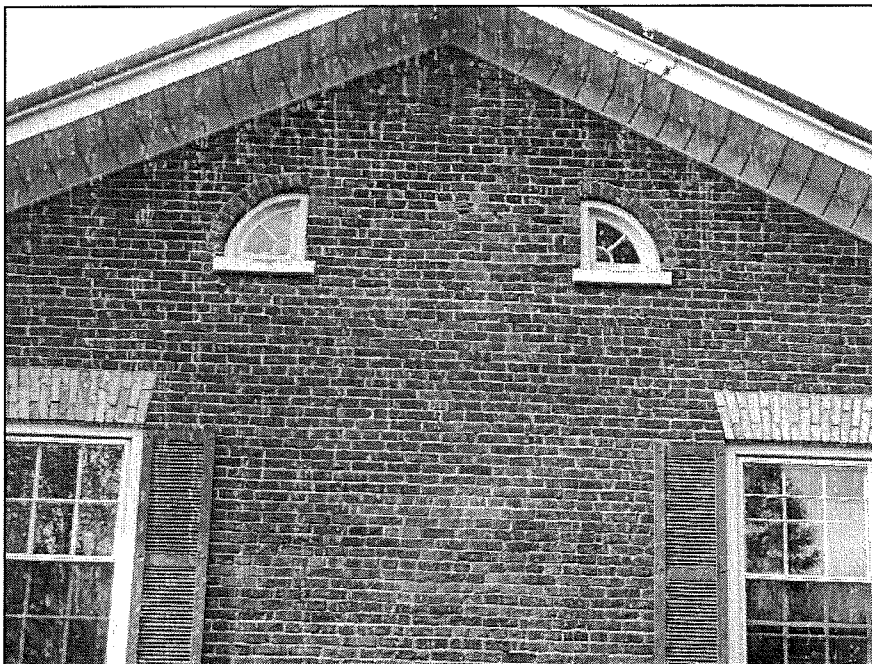


Figure 8: Quarter-Circle Windows on West Elevation of Farmhouse



Figure 9: Detail view of windows, stone foundation, and projecting quoins



Figure 10: Detail View of Main Entrance of Farmhouse



Figure 11: Detail of scrollwork on west side farmhouse porch



Figure 12: Detail of scrollwork on west side farmhouse porch



Figure 13: Detail of west side farmhouse porch



Figure 14: Detail of west side farmhouse porch



Figure 15: Detail of Shaver Family well

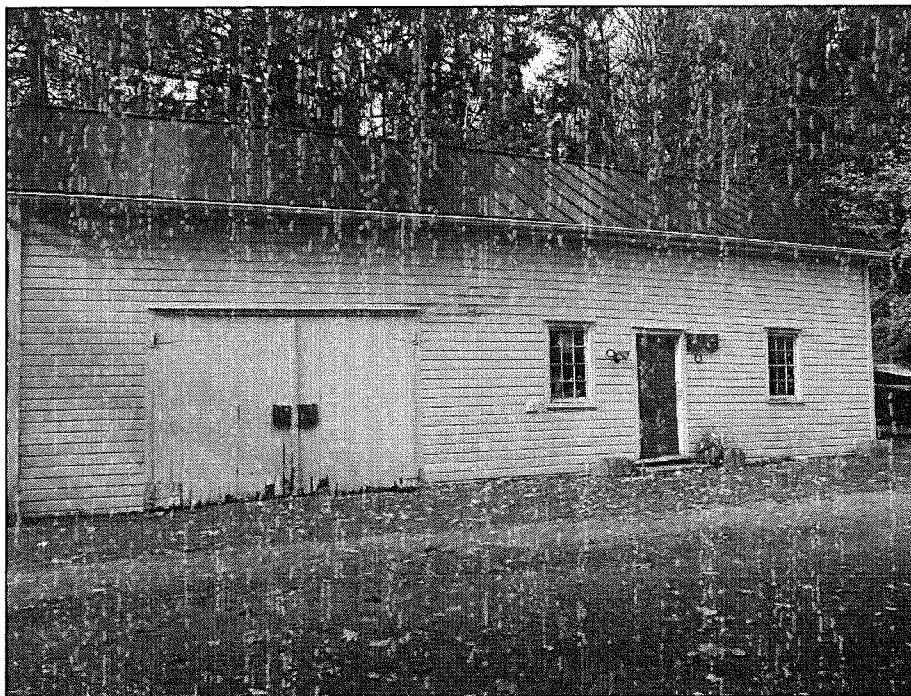


Figure 16: East Elevation of c. 1830 frame house



Figure 17: South Elevation of c.1830 frame house showing workshop extension

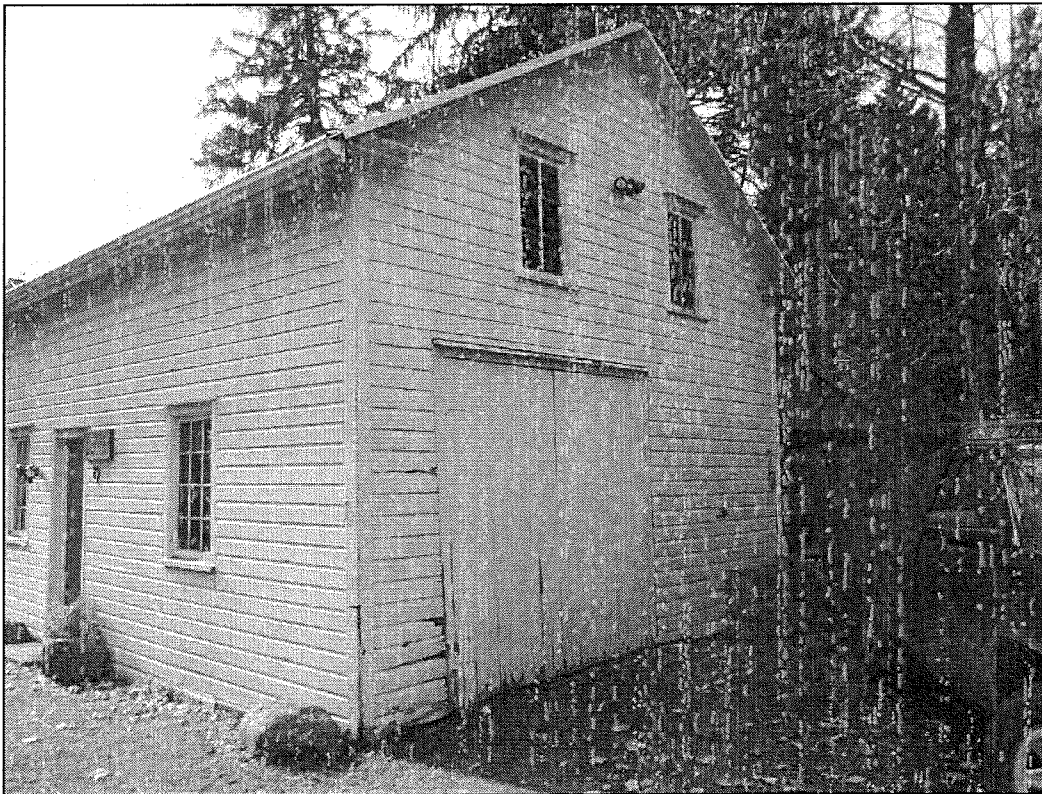


Figure 18: North Elevation of c.1830 frame house



Figure 19: Detail of paneled "Loyalist" door



Figure 20: View of c.1856 bakehouse



Figure 21: South Elevation of c. 1856 bakehouse

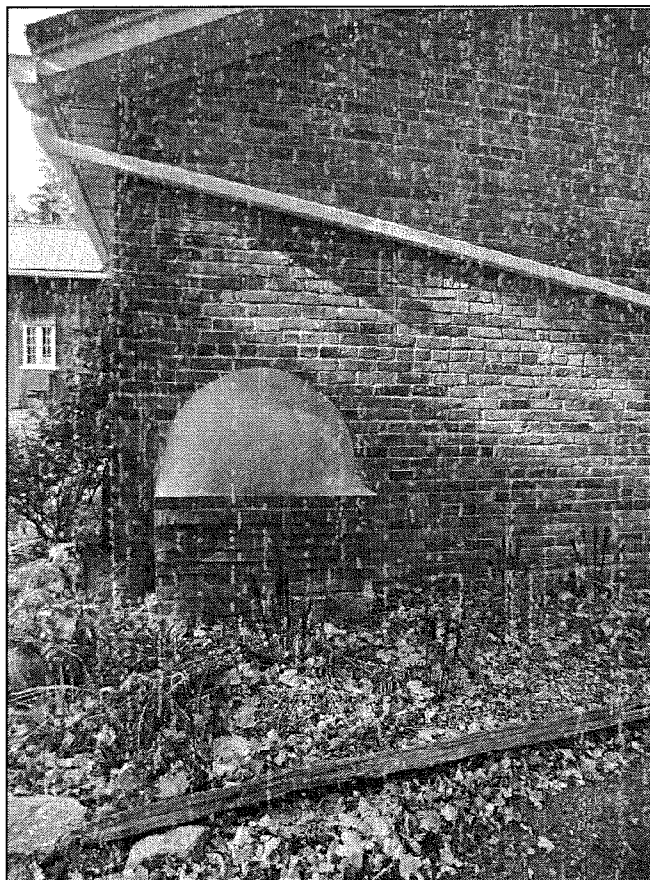


Figure 22: East Elevation of Bakehouse showing rear of bake oven

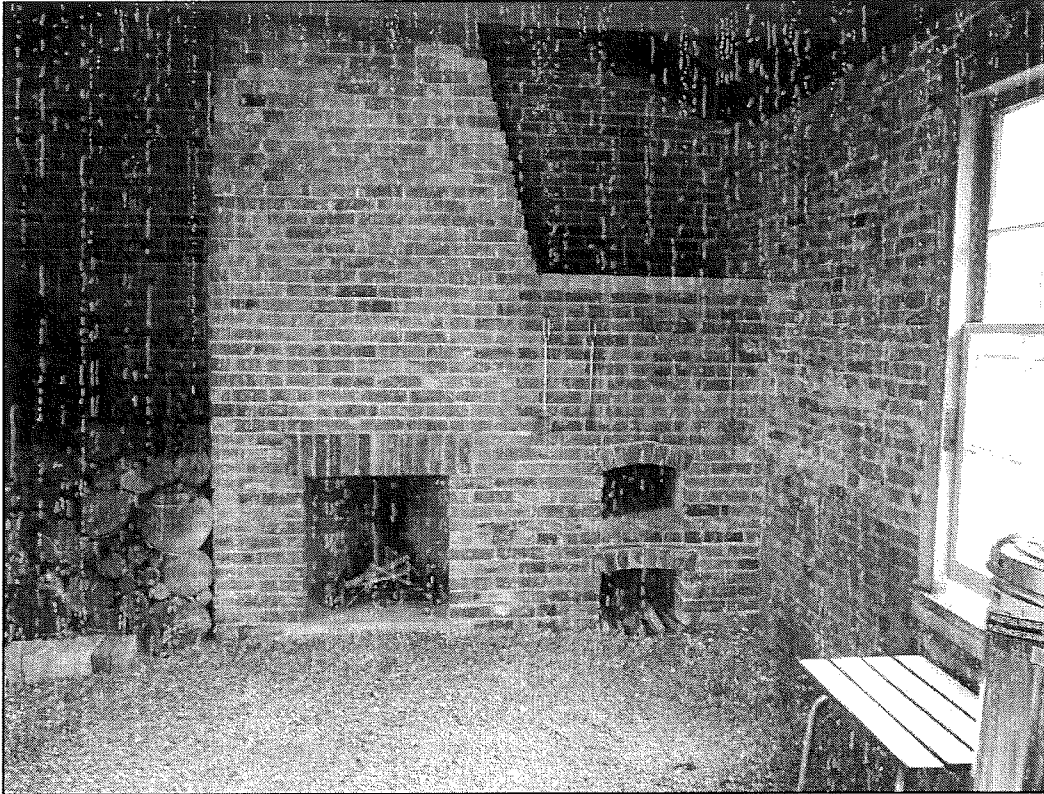


Figure 23: View of interior of c.1856 bake house, showing hearth and bake oven

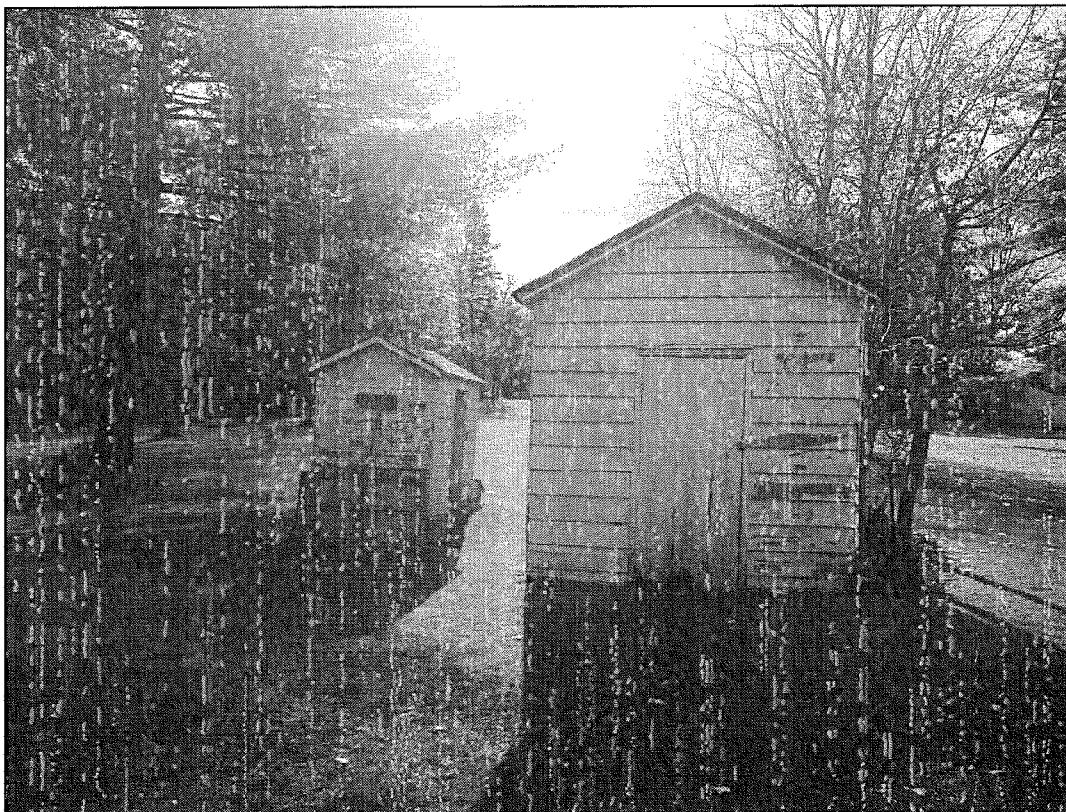


Figure 24: North Elevations of outhouse (right) and smokehouse (left)



Figure 25: Rear of outhouse (left) and smokehouse (right)



Figure 26: North Elevation of c.1872 icehouse

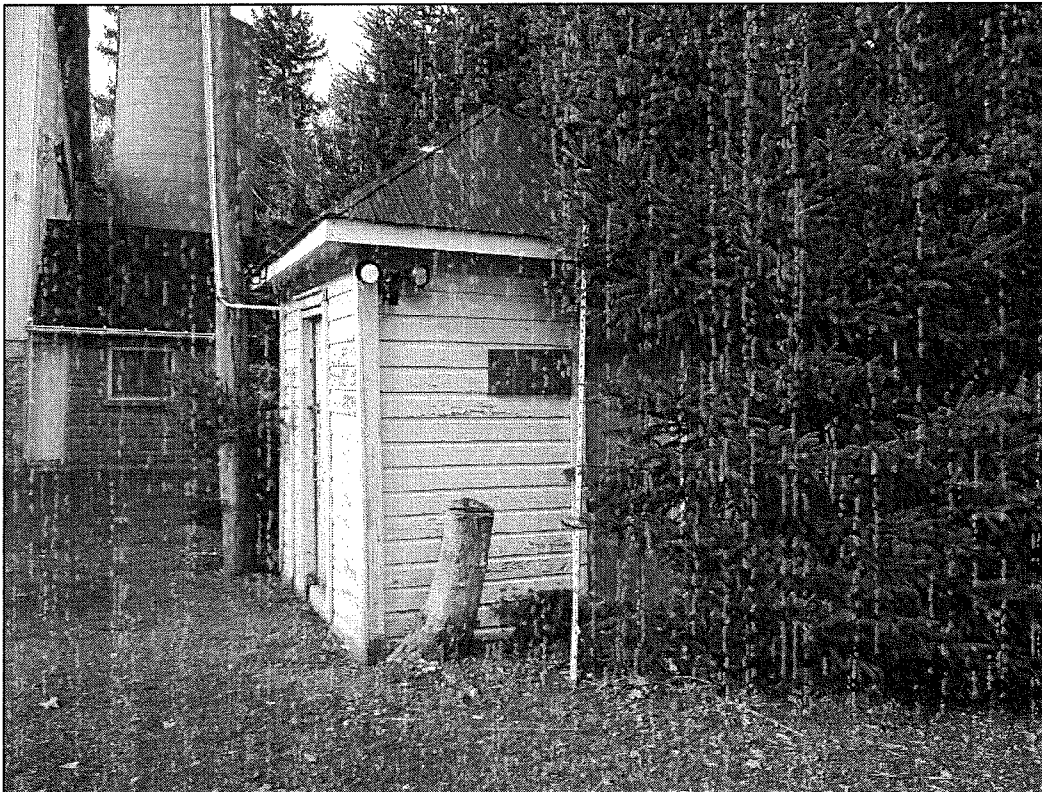


Figure 27: View of c.1920 milkhouse

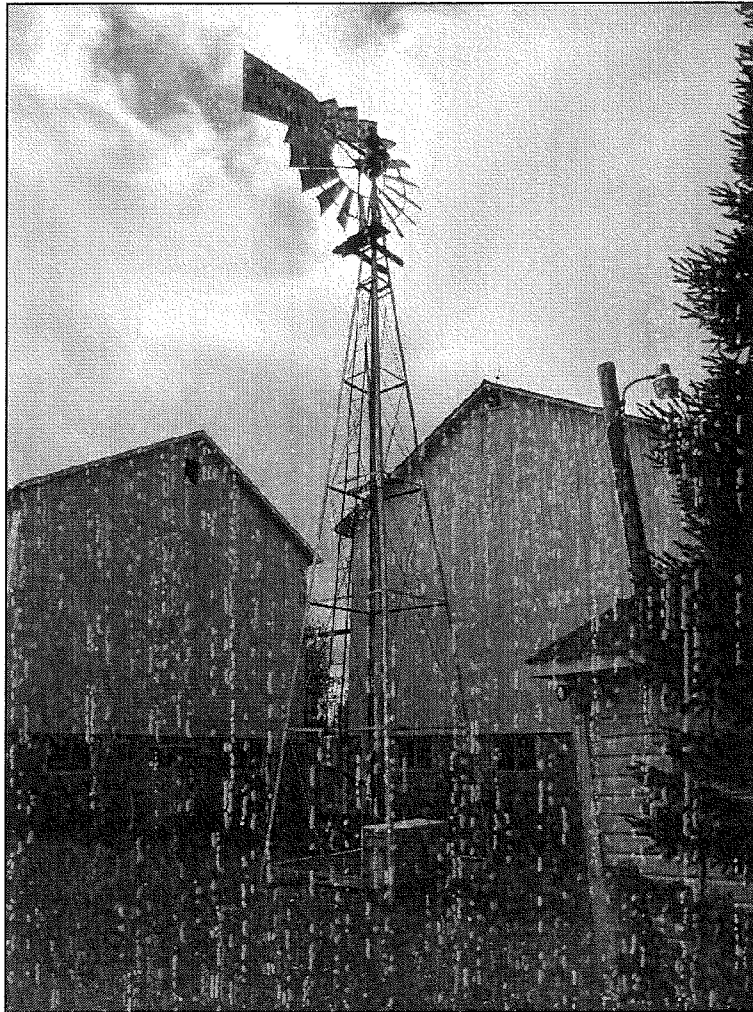


Figure 28: View of Horse Barn (left), Dairy Barn (right) and milkhouse (foreground)

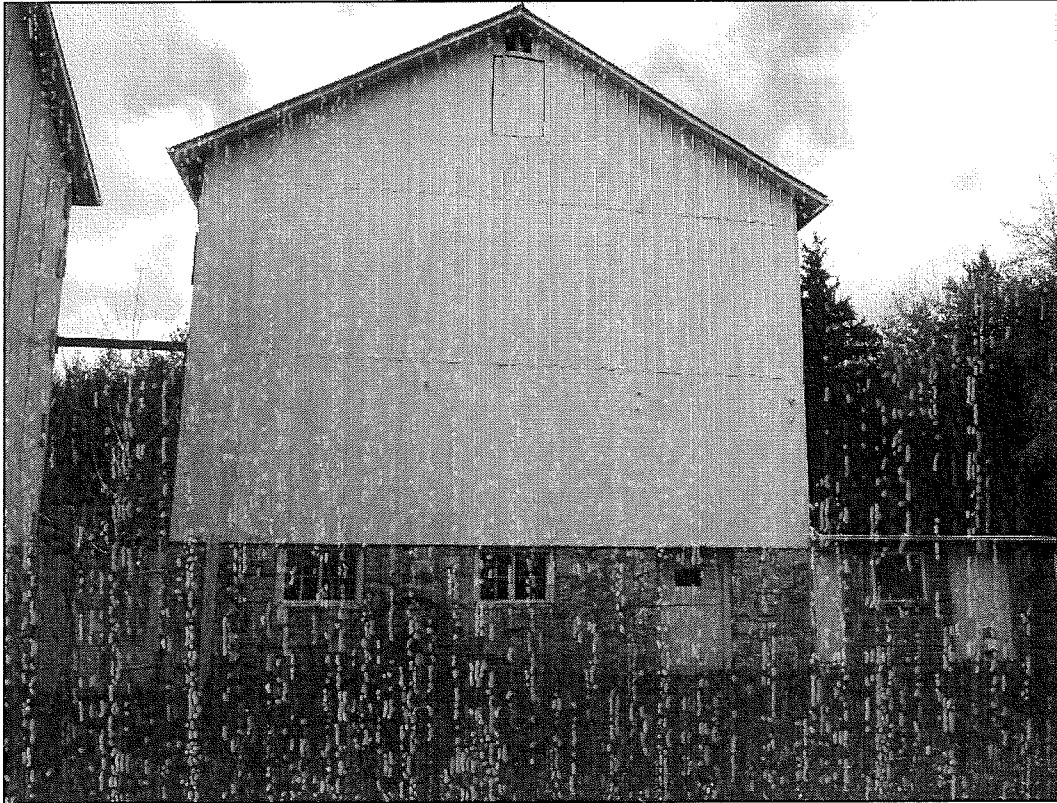


Figure 29: East Elevation of Dairy Barn

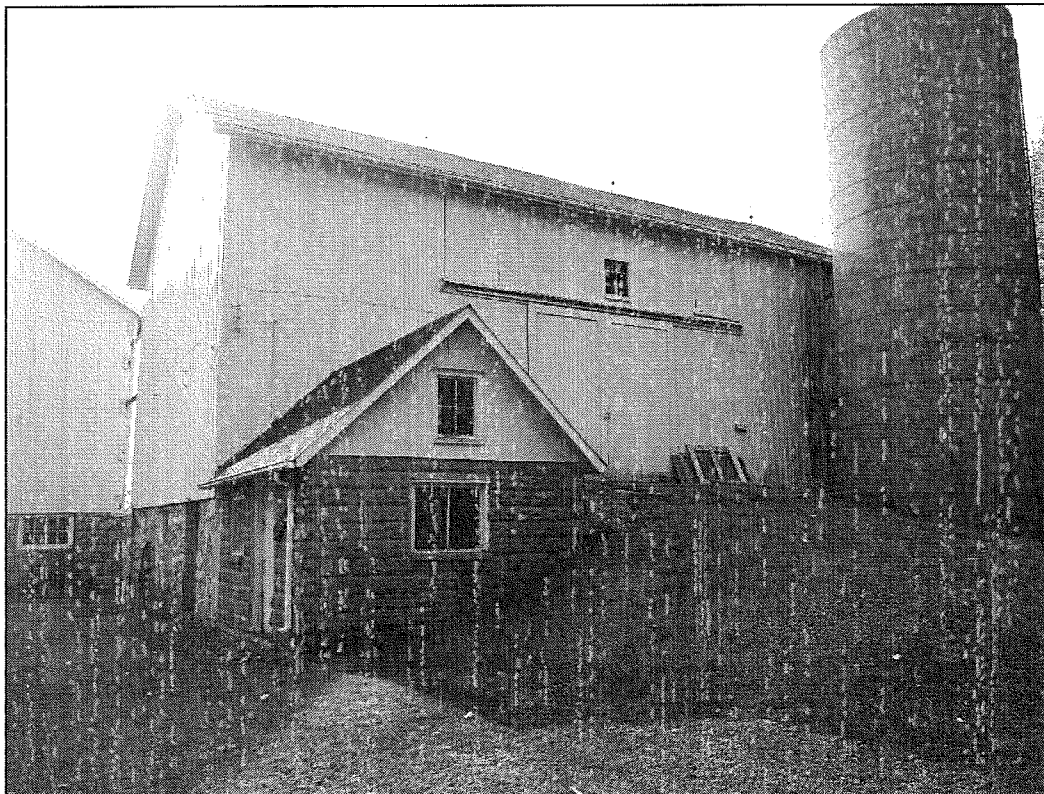


Figure 30: North Elevation of Dairy Barn, showing silo and 1942 attached milkhouse



Figure 31: North and East Elevations of Horse Barn

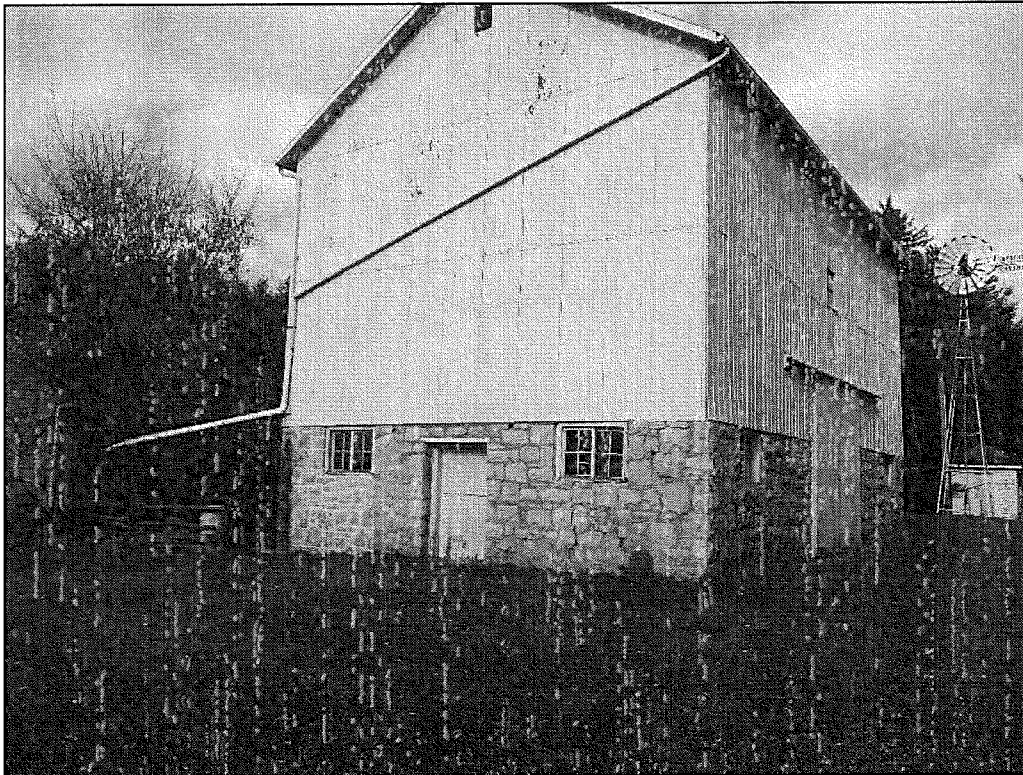


Figure 32: South and East Elevations of Horse Barn

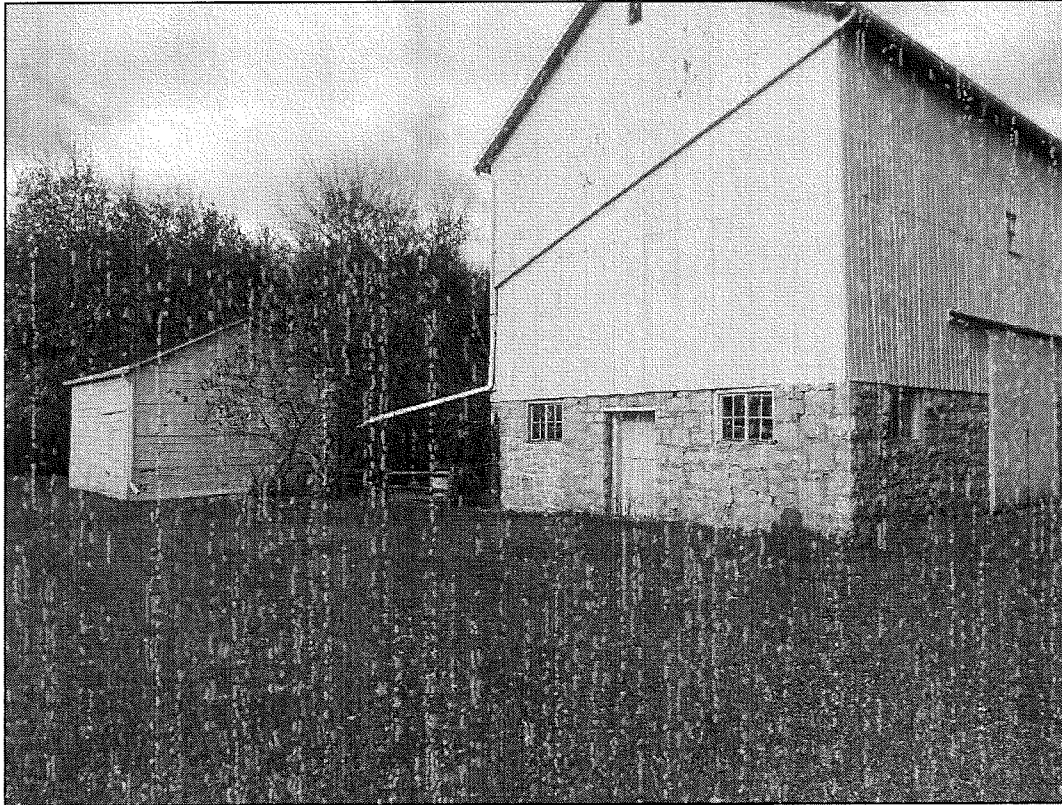


Figure 33: View of pre-1950 shed (left)



Figure 34: View of 1959 Equipment Shed



Figure 35: Interior View of farmhouse showing hand hewn beams



Figure 36: Interior of farmhouse showing framework of beams

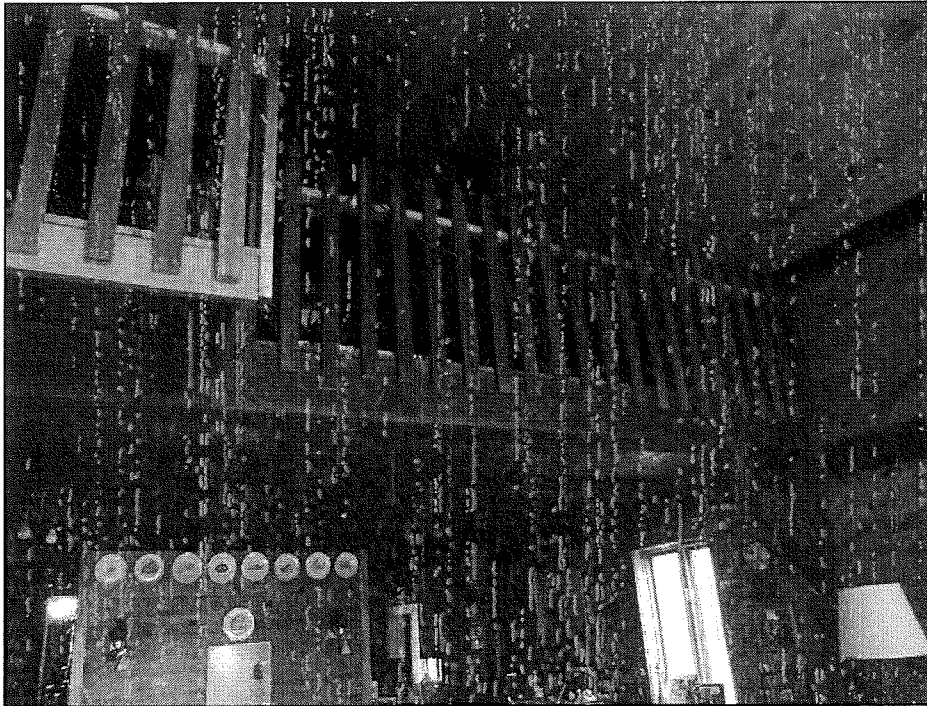


Figure 37: Interior of farmhouse showing framework of beams



Figure 38: Interior of farmhouse showing living room



Figure 39: Detail of fireplace in living room of farmhouse

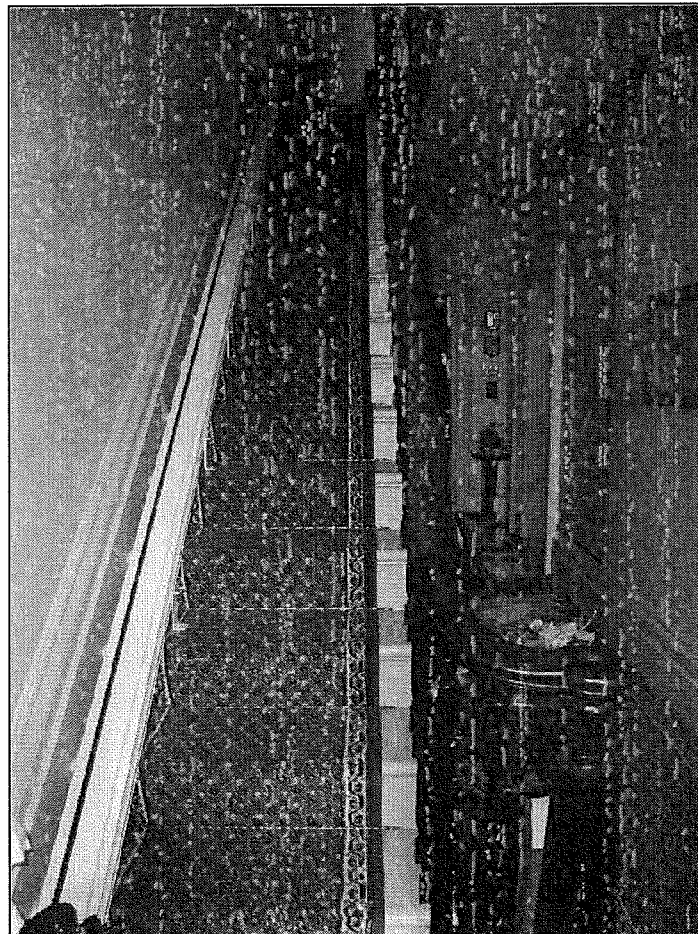


Figure 40: View of front hall in farmhouse



Figure 41: Detail of staircase



Figure 42: Detail of staircase



Figure 43: Interior of Main Entrance



Figure 44: Detail of Medallion in front hall



Figure 45:View of Study



Figure 46: Detail of medallion in study



Figure 47: Detail of trim in study

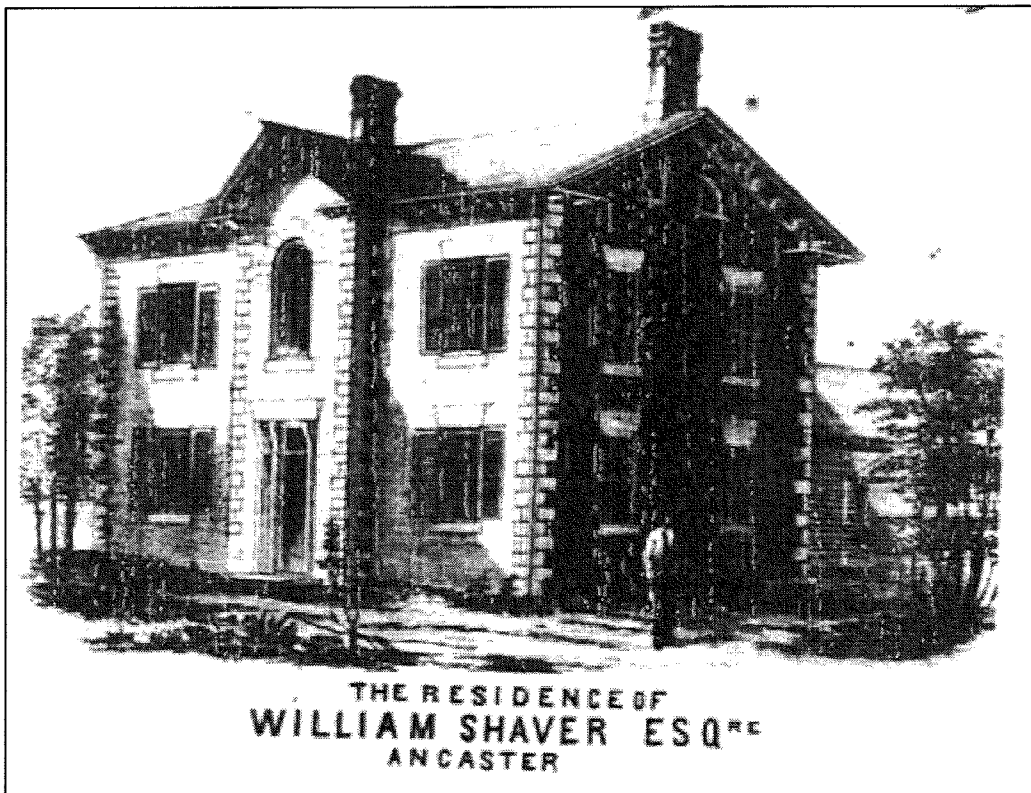


Figure 48: Farmhouse in 1859 (Map of Wentworth County 1859)

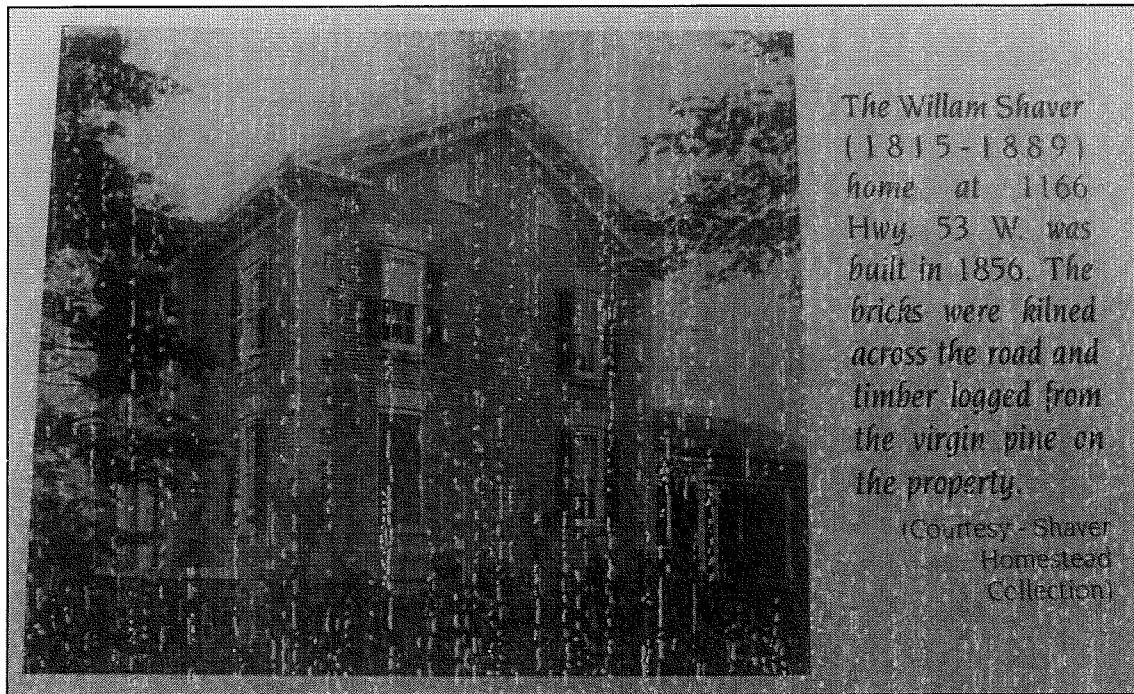


Figure 49: Farmhouse in late nineteenth century (Ancaster: A Pictorial History)

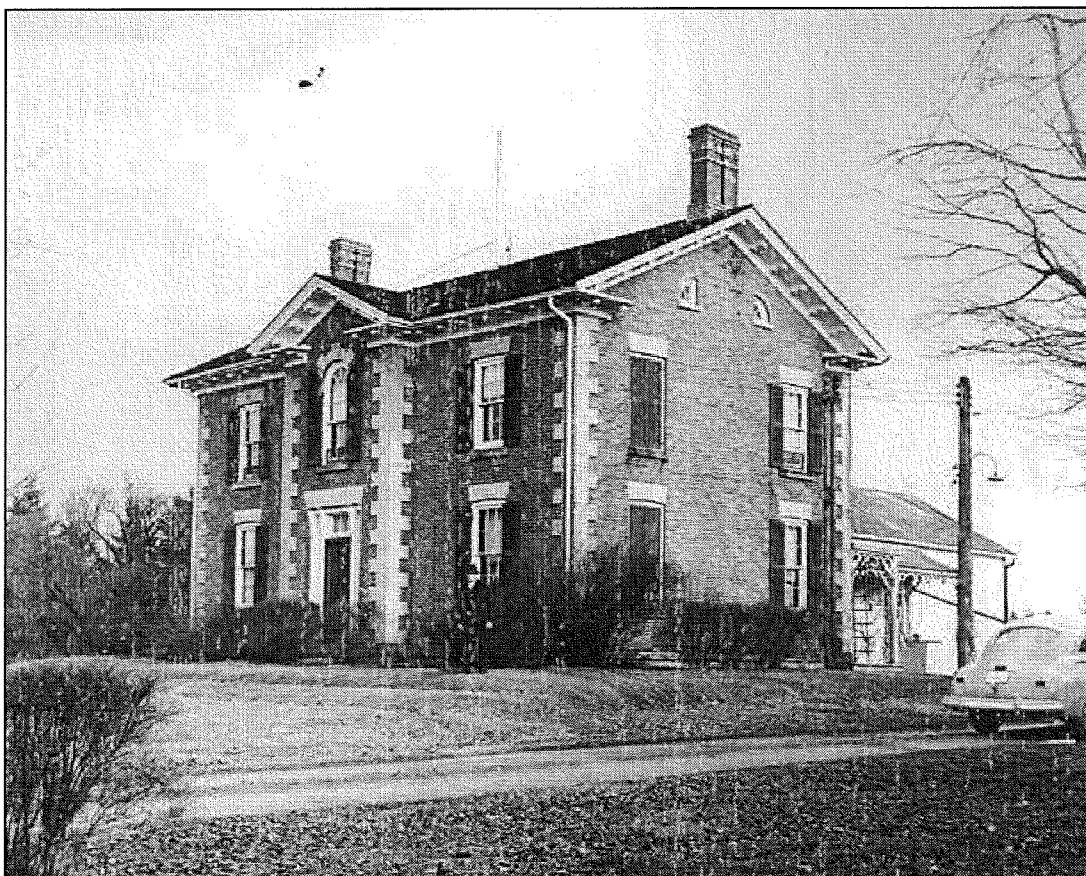


Figure 50: Farmhouse in 1952 (Hamilton Public Library: Local History and Archives)

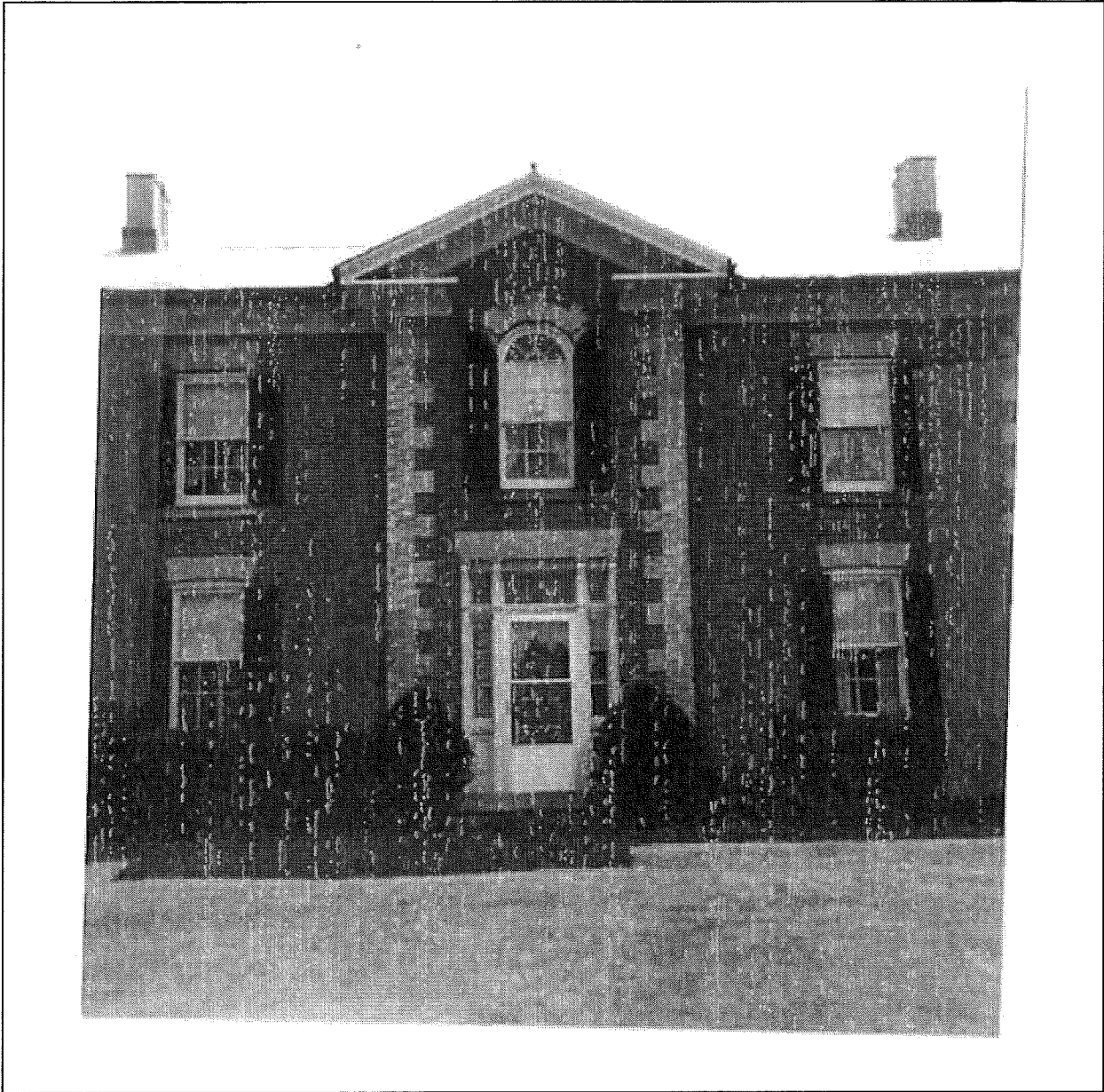


Figure 51: Farmhouse in 1984 (Ancaster LACAC)



Figure 52: barnyard in 1984 (Ancaster LACAC)

Research Sources

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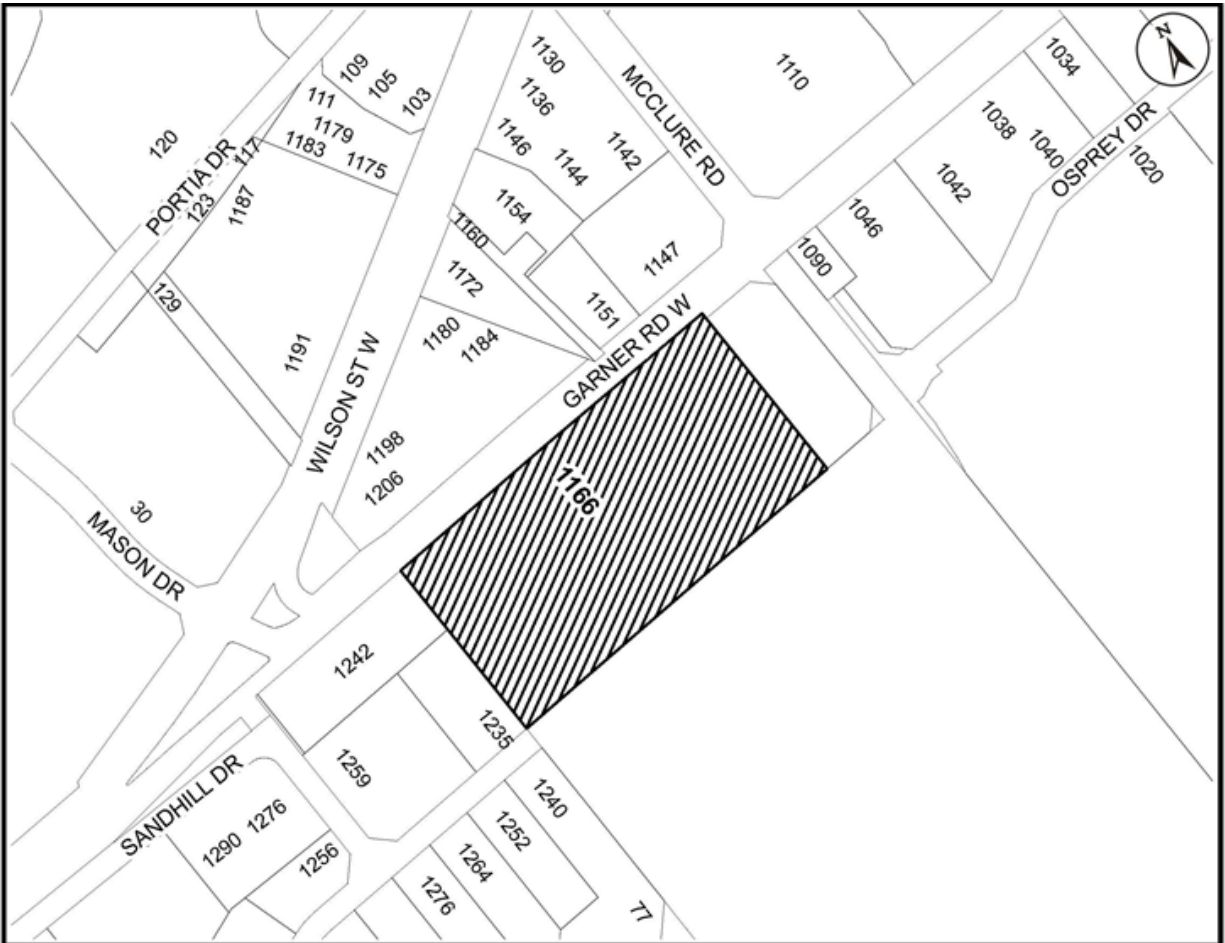
Heritage Treasures: The Historic Homes of Ancaster, Burlington, Dundas, East Flamborough, Hamilton, Stoney Creek and Waterdown. Susan Evans Shaw. James Lorimer & Co., Ltd., Toronto, 2004.

“The Shaver House: 1166 Highway #53 West by Janet Wetmore” *Ancaster L.A.C.A.C.*, 1984.

“Shaver Family Homestead” Shirley Shaver-Crantson. FWIC Community History Competition, 1995.

“Information Report: Extant Heritage Properties – Shaver Family, Ancaster (Ward 12) (PED17064)”. Jeremy Parsons, City of Hamilton, 2017.

“Shavers of Ancaster: Home of the Shaver Family Reunion” Accessed November 23, 2023. <https://www.shaversofancaster.com/?q=node/1>



● Site Location



Key Map - Ward 12

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
1166 Garner Rd W

Date:
November 21, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
SD/AL

Subject Property

 1166 Garner Road West

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 36.45 hectare property municipally-addressed as 1166 Garner Road West, known as the Shaver Homestead, is comprised of a nineteenth-century farmstead consisting of nine historic structures built between circa 1830 and 1942. Two additional structures without heritage interest were constructed circa 1960. The property is located on the south side of Garner Road West, between Wilson Street West and McClure Road, in the community of Ancaster in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property at 1166 Garner Road West has design and physical value as a representative and rare extant example of a nineteenth-century Ontario farmstead. It is comprised of nine distinct historic structures built over a more than one-hundred-year period between circa 1830 and 1942. These structures include the: wood-frame house built circa 1830; bank barn built in 1837; brick farmhouse built 1856; bakehouse built 1856; outhouse smokehouse and horse barn, all built in the mid-nineteenth century; icehouse built circa 1872; and milkhouse built circa 1920. The brick farmhouse also displays a high degree of craftsmanship, as demonstrated by its decorative dichromatic brickwork and elaborate scrollwork and curved roofs on the rear porches.

The property has a long-standing association with the Shavers, a prominent family in nineteenth-century Ancaster township who played a significant role in the development of the Ancaster community. John Shaver (1739-1795), a United Empire Loyalist, moved to the Ancaster area in 1789. His descendants, who purchased this property in 1811 and still own it today, are responsible for constructing a number of significant structures in the area. This property has served as the present-day gathering place for John Shaver’s descendants, who hold a yearly family reunion at the Shaver Homestead.

Contextually, this property is important in defining the former rural agricultural character of the area. It emphasizes the long-settled nature of this stretch of Garner Road and contrasts strongly with the surrounding modern development. It is linked, functionally, visually, and historically to the surrounding area, being on its original location and in proximity to several other Shaver properties. This farmstead, having been featured in several publications, is considered a local landmark.

Description of Heritage Attributes:

Key attributes that embody the physical value of the property as a representative and rare extant example of a nineteenth-century Ontario farmstead, in demonstrating a high degree of craftsmanship, and its association with the Shaver family, include:

- All elevations and the roofline of the circa 1830 one-and-a-half-storey frame house, including its:
 - Side gable roof with returned eaves on north end;
 - Twelve- and six-pane wooden windows; and,
 - Eight paneled “loyalist” wooden doors.

- All elevations and the roofline of the circa 1856 two-and-a-half-storey brick farmhouse, including its:
 - Low pitch side gable roof with returned eaves and quarter-circle windows below the gables;
 - Brick chimneys on east and west side;
 - Red brick facades with buff brick voussoirs and projecting quoining;
 - Three-bay front façade with central projecting frontispiece with a gable roof with returned eaves;
 - Segmentally-arched window openings with six-over-six hung wooden windows, dressed stone lug sills;
 - Round-headed multi-pane hung wooden window in the second storey with three keystones, the central keystone inscribed “1856”;
 - Central entrance with sidelights and transom, decorative wooden surround with fluted pilasters and ornamented brackets;
 - Four-paneled wooden door;
 - Projecting dressed stone base on front elevation;
 - Projecting buff brick base on side and rear elevations; and,
 - Stone foundation
 - Rear one-and-one-half-storey, gable-roofed circa 1830 wood-frame wing, including its:
 - Porch on west side elevation with elaborate scrollwork, curved roof supports and chamfered wooden posts, and encased water well; and,
 - Porch on east side elevation with curved roof supports.

- All exterior elevations, roofline, and interior of the circa 1856 one-storey brick bakehouse, including its:
 - Front gable roof;
 - Common bond brickwork;
 - Six-over-six windows with lug sills;
 - Two-panel wooden door; and,
 - Interior brick hearth and bake oven.

- All elevations and the roofline of the circa 1875 two-storey frame icehouse, including its:
 - Front gable roof;
 - Board doors on both stories of front elevation;

- Frame construction; and,
- Board and batten siding.

- All elevations and the roofline of the circa 1837 three-storey frame dairy barn, including its:
 - Side gable roof;
 - Frame construction;
 - Earthen ramp on front elevation;
 - Concrete block circa 1942 milk-house addition with a gable roof; and
 - Raised stone foundation.

- All elevations and the roofline of the circa 1871 three-storey frame horse barn, including its:
 - Side gable roof;
 - Frame construction; and,
 - Raised stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Garner Road West, and its visual, historical and functional links to its surroundings, include its:

- Siting and massing of the historic farmstead structures, including the:
 - One-and-one-half storey frame house built circa 1830;
 - Two-and-one-half storey brick farmhouse built circa 1856;
 - One-storey brick bake/wash house built circa 1856;
 - One-storey frame outhouse, built in the mid-1800s;
 - One-storey frame smokehouse built in the mid-1800s;
 - Two-storey frame icehouse built circa 1875;
 - One-storey frame milkhouse built circa 1920;
 - Dairy barn built circa 1837 with its circa 1942 milkhouse addition; and,
 - Horse barn built circa 1871.

- Location of the property fronting onto Garner Road West with a deep setback from the road.

Photographs

All images taken by City of Hamilton on November 14, 2023, unless otherwise noted.



Figure 1: Front Elevation of Brick Farmhouse



Figure 2: Side (West) Elevation of Brick Farmhouse



Figure 3: Side (West) Elevation of Farmhouse showing Porch and Frame Kitchen



Figure 4: Rear of West Elevation of Farmhouse



Figure 5: Rear (South) Elevation of Farmhouse



Figure 6: Rear of West Elevation of Farmhouse



Figure 7: West Elevation of Farmhouse



Figure 8: Quarter-Circle Windows on West Elevation of Farmhouse



Figure 9: Detail view of windows, stone foundation, and projecting quoins



Figure 10: Detail View of Main Entrance of Farmhouse



Figure 11: Detail of scrollwork on west side farmhouse porch



Figure 12: Detail of scrollwork on west side farmhouse porch



Figure 13: Detail of west side farmhouse porch



Figure 14: Detail of west side farmhouse porch



Figure 15: Detail of Shaver Family well



Figure 16: East Elevation of c. 1830 frame house



Figure 17: South Elevation of c.1830 frame house showing workshop extension



Figure 18: North Elevation of c.1830 frame house



Figure 19: Detail of paneled "Loyalist" door



Figure 20: View of c.1856 bakehouse



Figure 21: South Elevation of c.1856 bakehouse



Figure 22: East Elevation of Bakehouse showing rear of bake oven



Figure 23: View of interior of c.1856 bake house, showing hearth and bake oven



Figure 24: North Elevations of outhouse (right) and smokehouse (left)



Figure 25: Rear of outhouse (left) and smokehouse (right)



Figure 26: North Elevation of c.1872 icehouse



Figure 27: View of c.1920 milkhouse



Figure 28: View of Horse Barn (left), Dairy Barn (right) and milkhouse (foreground)



Figure 29: East Elevation of Dairy Barn



Figure 30: North Elevation of Dairy Barn, showing silo and 1942 attached milkhouse



Figure 31: North and East Elevations of Horse Barn



Figure 32: South and East Elevations of Horse Barn



Figure 33: View of pre-1950 shed (left)



Figure 34: View of 1959 Equipment Shed



Figure 35: Interior View of farmhouse showing hand hewn beams



Figure 36: Interior of farmhouse showing framework of beams



Figure 37: Interior of farmhouse showing framework of beams



Figure 38: Interior of farmhouse showing living room



Figure 39: Detail of fireplace in living room of farmhouse



Figure 40: View of front hall in farmhouse



Figure 41: Detail of staircase



Figure 42: Detail of staircase



Figure 43: Interior of Main Entrance



Figure 44: Detail of Medallion in front hall



Figure 45:View of Study



Figure 46: Detail of medallion in study



Figure 47: Detail of trim in study



Figure 48: Farmhouse in 1859 (Map of Wentworth County 1859)

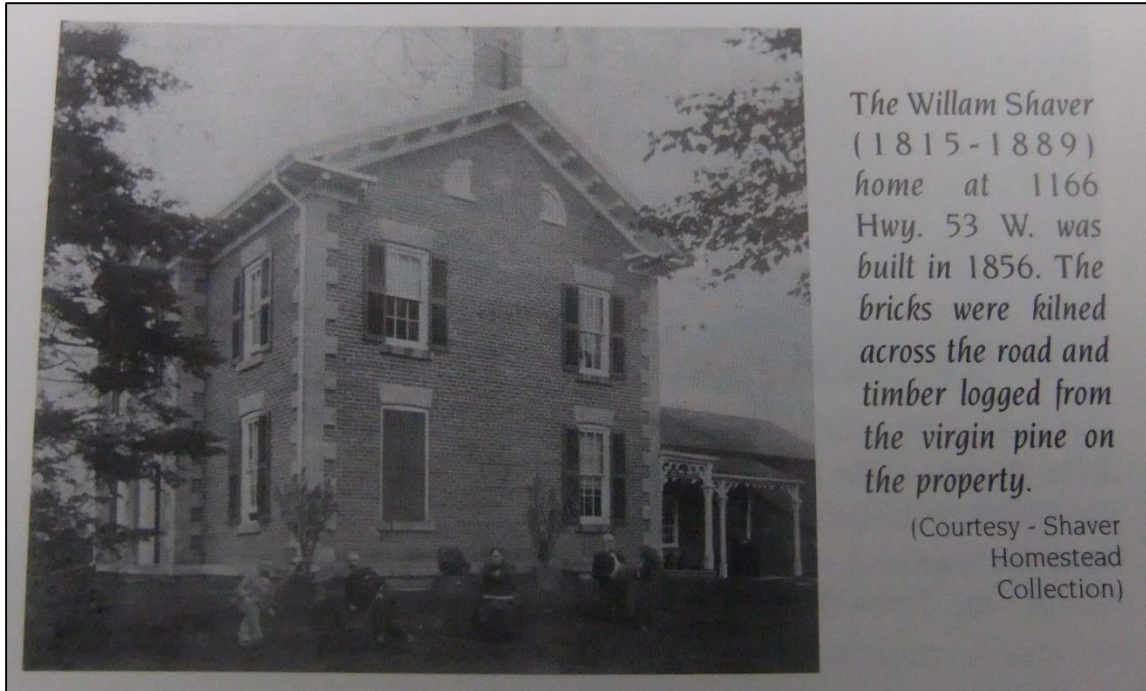


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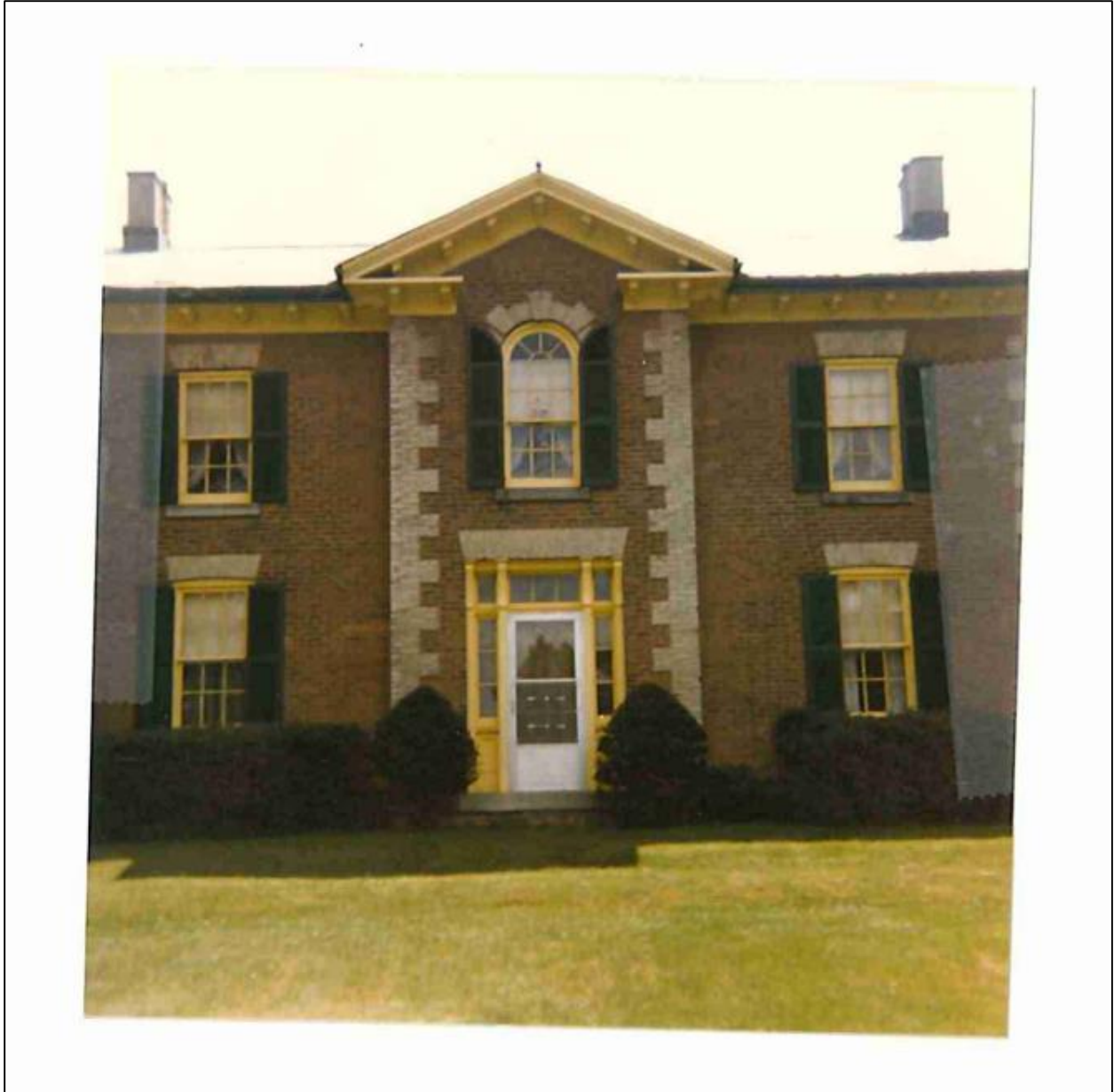


Figure 51: Farmhouse in 1984 (Ancaster LACAC)



Figure 52: barnyard in 1984 (Ancaster LACAC)

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“Shavers of Ancaster: Home of the Shaver Family Reunion” Accessed November 23, 2023. <https://www.shaversofancaster.com/?q=node/1>



Hamilton

Recommendation To Designate 1166 Garner Road West, Ancaster (Shaver Homestead)

February 16, 2024

Hamilton Municipal Heritage Committee

1166 Garner Road West, Ancaster



October 2023 – Staff receive request for designation from owner

November 2023 – Staff conduct site visit



Site Context



Recommendation for Designation Under Part IV of the OHA

1166 Garner Road West, Ancaster

Ontario Regulation 9/06 Criteria (7 of 9)

- Design / Physical (Criteria #1, 2)
- Historical / Associative (Criteria #4, 5)
- Contextual (Criteria #7, 8, 9)



Design / Physical Value

1. The property is a **representative example** of a nineteenth century Ontario farmstead.
2. The property is considered to display a high degree of craftsmanship or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Historical / Associative Value

4. The property has direct associations with the prominent Shaver Family of Ancaster.
5. The property is considered to have the potential to yield information about a community.
6. The property is not considered to demonstrate the work or ideas of an architect, artist, builder, designer or theorist significant to the community



Contextual Value

7. The property helps **define** the historic rural character of Garner Road West and Ancaster.
8. The property is **visually and historically linked to its surroundings.**
9. The property is considered to be a local landmark.



Statement of Cultural Heritage Value or Interest (Summary)

The property at 1166 Garner Road West is a **representative example** of a **nineteenth century Ontario farmstead**. It is comprised of nine distinct historic structures built between circa **1830** and **1942**. The **brick farmhouse** displays a **high degree of craftsmanship**, including wood frame windows; dichromatic brick decorations, a projecting frontispiece and elaborate scrollwork.

The property has a **long-standing association** with the prominent **Shaver** family. The descendants of **John Shaver** (1739-1795) who have owned the subject property since 1811, are responsible for constructing a number of designated structures in the area.

Contextually, this property is **important in defining** the formerly rural character of the area. It emphasizes the long-settled nature of this stretch of Garner Road and **contrasts strongly** with the surrounding modern development. It is linked, **visually and historically** to the surrounding area, and, having been featured in several publications, is considered a local **landmark**.

Description of Heritage Attributes (Summary)

- The circa 1830 one-and-a-half-storey frame house, including its:
 - Side gable roof with returned eaves on north end;
 - Twelve- and six-pane wooden windows; and,
 - Eight paneled “loyalist” wooden doors.



- The circa 1856 two-and-a-half-storey brick house, including its:
 - Side gable roof with returned eaves and quarter-circle windows below the gables;
 - Red brick facades with buff brick voussoirs and projecting quoining;
 - Central projecting frontispiece with returned eaves;
 - Round-headed window in second storey with three keystones, the central keystone inscribed “1856”;
 - Entrance with sidelights and transom, wooden surround with fluted pilasters and brackets;
 - Rear one-and-one-half-storey, gable-roofed circa 1830 wood-frame wing, including its porches and their detailing.



Description of Heritage Attributes (Continued)

- The circa 1856 one-storey brick bakehouse, including its:
 - Front gable roof;
 - Common bond brickwork;
 - Six-over-six windows with lug sills;
 - Two-panel wooden door; and,
 - Interior brick hearth and bake oven.

- The circa 1875 two-storey frame icehouse, including its:
 - Front gable roof;
 - Board doors on both stories of front elevation;
 - Frame construction; and,
 - Board and batten siding.



Description of Heritage Attributes (Continued)

- The circa 1837 three-storey frame dairy barn, including its:
 - Side gable roof;
 - Frame construction;
 - Earthen ramp on front elevation;
 - Concrete block circa 1942 milk-house addition with a gable roof; and
 - Raised stone foundation.
- The circa 1871 three-storey frame horse barn, including its:
 - Side gable roof;
 - Frame construction; and,
 - Raised stone foundation.



Description of Heritage Attributes (Continued)

Key contextual attributes include its:

- Siting and massing of the historic farmstead structures, including the:
 - One-and-one-half storey frame house built circa 1830;
 - Two-and-one-half storey brick farmhouse built circa 1856;
 - One-storey brick bake/wash house built circa 1856;
 - One-storey frame outhouse, built in the mid-1800s;
 - One-storey frame smokehouse built in the mid-1800s;
 - Two-storey frame icehouse built circa 1875;
 - One-storey frame milkhouse built circa 1920;
 - Dairy barn built circa 1837 with its circa 1942 milkhouse addition; and,
 - Horse barn built circa 1871.
- Location of the property fronting onto Garner Road West with a deep setback from the road.



Hamilton

QUESTIONS?



Hamilton

THANK YOU

Inventory & Research Working Group (IRWG) Meeting Notes

January 30, 2024 (2:30pm – 3:30pm)
City of Hamilton WebEx Virtual Meeting

Present: Alissa Denham-Robinson; Lyn Lunsted, Andy MacLaren

Staff Present: Alissa Golden, Cultural Heritage Program Lead
Meg Oldfield, Cultural Heritage Planner
Scott Dickinson, Planning Technician II - Cultural Heritage

Regrets: N/A

RECOMMENDATIONS

None.

NOTES

1. Staff Overview and Discussion on Role of the Working Group

Alissa Golden, Cultural Heritage Program Lead, gave an overview of the projects and priorities of the previous term of the Inventory and Research Working Group.

City-led Work

Alissa G. discussed the changes to the role of the Working Group in light of the recent Bill 23 legislative amendments to the *Ontario Heritage Act* and subsequent changes to the City's heritage designation and listing processes. There is no longer a need for the Working Group to meet regularly to review staff-presented material, as was previously the case. There may still be larger heritage inventory and assessment projects that would be worthwhile to bring forward to the Group for more detailed review and feedback, like future phases of Built Heritage Inventory work or Heritage Conservation District Studies.

IRWG Projects

Alissa G. led a discussion of the projects that were underway by the previous term of the Working Group, including the:

- **Places of Worship Inventory Review** – an initiative to screen all of the inventoried places of worship across the City to proactively flag properties of heritage interest worthy of listing and of potential designation. This work is approximately 80% complete and, in light of the Bill 23 changes to the *Ontario Heritage Act*, has pivoted to only identifying those properties that may be under immediate threat and should be listed, and those that may be candidates for designation to add to the City's list for review.
- **Places of Education Inventory** – an initiative to inventory all places of education across the City and compile information and research to help evaluate their potential

heritage value or interest. This project was put on hold in 2018 when a previous term of the Working Group decided to shift its focus on Places of Worship.

Next Steps

Through consensus, the Working Group members decided to continue to meet regularly (monthly) in order to complete the Places of Worship Inventory Review project, with the assistance of staff. Once complete, the Group may re-evaluate its role and meeting schedule. Staff agreed to reach out to the volunteer members of the previous term to determine if they are interested in continuing to participate. The members indicated they are willing to meet during the day, instead of having an evening meeting, moving forward. The next meeting was scheduled for Monday, March 11th at 2:30pm, at which staff will present an overview of work done to date on the Places of Worship Inventory Review for discussion and to determine the required steps to complete the project. The Working Group chair will also be appointed at the next meeting.

Meeting Adjourned: 3:30pm

Next Meeting: Monday, March 11, 2024 at 2:30pm

Education & Communication Working Group

Meeting Notes

Wednesday, January 3rd, 2024 (6:00 pm)

WebEx Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Janice Brown, Graham Carroll, Karen Burke, Stefan Spolnik, Emily Bent, Cultural Heritage Planner

Regrets: Robin McKee, Sara Sandham, Clr. Cameron Kroetsch, Kristen McLaughlin, Julia Renaud,

Also Present:

1. Changes to the Agenda

N/a

2. Declarations of Interest

N/a

3. Review of Previous Meeting Notes:

- a. October 4, 2023 - Approved by general consensus.
- b. November 15, 2023 - Approved by general consensus.
- c. December 6, 2023 - Approved by general consensus.

4. Policy & Administration

N/a

5. Publications & Print Projects

N/a

6. Public Outreach and Events:

- a. HMHC Heritage Recognition Awards 2023-24
 - i. WG reviewed and assessed Nominations received to date against award qualification criteria to refine list of award recipients.
 - ii. In review of the list, members were assigned storyboards to complete.
 - iii. Members to provide further research and photos – target to complete storyboard updates for February WG meeting (Feb 7/24).
 - iv. WG discussed planning details for the in-person Celebration (food, set-up, promotion, etc.).
 - v. Alissa D-R to coordinate with Bridgeworks to confirm the event date for booking.

vi. Proposed schedule of key dates:

Working Period (Story Boards, etc.)	Dec. 2023 / Jan. 2024
Deadline for Website Content	Monday January 29, 2024
Announcement for Heritage Day	Monday February 19, 2024 (until Sun. February 25, 2024)
Working Period (Notification of Winners, Awards Prep, etc.)	March / April / May 2024
Awards Celebration Event	June 2024

7. Other Business

N/a

8. Next Meeting: Wednesday February 7th, 2024 @ 6pm

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, January 22, 2024

2:30 pm

City of Hamilton Webex Virtual Meeting

Attendees: L. Lunsted, A. Denham-Robinson, A. Douglas

Regrets:

Also Present: E. Bent, V. Rodriguez

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

Meeting notes of December 18, 2023 approved.

d) C.H.I.A Documentation and Salvage Report – 1107 Main Street West, Hamilton by Parslow Heritage Consultancy Inc.

The proposal is to demolish Grace Lutheran Church and replace it with 15 storey mixed-use residential structure.

The Working Group Comments:

- As the Working Group has seen this document before, this was for staff to provide an update. Our comments are very general.
- We do not believe that it is necessary to remove this building from the Inventory of Places of Worship. The Inventory is a listing and this church should be retained to document that it once existed.
- We believe there should be more information on what features are proposed for salvage.
- We previously had issues with the façade that is proposed to be rebuilt and do not see any additional information as to how it will be supported.

e) C.H.I.A. – 73 Hughson Street N., Hamilton, June 7, 2023 by McCallum Sather.

Formal Consultation Application. This CHIA does not include the proposed height of 41 stories.

The proposal is to construct a 31 storey mixed-use development with retail use at grade level.

Working Group Comments:

- The Working Group is in favour of the design and like the integrated green areas.
- There was no discussion in the CHIA of the impact that the building will have on nearby Heritage buildings.
- The document had confusing statements on page 53: 'As such the proposed building height and density are in keeping with the Growth Plan' but the next paragraph states 'he top of the proposal is higher than the ...height limitation as set out in the Downtown Hamilton Official Plan'.
- The Working Group does not need to see this CHIA again.

f) C.H.I.A. – 1205 Glancaster Road, (Glanbrook) Hamilton, November 7, 2023 by WSP Canada Inc.

Draft Plan of Subdivision and Zoning By-Law Amendment for Lands located at 9451, 9517, 9514, 9569, 9579, 9593 & 9867 Dickenson Road West, and 1199 and 1205 Glancaster Road, Glanbrook.

The application is to permit the construction of six industrial buildings.

Working Group Comments:

- Page 11 of the report contains a missing link for the Results of the Consultation ("Error! Reference source not found).
- Properties at 9300 Airport Road and 9867 Dickenson Road West are listed on the Inventory of Heritage Properties.
- The Working Group has no issue with the proposed buildings. However we do question the need to tear down the barn at 9867 Dickenson Road. It does not seem to be close to where the proposed buildings are situated and could be deemed to be a representative example of farm buildings. It is a barn on a farm in an agricultural area.
- We would like to see a documentation and salvage report produced for the barn.
- There is a natural watercourse through the property that could potentially yield some archaeological artifacts through an archaeological assessment, still to be completed.

The meeting adjourned at 3:30 pm.

Next meeting date: to be determined



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 16, 2024
SUBJECT/REPORT NO:	Monthly Report on Proactive Listings for the Municipal Heritage Register, February 2024 (PED24044) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Scott Dickinson (905) 546-2424 Ext. 7167
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24044, in accordance with Section 27 of the *Ontario Heritage Act*:

- (a) 657 King Street East, Hamilton (Ward 3);
- (b) 665-667 King Street East, Hamilton (Ward 3).

EXECUTIVE SUMMARY

This Report recommends that Council list 2 non-designated properties of cultural heritage value or interest on the Municipal Heritage Register (Register). Listing on the Register under Section 27 of the *Ontario Heritage Act* recognizes value of the property to the community, provides properties with interim protection from demolition, and can help facilitate informed decision-making and priority-based planning from staff and Council.

By Council deciding to proactively list these properties on the Register, staff will be able to take appropriate action should a Prescribed Event be triggered under the *Planning Act*, or if demolition or significant alteration is proposed as part of a Building Permit

Application in the next two years before the Register listings expire. Should Council decide to list these properties on the Register, staff will provide notice of their listing to the owners and outline legislated process for objecting to the listings, as per the requirements of the *Ontario Heritage Act*.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: None.

Staffing: None.

Legal: The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Register if it is demonstrated that they meet at least one criterion outlined in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*. The Municipal Heritage Committee must be consulted prior to Council deciding to list a non-designated property on the Register. The recently amended *Ontario Heritage Act* now limits how the City can list a property, including a two-year expiry from the time of listing and a five-year restriction on re-listing after expiry.

The *Ontario Heritage Act* requires municipalities to notify owners within 30 days of a Council's decision to list a property on the Register. Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. The owner's objection should be served on the Clerk of the municipality and identify the reasons for the objection and all relevant facts. Council must consider the objection and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

HISTORICAL BACKGROUND

The cumulative changes to the *Ontario Heritage Act* over the past few years, implemented by *Bill 108, More Homes, More Choice Act, 2019* and *Bill 23, More Homes Built Faster Act, 2022* (see Reports PED19125(c) and PED22211(a)), now require the City to be strategic when it lists properties of cultural heritage value or interest on the Municipal Heritage Register. A property is now required to be listed on the Register prior to a Prescribed Event under the *Planning Act* for a municipality to be able to issue a notice of intention to designate within a 90-day restricted window.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

As outlined in Report PED22211(a), staff will be bringing forward proactive recommendations to list properties of heritage interest flagged as part of the Formal Consultation process, when they are anticipated to trigger a Prescribed Event under the *Planning Act*, or if they are under a perceived immediate threat of potential demolition or removal and require interim protection until such time as further review and evaluation for designation can be conducted.

Staff were notified that the properties at 657 and 663 King Street East, Hamilton, were listed for sale and being advertised for potential demolition and redevelopment. The real estate listing also identifies 665-667 King Street East as part of a potential redevelopment opportunity, though not specifically included in the listing. All three properties, 657, 663 and 665-667 King Street East are included on the City's Inventory of Heritage Properties and are also part of an identified Cultural Heritage Landscape (King Street East) on the City's Inventory. Staff identified the properties as being under a perceived threat of potential redevelopment or demolition due to it being listed for sale as a property for redevelopment and conducted a preliminary evaluation of the subject properties.

Staff determined that 657 and 665-667 King Street East are worthy of listing on the Municipal Heritage Register. The owners of the properties were sent letters on January 25, 2024, notifying them of the staff recommendation to list their properties on the Register in advance of this Report being considered by the Hamilton Municipal Heritage Committee.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, including:

- Determining the cultural heritage value or interest of a property based on design / physical value, historical / associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*);
- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (Urban Hamilton Official Plan, Volume 1, B.3.4.2.1 b)); and,
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act* (Urban Hamilton Official Plan, Volume 1, B.3.4.2.4).

RELEVANT CONSULTATION

External

- Property owners

Internal

- Ward Councillor Nann, Ward 3

ANALYSIS AND RATIONALE FOR RECOMMENDATION

657 King Street East, Hamilton (Carleton Tavern)

The property at 657 King Street East, Hamilton, is comprised of a three-storey brick building constructed circa 1908, which is currently listed on the City's Inventory of Heritage Properties. Staff conducted a preliminary cultural heritage evaluation of the property and determined that it meets multiple criteria for determining cultural heritage value or interest, as outlined in *Ontario Regulation 9/06*.

657 King Street East has design value as a representative example of a Beaux Arts/Classical Revival influenced commercial building, potential historical value for its association with the Carleton Tavern, a long-standing community fixture. The property also has value for its association with prominent Hamilton architect Stewart McPhie, and contextual value in helping to maintain and support the historic commercial streetscape along King Street East.

The full summary of the preliminary evaluation of cultural heritage value or interest for this property is attached as Appendix "A" to Report PED24044.

665-667 King Street East, Hamilton

The property located at 665-667 Main Street East, Hamilton, is comprised of a three-storey brick building constructed circa 1890. Staff conducted a preliminary cultural heritage evaluation of the subject property and determined that it met multiple criteria for determining cultural heritage value or interest, as outlined in *Ontario Regulation 9/06*.

The property has design value as it is a representative example of a Romanesque Revival commercial building which displays a high degree of craftsmanship, and contextual value in helping to define the historic character of the King Street East commercial streetscape.

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The full summary of the preliminary evaluation of cultural heritage value or interest of the property is attached as Appendix "B" to Report PED24044.

Conclusion

Therefore, 657 King Street East, Hamilton, and 665-667 King Street East, Hamilton have been determined to have sufficient cultural heritage value or interest to warrant listing on the Municipal Heritage Register as a non-designated properties under Section 27 of the *Ontario Heritage Act*, as per the Recommendation of Report PED24044.

ALTERNATIVES FOR CONSIDERATION

Not applicable.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED24044 - Preliminary Heritage Evaluation of 657 King Street East, Hamilton

Appendix "B" to Report PED24044 - Preliminary Heritage Evaluation of 665-667 King Street East, Hamilton

SD/sd

657 King Street East, Hamilton
Constructed circa 1908



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

Design / Physical Value

1. The property has design or physical value because it is a representative example of a Beaux Arts/ Classical Revival influenced commercial brick building constructed circa 1908.
2. The property does not appear to display a high degree of craftsmanship or artistic merit.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has historical or associative value because it has direct associations with the Carlton Tavern, a long-running Hamilton business which has been a neighbourhood gathering space since opening in 1935.
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property reflects the work and ideas of prominent Hamilton architect Stewart McPhie (1874-1934). McPhie was responsible for a number of commercial and residential properties in Hamilton, including several homes on Ravenscliffe Avenue.

Contextual Value

7. The property has contextual value as it helps maintain and support the character of the area, specifically the historic commercial streetscape along King Street East.
8. The property has contextual value as it is historically and visually linked to its surroundings, as part of the commercial streetscape along King Street East in the historic Landsdale Neighbourhood.
9. The property is not considered to be a local landmark.

Sources:

City of Hamilton. Landsdale Neighbourhood Inventory Draft Historic Context Statement

"Contracts: Hamilton". Canadian Contract Record. Vol. 18, no.9 (May 1, 1907).

Goad, Charles E. Insurance Plan of the City of Hamilton, Ontario, Canada. Montreal: C.E. Goad, 1911-1916

Vernon & Son, Henry. "1908 Vernon's City of Hamilton Directory." Hamilton: Griffin & Richmond Co., 1908.

Wilson, Paul. "It's not last call at the Carlton yet". CBC News, July 17, 2012.

665-667 King Street East, Hamilton
Constructed circa 1890



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

Design / Physical Value

1. The building is representative of a late-nineteenth century Romanesque Revival commercial building, features of which include its heavy round arches, fluted brick pilasters, overhanging cornice with frieze and use of stone accents.
2. The property displays a high degree of craftsmanship or artistic merit, through its overhanging cornice supported by brackets, decorative brick and stone elements and chamfered corner facing intersection.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has not been found to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has not been found to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

7. The property has contextual value as it helps define the character of the area and the historic commercial streetscape along King Street East. The massing, siting, and design of the building elevates its prominence on the northwest corner of the King Street East and Wentworth Street North intersection, two historic transportation corridors.
8. The property has contextual value as it is historically and visually linked to the surrounding commercial streetscape along King Street East in the historic Landsdale Neighbourhood.
9. The property may be considered a local landmark.

Sources:

City of Hamilton. Landsdale Neighbourhood Inventory Draft Historic Context Statement

Irwin, W. H. & Co. "City of Hamilton Directory 1891-1892". Hamilton, Griffin & Kidner Co., 1891.

Goad, Charles E. Insurance Plan of the City of Hamilton, Ontario, Canada. Montreal: C.E. Goad, 1911-1916

657 King Street East, Hamilton
Constructed circa 1908



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

Design / Physical Value

1. The property has design or physical value because it is a representative example of a Beaux Arts/ Classical Revival influenced commercial brick building constructed circa 1908.
2. The property does not appear to display a high degree of craftsmanship or artistic merit.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has historical or associative value because it has direct associations with the Carlton Tavern, a long-running Hamilton business which has been a neighbourhood gathering space since opening in 1935.
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9. The property is not considered to be a local landmark.

Sources:

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Goad, Charles E. Insurance Plan of the City of Hamilton, Ontario, Canada. Montreal: C.E. Goad, 1911-1916

Vernon & Son, Henry. "1908 Vernon's City of Hamilton Directory." Hamilton: Griffin & Richmond Co., 1908.

Wilson, Paul. "It's not last call at the Carlton yet". CBC News, July 17, 2012.

665-667 King Street East, Hamilton
Constructed circa 1890



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

Design / Physical Value

1. The building is representative of a late-nineteenth century Romanesque Revival commercial building, features of which include its heavy round arches, fluted brick pilasters, overhanging cornice with frieze and use of stone accents.
2. The property displays a high degree of craftsmanship or artistic merit, through its overhanging cornice supported by brackets, decorative brick and stone elements and chamfered corner facing intersection.
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4. The property has not been found to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
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Goad, Charles E. Insurance Plan of the City of Hamilton, Ontario, Canada. Montreal: C.E. Goad, 1911-1916

CITY OF HAMILTON NOTICE OF MOTION

Hamilton Municipal Heritage Committee Date: February 16, 2024

MOVED BY

Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the *Ontario Heritage Act* with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers

WHEREAS, Subsection 27(16) of the *Ontario Heritage Act* stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) of the *Ontario Heritage Act* on or before January 1, 2025;

WHEREAS, Since January 1, 2023, City of Hamilton staff and members of the Hamilton Municipal Heritage Committee have been diligently working to: review the municipal heritage register and the heritage value and interest of its non-designated properties; determine which properties may be candidates for individual designation under Part IV of the *Ontario Heritage Act* and should be prioritized for evaluation for designation before they are delisted; develop a strategy for reviewing the remaining listed properties of heritage interest as part of potential Heritage Conservation Districts for designation under Part V of the *Ontario Heritage Act*; and, hire and train additional staff to undertake the required steps to review the high priority properties and bring forward recommendations for designation;

WHEREAS, The above-noted work involving over 2,300 listed properties in the City of Hamilton is extremely time-consuming and cannot be completed by December 31, 2024 with the limited municipal resources available;

WHEREAS, The Hamilton Municipal Heritage Committee wishes to advise City Council of receipt of communication issued by the Architectural Conservancy of Ontario (ACO) on February 12, 2024;

WHEREAS, this communication calls local municipalities together in response to requested revisions to the *Ontario Heritage Act*, under Ontario Bill 23, *More Homes Built Faster Act*, as issued by the ACO in a letter to Premier Doug Ford, dated February 8, 2024 (as attached)

THEREFORE BE IT RESOLVED:

That the Mayor send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, requesting that Subsection 27(16) of the *Ontario Heritage Act* be amended by extending the deadline to five years from January 1, 2025 to January 1, 2030.

February 8, 2024



Premier Ford,

Re: Looming expiry date for protection of heritage properties listed under the *Ontario Heritage Act*

We are writing to express our concerns with a key amendment to the *Ontario Heritage Act*, which your government passed in 2022. Under it, any heritage property listed on a municipal register as of December 31, 2022 shall be removed from the register on January 1, 2025, unless that council has given notice of its intention to designate the property under the Act. Properties that lose listing status cannot be re-listed for another five years.

This change affects some 36,000 listed heritage properties, according to the Ministry of Citizenship and Multiculturalism, in over 100 municipalities across the province. These properties have only limited, short-term (60 day) protection. As ACO warned in December 2022, forcing municipalities to designate all listed properties within two years or drop them from the register was draconian and totally unrealistic. With the expiry date now less than one year away, municipalities, large and small, are scrambling to review their registers and prioritize properties for designation or other protection. The staff/financial cost in research alone is enormous.

Automatically removing listed properties from the registry in less than eleven months will encourage demolition of existing and affordable housing alternatives at a time when we need them the most.

ACO is asking that Subsection 27(16) of the *Ontario Heritage Act* be amended in the spring session of the Legislature, to extend the deadline in the Act for five years, from January 1, 2025 to January 1, 2030. This early certainty of an additional five years for implementation would give municipalities the opportunity to better plan, resource and undertake this complex exercise. The 2030 timeline would help municipalities ensure that properties are not “thrown off the list” prematurely and without input from property owners.

ACO believes that property owners should not be forced to choose between designation and nothing at all to recognize the heritage significance of their property. However, this is the choice your government has forced on them. At the very least, owners and municipalities should be given more time to make this choice, and given reasonable notice of this extension.

Diane Chin
President

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