



Recommendation to Designate Property Located at 828
Sanatorium Road, Hamilton (Mountain Sanatorium Brow Campus)
Under Part IV of the *Ontario Heritage Act* (PED18214)

September 13, 2018

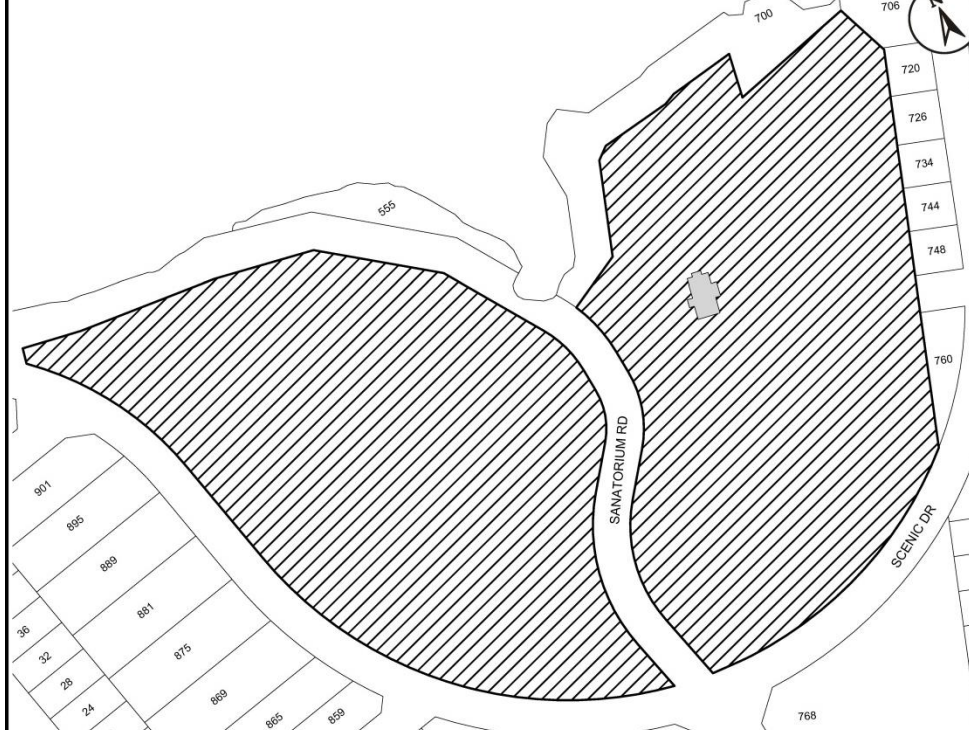
PED18214 – 828 Sanatorium Road, Hamilton

Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton Under Part IV of the *Ontario Heritage Act* (PED18214)
(Ward 8)



The Long and Bisby Home for Nurses, located at the Brow. A splendid modern building, complete in every detail.





● Site Location



Key Map - Ward 8

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
801, 820, 828, 855, 865 & 870 Scenic Dr

Date:
May 24, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
JP/AL

Subject Property

828 Sanatorium Road

Long & Bisby Building



Sanatorium Road

Chedoke
Golf
Course

-79.912 43.242 Degrees

0 20 40m



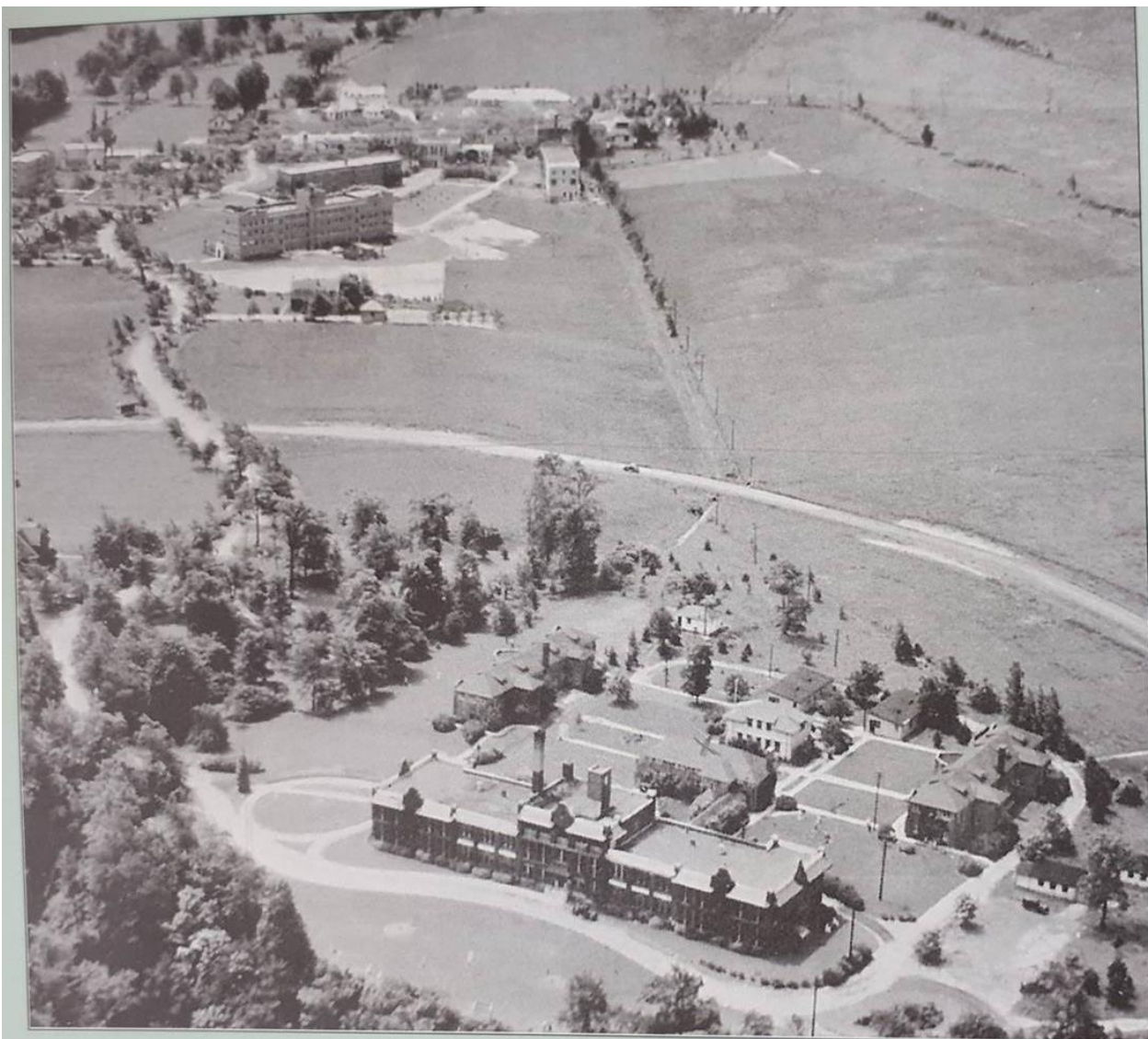
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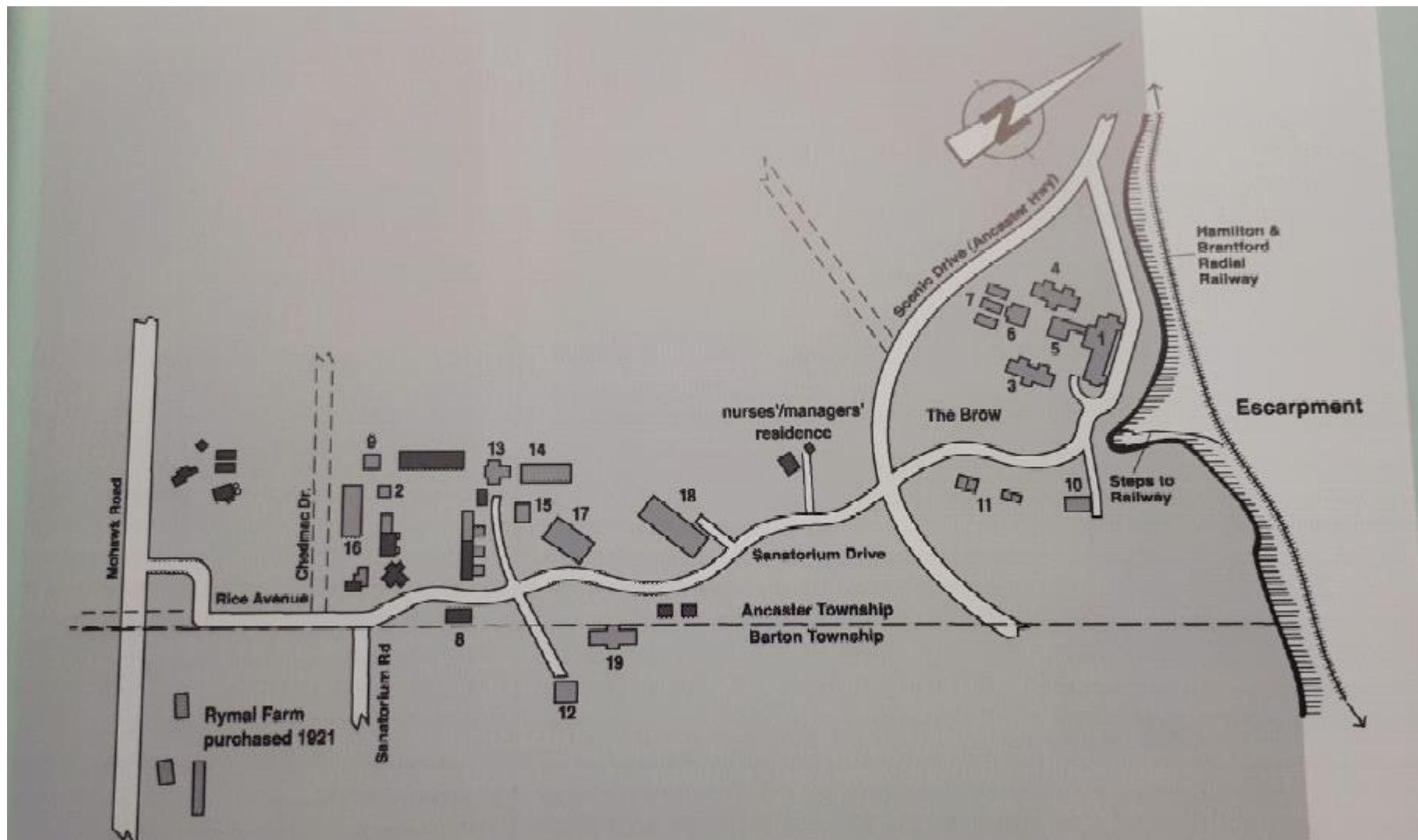
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT



South-facing aerial view of the Sanatorium grounds in 1934 (Wilson, *Chedoke: More Than a Sanatorium*, 2006).



Undated images of Brow site showing the Brow Building (inset), East & West Pavilions, and ancillary buildings (Wilson, *Chedoke: More Than a Sanatorium*, 2006).



Annotated map of the once extant buildings of the Mountain Sanatorium (Wilson, *Chedoke: More Than a Sanatorium*, 2006).

History of 828 Sanatorium Road:

- 1906: Mountain Sanatorium opens in Hamilton.
- 1916-17: Brow Building, Annex, Hose & Reel House, and East Pavilion built.
- 1920: Long & Bisby Building built.
- 1936: Moreland Residence built.
- 1953: Cross of Lorraine built.
- 1961: Sanatorium becomes Chedoke General & Children's Hospital.
- 1973: Long & Bisby houses alternative school for teens.
- 1979: Lands become part of Chedoke-McMaster Hospitals.
- 1997: Lands become part of Hamilton Health Sciences.
- 2006: Property sold to Deanlee Management Inc.
- 2007: New owners submit development application, appealed to OMB (2010).
- 2012: OMB ruling handed down.
- 2012: Property sold to Valery (Chedoke Browlands) Developments Inc.
- 2014: Demolition begins on all onsite buildings (except L&B Building)
- 2018: New development proposal initiated through Formal Consultation.
- 2018: Demolition Permit application received for Long & Bisby Building.

Policy Context:

Urban Hamilton Official Plan (UHOP)

- The subject lands are designated as **Institutional lands** in UHOP Schedule E-1.
- Following the addition of recently-approved housekeeping amendments, the subject lands will be designated as comprising **Natural Open Space** and **Medium Density Residential 3**.
- Included as a Cultural Heritage Landscape within updated UHOP.

Chedmac Secondary Plan

- Includes site-specific heritage policies, including [italics added]:
 - “The Long & Bisby Building...*shall be retained and conserved* through sympathetic adaptive reuse, where structurally feasible...”
 - “...uses contained within any existing heritage building *shall not contribute to the overall unit count gross floor area* or density.”
 - “Development *shall be compatible* with the existing cultural heritage landscape, such that open spaces, plantings and the curvilinear street pattern are maintained and/or referenced in the new development and that the layout and scale of buildings reflect the existing site...”
 - “The preservation and conservation of other heritage resources *shall be encouraged*.”



Circa 1930s photograph of the western façade of Long & Bisby Building with nursing staff under portico (City of Hamilton Archives).



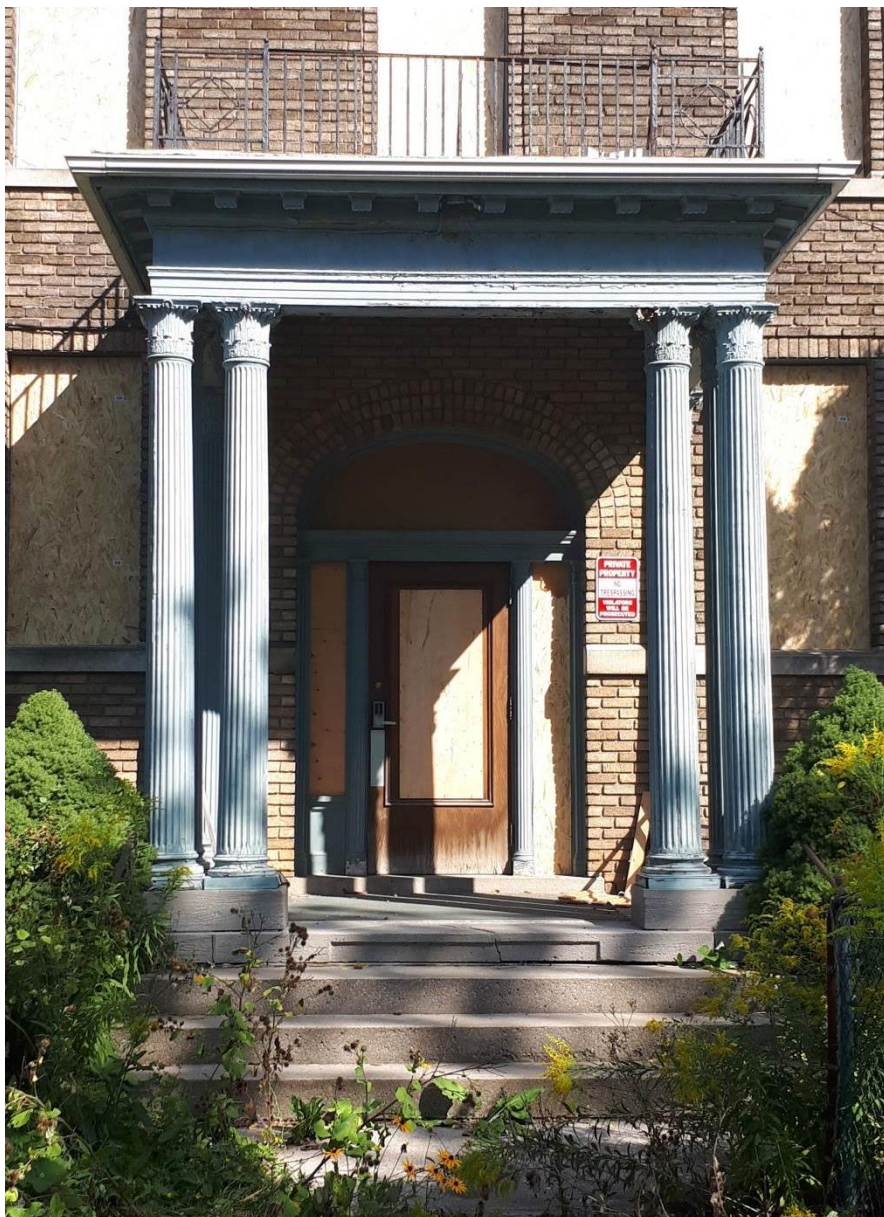
East-facing view of the Long & Bisby Building from Sanatorium Road (Parsons, 2018)



Front façade (Parsons, 2018)



A closer view of the entrance with portico, decorative transom window, sidelights, and brick voussoir (City of Hamilton Archives, 2007).



Recent photo of the entrance portico (Parsons, 2018).



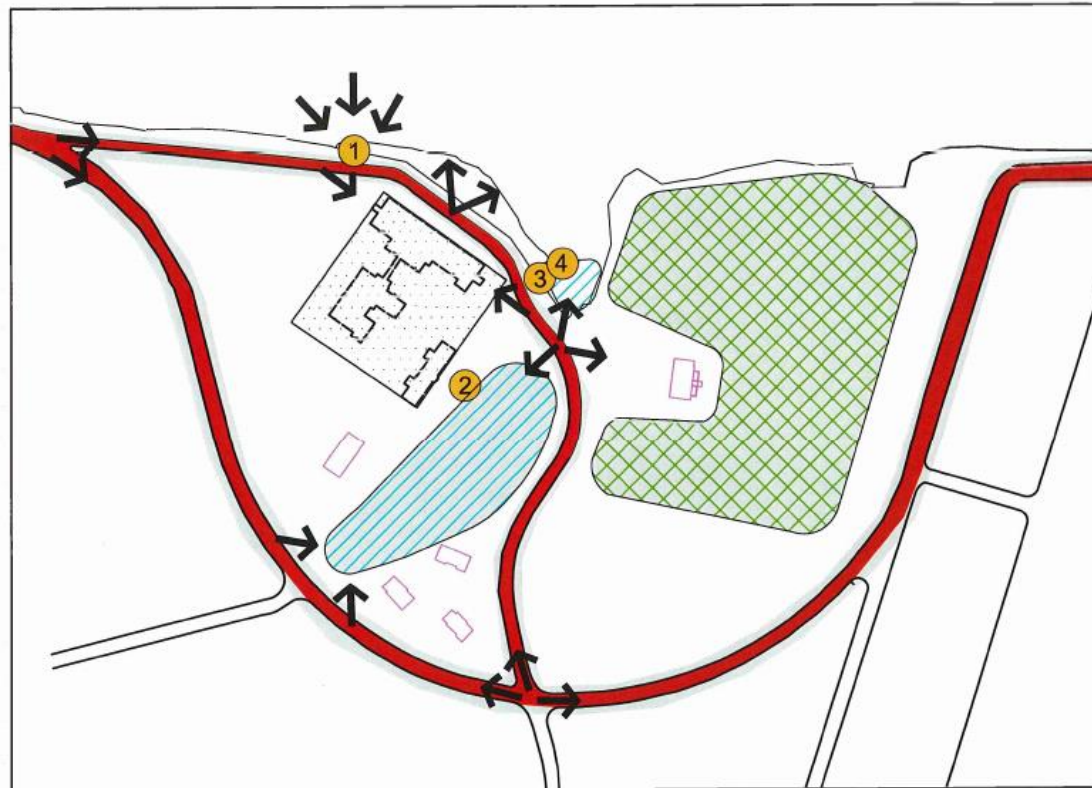
Decorative finial feature and inset stone atop the building's modest parapet . The simple blue frieze board is visible below. (Flickr, 2014).



Photograph of rear elevation with small vestibule additions (Parsons, 2018).

CULTURAL LANDSCAPE FEATURES WITH HERITAGE VALUE

PED18214



LEGEND

BUILT FEATURES

- ① THE CROSS OF LORRAINE
- ② PEDESTRIAN BRIDGE
- ③ STONE WALL & PILLAR
- ④ STAIRS

CIRCULATION

- VEHICULAR AND PEDESTRIAN ROUTE

VIEWS

- DIRECTION OF VIEWS

WATER FEATURES

- WATER COURSE & VEGETATION

VEGETATION

- WOODLOT

SPATIAL ORGANIZATION

- BUILDING ORIENTATION AT CORE QUADRANGLE

TOPOGRAPHY

- TOPOGRAPHICAL FEATURES



Images of the Cross of Lorraine (Wilson, *Chedoke: More Than a Sanatorium*, 2006 & Archives of the Hamilton Health Sciences).



The stone wall and pillars located between Sanatorium Road and the brow's edge (Google Streetview, 2015).

Evaluation under Ontario Regulation 9/06

1. Design / Physical Value (1/3)

- ✓ The Long & Bisby Building is a representative example of institutional Edwardian Classical architecture. Designed by prominent local architects Witton and Walsh (1920-1927), the nursing residence was built in 1920 and includes a number of modest architectural features of note. The property also includes other landscape features from the Sanatorium's history including a concrete pedestrian bridge, concrete stairs, and a stone wall and pillars. The Cross of Lorraine, which was built in 1953 by the E.L. Ruddy Company, is a unique local landmark of physical value for its location, size, functionality, and symbolism.
- X Displays a high degree of craftsmanship or artistic merit.
- X Demonstrates a high degree of technical or scientific achievement.

Evaluation under Ontario Regulation 9/06

2. Historical / Associative Value (2/3)

- ✓ The property is directly associated with the former Mountain Sanatorium (later Chedoke Hospital). The L&B Building is last remaining building from the former Brow campus and the only remaining building associated with WWI chronic care. The building is also associated with local businessmen W.D. Long and G.H. Bisby who donated funds for the building and were instrumental in the genesis of the Sanatorium itself, having donated 96 acres of farmland in 1906. The Cross of Lorraine is a recognizable symbol and landmark pointing to the site's history.
- X Does not have the potential to yield information that contributes to a greater understanding of community or culture.
- ✓ The L&B Building demonstrates or reflects the work of local architects Witton and Walsh (1920-1927), built by well-known local contractors W. H. Cooper Construction Ltd. The Cross of Lorraine was built by the E.L. Ruddy Company in 1953.

Evaluation under Ontario Regulation 9/06

3. Contextual Value (3/3)

- ✓ The property is important in defining and maintaining the character of the area as former institutional lands and open space with views to the Escarpment. The property's tree cover and open space is reminiscent of the site's historic rural setting and therapeutic landscape. The property currently retains a curvilinear street pattern established as part of the original institution.
- ✓ The property is historically linked to its surroundings.
- ✓ The L&B Building and Cross of Lorraine are both identified as local landmarks located at the edge of the Niagara Escarpment and at the terminus of Sanatorium Road.

Statement of Cultural Heritage Value or Interest (Appendix C)

Heritage Attributes

The Long & Bisby Building:

- Its location in an open, park-like setting & adjacent to a woodlot;
- All exterior elevations and additions;
- Roof profile and roofline;
- Entrance portico including:
 - Paired, Corinthian-inspired columns;
 - Simple cornice brackets; and,
 - Low metal railing.
- Decorative entrance including:
 - Doorway;
 - Webbed fanlight;
 - Sidelights; and,
 - Brick voussoir.
- Eight-bay buff brick façade with projecting ends;
- Brick parapet including:
 - Lower frieze board;
 - Stone finial accent; and,
 - Inset stone block.
- All window openings, stone sills, and side trim brick headers.



Statement of Cultural Heritage Value or Interest (Appendix C)

Heritage Attributes

Landscape Features:

- The park-like setting as a cultural heritage landscape with curvilinear street pattern and open spaces designed for therapeutic purposes;
- The Cross of Lorraine located along the edge of the Niagara Escarpment;
- The pedestrian bridge over the Chedoke Creek;
- The concrete stairs along the edge of the Niagara Escarpment; and,
- The stone vehicular bridge and associated stone wall/pillars located west of the Long & Bisby Building.





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON MUNICIPAL HERITAGE COMMITTEE