

CITY OF HAMILTON

MOTION

Council: September 26, 2018

MOVED BY COUNCILLOR J. FARR.....

SECONDED BY MAYOR / COUNCILLOR.....

Hamilton Municipal Heritage Committee Report 18-009 (Referred from Planning Committee September 18, 2018 to Council) (Copy attached)

THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 18-009 AND RESPECTFULLY RECOMMENDS:

- 1. Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8) (Item 7.1)**
 - (a) That the designation of 828 Sanatorium Road, Hamilton, shown in Appendix “A” to Report PED18214, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
 - (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “A” to 18-009, be approved;
 - (c) That the City Clerk be directed to take appropriate action to designate 828 Sanatorium Road, Hamilton under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix “D” to Report PED18214



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

REPORT 18-009

12:00 p.m.

September 13, 2018

Room 264, 2nd Floor

Hamilton City Hall

71 Main Street West

Present:	Councillor M. Pearson and J. Partridge A. Denham-Robinson (Chair), D. Beland, C. Dmitry, K. Garay, M. McGaw, T. Ritchie, K. Stacey
Absent with Regrets:	Councillor A. Johnson – Personal, W. Arndt, G. Carroll, R. Sinclair and T. Wallis

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FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised the Committee of the following changes:

1. ADDED DELEGATION REQUESTS (Item 4)

- 4.1 Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Item 7.1 on this agenda)

2. ADDED CEREMONIAL ACTIVITY (Item A)

Donna Reid, Hamilton Municipal Heritage Recognition Award for The Hamilton Store.

Anthony Wellenreiter, Hamilton Municipal Heritage Recognition Award for the property at 46 Forest Avenue, Hamilton.

The Agenda for the September 13, 2018 Hamilton Municipal Heritage Committee was approved, as amended.

(b) CEREMONIAL ACTIVITY (Added Item A)

Donna Reid, accepted a Hamilton Municipal Heritage Recognition Award for The Hamilton Store.

Anthony Wellenreiter accepted a Hamilton Municipal Heritage Recognition Award for the property at 46 Forest Avenue, Hamilton.

(c) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

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

(i) August 16, 2018 (Item 3.1)

The Minutes of the August 16, 2018 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

(e) DELEGATION REQUEST (Item 4)

- (i) Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (for today's meeting) (Added Item 4.1)**

The delegation request from Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton, was approved, for the September 13, 2018 meeting.

(f) CONSENT ITEMS (Item 5)

- (i) Inventory & Research Working Group Meeting Notes – July 23, 2018 (Item 5.1)**

The Inventory & Research Working Group Meeting Notes of July 23, 2018, were received.

- (ii) Heritage Permit Review Sub-Committee Minutes – August 21, 2018 (Item 5.2)**

The Heritage Permit Review Sub-Committee Minutes of August 21, 2018, were received.

(g) STAFF PRESENTATIONS (Item 7)

- (i) Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8) (Item 7.1)**

Jeremy Parsons, Cultural Heritage Planner, addressed the Committee respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8), with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

The presentation respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8), be received.

Councillor Pearson wished to be recorded as OPPOSED to the Recommendation to Designate the Property Located at 828 Sanatorium

Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8).

- (a) Staff were directed to determine if the Cross of Lorraine is situated on private property or escarpment lands, with a report back to the Hamilton Municipal Heritage Committee; and
- (b) If the Cross of Lorraine is determined to be situated on private property, it should be removed from the Statement of Cultural Heritage Value of Interest, attached as Appendix “C” to Report PED18214 respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act*.

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

The presentation is available at www.hamilton.ca

Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., addressed the Committee with concerns respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8).

The delegation from Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8), was received.

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

(i) Buildings and Landscapes (Item 11.1)

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)

- (i) Tivoli, 108 James Street North, Hamilton (D) – M. McGaw

No report.

- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

No report.

Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

No report

- (iii) Beach Canal Lighthouse (D) – J. Partridge

No report.

- (iv) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (v) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (vi) 1 St. James Place, Hamilton (D) – K. Stacey

No report

- (vii) 2 Hatt Street, Dundas (R) – K. Stacey

No report.

- (viii) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson

No report

- (ix) Dunnington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland

**(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)**

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

No report.

- (ii) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland

This property will remain on the list until staff have negotiated the salvage of items from the Church.

- (iii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

No report.

- (iv) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Stacey

No report.

- (v) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) - K. Stacey

No report.

- (vi) Coppley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI)– G. Carroll

No report.

- (vii) 1021 Garner Road East, Ancaster (Lampman House) (NOI)– M. McGaw

No report.

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

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

No report.

- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

No report.

- (iii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

No report.

- (iv) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

No report.

- (v) 104 King Street West, Dundas (Former Post Office) – K. Stacey

No report.

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

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – K. Garay

No report.

(i) ADJOURNMENT (Item 13)

There being no further business, the Hamilton Municipal Heritage Committee adjourned at 1:40 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

Statement of Cultural Heritage Value or Interest

828 Sanatorium Road, Hamilton (Mountain Sanatorium Brow Site)

Description of Historic Place

The former Mountain Sanatorium Brow Campus (later Chedoke Browlands) is located at the northern terminus of Sanatorium Road which bisects the property along Chedoke Creek. The property is bounded by the Niagara Escarpment to the north and Scenic Drive curving to the south, forming semi-circular layout. The property includes open space, a woodlot, creek bed, a curvilinear street arrangement, and a number of remnants of the former institution including the Long & Bisby Building and the Cross of Lorraine. The property is addressed 828 Sanatorium Road, Hamilton (alternatively 870 Scenic Drive).

Statement of Cultural Heritage Value or Interest

The property located at 828 Sanatorium Road, Hamilton has cultural heritage value as one of the campuses of the original Mountain Sanatorium ("the San"), Hamilton's tuberculosis hospital which originally opened in 1906. The San was Canada's fourth sanatorium and, by 1932, one of the largest in the British Empire.

The Brow site was primarily purposed towards the treatment of First World War veterans who contracted tuberculosis while serving overseas. The property formerly contained six major buildings and a number of ancillary structures, most of which have been demolished. The only building that remains on site is the Long & Bisby Building (1920) which was built a residence for nurses. Built with funds bestowed by the original donors of the Sanatorium lands, W.D. Long and G.H. Bisby, the Long & Bisby Building is a representative example of Edwardian Classical architecture. The site later evolved to become part of Chedoke Hospital and was known locally as the "Chedoke Browlands".

The property also has value as a cultural heritage landscape designed for the treatment of tuberculosis. These browlands were laid out as a purpose-built facility that capitalized on the natural landscape of the site for therapeutic puposes. The property contains a number of remnant features from its history as a hospital, including the Cross of Lorraine: a local landmark built in 1953 by well-known designer and advertiser E.L. Ruddy.

Heritage Attributes

The heritage attributes of the property at 828 Sanatorium Road, Hamilton that display its cultural heritage value include:

The Long & Bisby Building:

- Its location in an open, park-like setting and 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 windows, window openings, stone sills, and side trim brick headers.

Landscape Features:

- The park-like setting as a cultural heritage landscape with curvilinear street pattern and open spaces designed for therapeutic purposes;
- Significant views to, through, and from the former Mountain Sanatorium Brow Campus as well as significant views to and from the Niagara Escarpment;
- 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.