

HAMILTON MUNICIPAL HERITAGE COMMITTEE REPORT 14-007

12:00 p.m. Thursday, June 19, 2014 Room 264 71 Main Street West

Present:

A. Denham-Robinson (Chair),

Councillor M. Pearson, M. Adkins, W. Arndt, R. Sinclair,

P. Wilson, W. Rosart

Absent:

Councillor L. Ferguson – City Business Councillor B. McHattie – City Business K. Wakeman, W. Furlan, S. Nowak

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

1. Letters to Ontario Heritage Trust and Infrastructure Ontario respecting Century Manor (Item 8.1)

That the letters attached as Appendix A & B respecting concerns of the state of Century Manor, 100 West 5th Street, Hamilton, be approved.

2. Heritage Permit Application HP2014-015, Under Part V of the Ontario Heritage Act, for Erection of a Structure at 978 Beach Boulevard, Hamilton (Item 8.2)

That Heritage Permit Application HP2014-015 be approved for the erection of a new single-detached dwelling, with an attached garage, on the designated property at 978 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District), subject to the submission of a completed site plan and the following conditions:

- a) That the specifications for the proposed windows, front garage door, porch, railings, soffits, eaves and downspouts shall be submitted, to the satisfaction and approval of Planning staff, prior to submission as part of any application for a Building Permit;
- b) That the dimensions and surfacing materials for the new driveway and any walkways, patios or other hard-surface areas, shall be submitted, to the satisfaction and approval of Planning staff, in accordance with the Site Plan approval process and prior to installation;
- c) That the dimensions, design and materials for any new fencing and gates shall be submitted, to the satisfaction and approval of Planning staff, prior to installation;
- d) That a plan depicting the planting of any new trees shall be submitted, to the satisfaction and approval of Planning staff, prior to planting.

3. Purchase of Bookmarks for Binbrook Memorial Hall (Item 11.5)

(Adkins/Pearson)

That the purchase of 500 bookmarks for the Binbrook Memorial Hall, utilizing funds from the Publishing Account – Poster Fund, be authorized.

FOR THE INFORMATION OF THE COMMITTEE:

(a) CHANGES TO THE AGENDA (Item 1)

The Committee Clerk advised of the following changes:

ADDED CONSENT ITEMS:

- 5.2 Heritage Permit Applications
 - (a) Heritage Permit Application HP2014-011, Under Part V of the Ontario Heritage Act, for the Demolition of an Existing Garage and Erection of a New garage at 6 Victoria Street (Dundas) (Ward 13)
 - (b) Heritage Permit Application HP2014-012, Under Part V of the Ontario Heritage Act, for the Demolition of an Existing Garage, Removal of a Metal Shed and Erection of Fencing at 4 Griffin Street (Waterdown) (Ward 15)

- (c) Heritage Permit Application (Protection in situ or removal and salvage/disposal of fire/water damaged materials in the interior hallways 27 Bold Street, Hamilton, Pasadena Apartments, By-Law 86-170 (Ward 2)
- (d) Heritage Permit Application (Replication of Missing Gingerbread in the Front Gable and Repair of an Existing Finial) 243 Garner Road East, Ancaster, Richardson-Hyslop-Frebold House, By-Law 85-90 (Ward 12)
- (e) Heritage Permit Application (Replacement of one Window and Storm Door) 5 Brock Street North, Dundas, The Workers' Cottage 06-270 (Ward 13)
- (f) Heritage Permit Application (Installation of Pool and Fencing in Rear Yard) 200 Mill Street North, Waterdown, Mill Street Heritage Conservation District, By-Law 96-34-H (Ward 15)
- (g) Heritage Permit Application (Replacement of Cedar Roofing) 19 Victoria Street, Dundas, Cross-Mellville Heritage Conservation District (Ward 13)
- (h) Heritage Permit Application (Basement Addition) 988 Concession Street, Hamilton, Kerr House, By-Law No. 90-337 (Ward 6)

ADDED GENERAL INFORMATION/OTHER BUSINESS:

- 11.4 Request to Designate 103 Kenilworth Avenue North, Hamilton (Kenilworth Library) Under Part IV of the Ontario Heritage Act (PED14100) (Ward 4)
- 11.5 Purchase of Bookmarks for Binbrook Memorial Hall

The agenda was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)

(i) May 15, 2014 (Item 3.1)

The Minutes, of the May 15, 2014 meeting, of the Hamilton Municipal Heritage Committee were approved, as presented.

(ii) May 29, 2014 (Item 3.2)

The Minutes, of the May 29, 2014 meeting, of the Hamilton Municipal Heritage Committee were approved, as presented.

(d) CONSENT ITEMS (Item 5)

(i) Inventory & Research Sub-Committee Minutes – April 28, 2014 (Item 5.1)

The Minutes of the April 28, 2014 Inventory & Research Sub-Committee meeting were received.

- (ii) Heritage Permit Applications (Item 5.2)
 - (aa) Heritage Permit Application HP2014-011, Under Part V of the Ontario Heritage Act, for the Demolition of an Existing Garage and Erection of a New garage at 6 Victoria Street (Dundas) (Ward 13) (Item 5.2(a))
 - (bb) Heritage Permit Application HP2014-012, Under Part V of the Ontario Heritage Act, for the Demolition of an Existing Garage, Removal of a Metal Shed and Erection of Fencing at 4 Griffin Street (Waterdown) (Ward 15) (Item 5.2(b))
 - (cc) Heritage Permit Application (Protection in situ or removal and salvage/disposal of fire/water damaged materials in the interior hallways 27 Bold Street, Hamilton, Pasadena Apartments, By-Law 86-170 (Ward 2) (Item 5.2(c))
 - (dd) Heritage Permit Application (Replication of Missing Gingerbread in the Front Gable and Repair of an Existing Finial) 243 Garner Road East, Ancaster, Richardson-Hyslop-Frebold House, By-Law 85-90 (Ward 12) (Item 5.2(d))
 - (ee) Heritage Permit Application (Replacement of one Window and Storm Door) 5 Brock Street North, Dundas, The Workers' Cottage 06-270 (Ward 13) (Item 5.2(e))
 - (ff) Heritage Permit Application (Installation of Pool and Fencing in Rear Yard) 200 Mill Street North, Waterdown, Mill Street Heritage Conservation District, By-Law 96-34-H (Ward 15) Item 5.3(f)

- (gg) Heritage Permit Application (Replacement of Cedar Roofing) 19 Victoria Street, Dundas, Cross-Mellville Heritage Conservation District (Ward 13) (Item 5.2(g))
- (hh) Heritage Permit Application (Basement Addition) 988 Concession Street, Hamilton, Kerr House, By-Law No. 90-337 (Ward 6) (Item 5.2(h))

The Heritage Permit Applications marked as Items 5.2(a)-(h) were received.

(e) DISCUSSION ITEMS (Item 8)

- (i) Correspondence from Robin McKee, President, Hamilton Mountain Heritage Society respecting concerns about the state of Century Manor, 100 West 5th Street, Hamilton (Referred back by Planning Committee) (Item 8.1)
 - (a) The Chair of the Hamilton Municipal Heritage Committee was directed to draft a letter to the Ontario Heritage Trust to request their assistance in making contact with Infrastructure Ontario respecting the state Century Manor; and
 - (b) The Chair of the Hamilton Municipal Heritage Committee was directed to draft a letter to Infrastructure Ontario to request an update and presentation respecting the state of Century Manor.

For disposition of this matter, refer to Item 1.

(ii) Heritage Permit Application HP2014-015, Under Part V of the Ontario Heritage Act, for Erection of a Structure at 978 Beach Boulevard, Hamilton (Item 8.2)

Alissa Golden, Cultural Heritage Planner, presented Heritage Permit Application HP2014-015 respecting 978 Beach Boulevard with the aid of a PowerPoint presentation. A copy of the presentation has been included in the public record.

The presentation included, but was not limited to, the following: 978 Beach Boulevard

- Photos of property
- Photos of surrounding properties
- Proposed Alterations

- Proposed Site Plan
- Proposed Elevations
- Proposed Cladding

For disposition of this matter, refer to Item 2.

(iii) Ron Sinclair respecting Managing Heritage Assets (Item 8.3)

Ron Sinclair expressed concerns respecting managing heritage assets.

The committee had a general discussion respecting the process of managing heritage inventory.

Steve Robichaud, Director, Planning & Economic Development, advised staff are working on Terms of Reference respecting this matter and will keep the Committee updated on the progress.

(iv) Ontario Medal For Good Citizenship (TABLED on May 15, 2014) (Item 8.4)

The Ontario Medal For Good Citizenship was lifted from the table.

The Committee had no nominations to put forth.

(f) GENERAL INFORMATION/OTHER BUSINESS (Item 11)

(i) Heritage Designation Work Program – Quarterly Update (Item 11.1)

Alissa Golden, Cultural Heritage Planner, provided an update respecting the Heritage Designation Work Program – Quarterly Update.

That the quarterly update respecting the Heritage Designation Work Program was received.

(ii) Update respecting King George School, 77 Gage Ave, Hamilton (For information purposes only) (Item 11.2)

The update respecting King George School, was received.

(iii) Buildings and Landscapes (Item 11.13)

(aa) 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)

(i) Tivoli, 108 James Street North, Hamilton (D) – B. McHattie

Steve Robichaud, Director, Planning & Economic Development, advised the developer has provided a presentation to the Development Review Panel.

Staff advised that the interior of the structures are designated.

(ii) Book House, 167 Book Road East, Ancaster (L) – W. Rosart

No Report.

(iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – W. Rosart

No Report.

(iv) Century Manor, 100 West 5th Street, Hamilton (L)(R)(D) – P. Wilson

Refer to Item 8.1.

(v) Beach Canal Lighthouse (D) – K. Wakeman

No Report.

(vi) Charlton Hall, 52-56 Charlton Avenue West (L)(R) - W. Rosart

No Report.

(vii) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D) – W. Arndt

No Report.

(viii) 1 Jones Street, Stoney Creek (L)(R) – K. Wakeman

No Report.

(ix) Mohawk Trail School, 360 Mohawk Road West (L) – A. Denham-Robinson

The school will be moving in the near future.

- (x) 18-22 King Street East, Hamilton (L)(R) P. Wilson; and
- (xi) 24-28 King Street East, Hamilton (L) P. Wilson

The properties are subject to a pre-conference hearing stage.

(xii) 1 St. James Place, Hamilton – (L)(R)(D)

Will Rosart was assigned the property of 1 St. James Place, Hamilton.

W. Rosart advised all trees on the property have been taken down.

1. Notice of Intention to Designate 1 St. James Place, Hamilton, Under Part IV of the Ontario Heritage Act

The copy of the Notice of Intention to Designate 1 St. James Place, Hamilton, was received.

(bb) 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)

(i) Delta High School, 1284 Main Street East, Hamilton (L)(D) – W. Furlan

M. Adkins advised 2 developers have expressed interest in the property.

(ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – M. Adkins

Demolition has commenced. The developer has salvaged stones, columns and windows. Advertisements respecting the condominiums have also been placed in local media.

(iii) Federal Building, 150 Main Street West (L) - M. Adkins

- (a) The Federal Building, 150 Main Street West, was removed from the Buildings and Landscapes of Interest category; and
- (b) Added to the Endangered Buildings and Landscapes category.
- (iv) Centenary Church, 24 Main Street West W. Rosart

The congregation of the Church has merged with the One Main Street United Church.

(cc) Heritage Properties Update (green):

(Green = Properties whose status is stable)

(i) Treble Hall, 6-12 John Street North, Hamilton (L)(R) – M. Adkins

No report.

(ii) (Thomas Building) 46 - 52 James Street North, Hamilton (D) – R. Sinclair

A sign has been erected on the property advertising condominiums.

- (iii) Desjardins Canal, Dundas, Hamilton (R) S. Nowak
 No Report.
- (iv) St. Marks, 120 Bay Street South, Hamilton (D) W. FurlanNo Report.
- (v) Auchmar, 88 Fennell Avenue West, Hamilton (D) M. Adkins

No Report.

(vi) Westdale Theatre, 1014 King Street West, Hamilton (R) – B. McHattie

No Report.

(vii) Stinson School, Hamilton, 200 Stinson Street, Hamilton (D) – M. Adkins

It was reports that units are being sold and rented.

(dd) Heritage Properties Update (black):

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

- (i) All Saints Church, 15 Queen Street South (L) A. Denham-Robinson
 - (a) All Saints Church was removed from the Heritage Properties Update category; and
 - (b) Added to the Endangered Buildings and Landscapes category.
- (ii) Auchmar Gate House, Claremont Lodge 71 Claremont Drive(L)(R) M. Adkins

No Report.

(iii) Grove Hall and surrounding landscape, 100 West 5th Street, Hamilton (L)(R) – P. Wilson

Demolition has not yet commenced although it was noted that demolition has commenced on other buildings in the area.

(iv) The Royal Connaught Hotel, 112 King Street East, Hamilton (L)(R) – M. Adkins

The redeveloped lobby is very impressive and respectful to the heritage features.

The updates as outlined in Item 11.3 were received.

(iv) Request to Designate 103 Kenilworth Avenue North, Hamilton (Kenilworth Library) Under Part IV of the Ontario Heritage Act (PED14100) (Ward 4) (Item 11.4)

Report PED14100 respecting a Request to Designate 103 Kenilworth Avenue North, Hamilton (Kenilworth Library), was received.

(g) ADJOURNMENT (Item 12)

There being no further business, the Hamilton Municipal Heritage committee adjourned at 1:20 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair, Hamilton Municipal Heritage Committee

Jasmine Branton Legislative Coordinator Office of the City Clerk

'Appendix A' to Item 1 of HMHC Report 14-007

Infrastructure Ontario - Real Estate Management Division

1 Dundas St. W, Suite 2000, Toronto, Ontario M5G 2L5

Attn: Lindsey Gerrish, Project Manager, Development Planning

Re: Century Manor (Formerly known as the Hamilton Psychiatric Hospital)

100 West 5th Street, Hamilton, Ontario

Dear Ms. Gerrish,

Century Manor is one of Hamilton's significant, designated heritage properties. Located on the westerly portion of 100 West 5th Street, the former Hamilton Psychiatric Hospital lands. The property is owned by the Province (Infrastructure Ontario) and the easterly portion of the land is leased by St. Joseph's Healthcare Hamilton and has recently been developed for a new hospital. We would like to invite Infrastructure Ontario to an upcoming meeting of the Hamilton Municipal Heritage Committee; to provide a property update. We would also be greatly interested in participating is a site tour.

With the completion of construction of the new West 5th Campus for St. Joseph's Healthcare, and as work has progressed with the demolition of various heritage buildings (Hickory House, Grove Hall, Gateview and the surrounding landscape) to make way for community recreation space, we would be greatly interested in listening to a presentation respecting the current condition of Century Manor and any future planning.

Built in 1884, Century Manor was designated under Part IV of the Ontario Heritage Act in 1997. Built in the high Victorian style, is a rare surviving example of a special-purpose building designed to house mentally ill patients; the only surviving building of its kind in Hamilton and one of only a few still standing in the province. As noted in the reasons for designation;

"Important to the preservation of Century Manor are the original features of all four facades, including the window openings, sills and lintels; the decorative brickwork; the stone sills and string courses; the brick chimneys; the decorative wood eave brackets and modillions; and the entrance portico".

To arrange a presentation time, and/or a site visit, please contact:

Ms. Jasmine Branton, Legislative Coordinator, Office of the City Clerk, City of Hamilton

Phone: 905-546-2424 Ext. 5987 Email: jasmine.branton@hamilton.ca

We look forward to hearing from you.

Sincerest Regards,

Ontario Heritage Trust

10 Adelaide Street East, Toronto, Ontario M5C 1J3

Attn: Beth Hanna, Executive Director

Re: Century Manor (Formerly known as the Hamilton Psychiatric Hospital)

100 West 5th Street, Hamilton, Ontario

Dear Ms. Hanna,

Century Manor is one of Hamilton's significant, designated heritage properties. Located on the westerly portion of 100 West 5th Street, the former Hamilton Psychiatric Hospital lands, the property is owned by the Province (Infrastructure Ontario) and the easterly portion of the land is leased by St. Joseph's Healthcare Hamilton and has recently been developed for a new hospital.

Built in 1884 in the high Victorian style, Century Manor was designated under Part IV of the Ontario Heritage Act in 1997 and identified then, as a rare surviving example of a special-purpose building designed to house mentally ill patients; the only surviving building of its kind in Hamilton and one of only a few still standing in the province.

As noted in the reasons for designation;

"Important to the preservation of Century Manor are the original features of all four facades, including the window openings, sills and lintels; the decorative brickwork; the stone sills and string courses; the brick chimneys; the decorative wood eave brackets and modillions; and the entrance portico".

Despite this property's significance, the building has sat vacant since 1995.

With the completion of construction of the new West 5th Campus for St. Joseph's Healthcare, and as work has progressed with the approved demolition of various heritage buildings (Hickory House, Gateview, Grove Hall and the surrounding landscape) to make way for community recreation space, members of our committee are increasingly concerned with the existing condition of Century Manor, and its future within the Campus plan.

In recent months we have also received correspondence from the Hamilton Mountain Heritage Society sharing these same concerns. Despite their many efforts and multiple attempts to make contact with representatives with Infrastructure Ontario, the Heritage Society has been unsuccessful in their request to take part in an interior site tour of

'Appendix B' to Item 1 of HMHC Report 14-007

Century Manor and they have also been unable to receive a detailed update as to the existing condition of this property.

With this letter, and on behalf of the members of the Hamilton Municipal Heritage Committee, I would like to request your assistance with this matter. We would like to ask the Ontario Heritage Trust to reach out to Infrastructure Ontario, to help provide some clarity regarding this significant heritage property. We would like Infrastructure Ontario to provide an update of the existing condition of this building and to provide an interior site tour for members of the City's Heritage Planning Staff, the Hamilton Municipal Heritage Committee and representatives of the Hamilton Mountain Heritage Society.

For your reference, I have attached the Reasons for Designation, as well as the letter we have received from the Hamilton Mountain Heritage Society expressing their concerns.

I thank you for time and consideration of this matter and look forward to hearing from you.

Sincerest Regards,

Mayor R. Bratina City of Hamilton Alissa Denham-Robinson, Chair Hamilton Municipal Heritage Committee

Attachments:

- 1. Reasons for Designation: 100 West 5th St.
- 2. Letter from the Hamilton Mountain Heritage Society

Cc: Mr. Robin McKee, President
Hamilton Mountain Heritage Society

Mrs. Patricia Saunders, Past President Hamilton Mountain Heritage Society

Hamilton

Hamilton Psychiatric Hospital (Century Manor ORC)

100 West 5th St



Date: 1884

By-law: 97-198

Demolished:

Repealed:

National Recognition:

OHF Easement:

Municipal Easement:

Reasons for Designation:

CONTEXT

The large High Victorian building, located on the grounds of the Hamilton Psychiatric Hospital and now known as Century Manor, was erected in 1884 as the second major building built for the Hamilton Asylum for the Insane, a rapidly expanding complex of provincially owned buildings devoted to the care and treatment of the mentally ill.

Century Manor is the focal point of a cluster of auxiliary buildings situated on the western half of the hospital property, where the main complex of asylum buildings was located until the early 20th century. Of the 19th century buildings located on the present hospital grounds, Century Manor is by far the largest and architecturally most distinguished (vacant since 1995).

HISTORY

Officially opened in March 1876 for the treatment of individuals suffering from mental illness, the Hamilton Asylum for the Insane was the sixth "insane asylum" in Ontario, following those opened in Toronto (1841), Kingston (1850), Amherstburg (1859), Orillia (1861), and London [870). The emergence of these institutions reflected the 19th century trend for government to provide special care facilities for the mentally ill. Typically, the Hamilton asylum was planned and developed as a largely self-sufficient community. Much of the labour for maintaining the grounds, growing and harvesting crops, and new construction was provided by the patients.

By 1878, further expansion was based on the "cottage system", whereby patients were housed separate smaller buildings providing a more home-like atmosphere. The first so-called "cottage", East House (since renamed Century Manor), was designed to house 60 patients; the second and much larger Orchard House (built 1887, since demolished) could hold up to 300.

The function of East House evolved to meet the hospital's changing needs. Initially intended for the reception and treatment of acute cases of mental

illness, the building was subsequently adapted for the care and safekeeping of "criminally insane" patients, a use which it served until 1921. From that time on, East House/Century Manor accommodated regular patients and/or various treatment facilities, including the Mental Health Clinic (1929-1960), a therapeutic centre for adolescents (1968-74), a Forensic Unit (1972-78), and most recently, a day program for chronic psychiatric patients (1981-95).

ARCHITECTURE

Century Manor is a rare surviving example of a special-purpose building designed to house mentally ill patients, originally referred to as a "cottage". Its design was based on the Kirkbride Linear Plan, the 19th century American prototype for new purpose-built asylum facilities, which was adopted as the standard for Ontario asylums. Century Manor is the only surviving building of its kind in Hamilton and one of few still standing in the province.

Century Manor also ranks among the finest High Victorian institutional buildings remaining n Hamilton. This large, imposing brick building, with a symmetrical facade, comprises four visually distinct yet stylistically unified components: a three-storey square centre block with tanking two-storey wings and a rear kitchen wing added in 1895. The elaborate centre block features a low-pitched hip roof with a pedimented gable over the projecting frontispiece, eaves embellished with modillions and paired brackets (terminating the corner piers), and paired windows above the entrance with round or segmental arches and prominent keystones. Punctuating the long facade of each wing is an octagonal bay with single eave brackets marking the four corners; the end of each wing is terminated by a square gabled bay echoing the design of the frontispiece. The architectural detailing of the centre block and wings is very similar, with sills and string courses made of stone and contrasting yellow brick used to accentuate the segmentally-arched window lintels, corner piers and quoins (lintels now painted white). The existing raised portico, though not original, still enhances the front entrance, with its coupled wood columns rising from cut stone plinths. The once impressive doorway with ornate glazed double doors, narrow sidelights and transom light has been replaced.

DESIGNATED FEATURES

Important to the preservation of Century Manor are the original features of all four facades, including the window openings, sills and lintels; the decorative brickwork; the stone sills and string courses; the brick chimneys; the decorative wood eave brackets and modillions; and the entrance portico. Excluded on the front facade is the existing central doorway and two fire exit doorways in the gabled bays terminating each wing.



THE HAMILTON MOUNTAIN HERITAGE SOCIETY P.O. BOX 60506, Mountain Plaza R.P.O. HAMILTON, On. L9C 7N7

February 14, 2014

Hamilton Municipal Heritage Committee, c/o City of Hamilton, 71 Main Street West, Hamilton, Ontario. Attention: Alissa Denham-Robinson, Chair

We are writing on behalf of the Hamilton Mountain Heritage Society to express our concern about the state of the Century Manor building, the last designated Victorian building remaining on the grounds of the former Hamilton Psychiatric Hospital.

Inasmuch as our mandate is to protect and preserve the heritage of Hamilton mountain we have requested a tour of the building in order to determine if the interior has experienced the same state of neglect as the exterior. Unfortunately, infrastructure Ontario who is responsible for the maintenance of provincially owned properties has refused us permission stating that the building is structurally unsafe for tours. We have appealed this decision to our elected representative, M.P.P.'s Horwath, Taylor and McMeekin, they too, have been refused entry for the same reasons.

Therefore, we bring this matter to you for consideration with the expectation that you might be more successful than we have been in gaining entry to the Century Manor building.

Trusting that you share our concern about our built heritage, we remain,

Yours truly,

Robin McKee, President

Hamilton Mountain Heritage Society

Patricia Saunders, Past President

Hamilton Mountain Heritage Society

c.c. Councillor Terry Whitehead MPP Andrea Horwath MPP Monique Taylor MPP Ted McMeekin