

Former Hamilton Psychiatric Hospital Lands

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- Cultural Heritage Evaluation (CHE)
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- Discussion and Next Steps

For Community Engagement

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Introductions

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Disposition overview

- This provincially-owned site was identified under the Surplus Provincial Lands program, which uses the sale of unused government properties to secure much-needed land for building long-term care homes in large urban areas where available land is scarce and costly
- The site is being sold with the requirement of building and operating a long-term care home with a minimum of 256 beds
- Additionally, there is a Provincial preference for the delivery of affordable housing and/or market rental units on site, and educational and/or healthcare uses



Policy and Process Overview

Ontario Heritage Act

- Part 1
- Part 2
- Part 3 - *Standards and Guidelines for Conservation of Provincial Heritage Properties*
- Part 4 – *Individual designations*
- Part 5 – *Heritage Conservation Districts*
- Part 6 – *Archaeology*
- Part 7

Standards and Guidelines for Conservation of Provincial Heritage Properties

- Cultural Heritage Evaluation
- Strategic Conservation Plan

Terminology note:

- Provincial Heritage Property (PHP) = Locally significant
- Provincial Heritage Property of Provincial Significance (PHPPS) = provincially significant

Policy and Process Overview

Cultural Heritage Evaluation Report

- *Regulation 9/06 and Regulation 10/06*
- *Statement of Cultural Heritage Value*

Regulation 9/06	Regulation 10/06
<ol style="list-style-type: none"> 1. The property has design value or physical value because it, <ol style="list-style-type: none"> i. is a rare, unique, representative or early example of a style, type, expression, material or construction method, ii. displays a high degree of craftsmanship or artistic merit, or iii. demonstrates a high degree of technical or scientific achievement. 2. The property has historical value or associative value because it, <ol style="list-style-type: none"> i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. 3. The property has contextual value because it, <ol style="list-style-type: none"> i. is important in defining, maintaining or supporting the character of an area, ii. is physically, functionally, visually or historically linked to its surroundings, or iii. is a landmark. 	<ol style="list-style-type: none"> 1. The property represents or demonstrates a theme or pattern in Ontario’s history. 2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario’s history. 3. The property demonstrates an uncommon, rare or unique aspect of Ontario’s cultural heritage. 4. The property is of aesthetic, visual 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. 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. 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. 8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s. 1 (2).

Policy and Process Overview

Strategic Conservation Plans

Information Bulletin 2 – Strategic Conservation Plans for Provincial Heritage Properties

Strategic planning involves setting a long-term vision for an organization or property and defining, in broad terms, the steps or actions required to achieve that vision.

Under the S&Gs, a Strategic Conservation Plan documents how the requirements found in the S&Gs will be addressed and implemented in the management of a specific property. It is not intended to capture all possible operational requirements for a property; rather, it is a framework for decision-making. It articulates the overall objectives and goals for a provincial heritage property, explains how the property’s cultural heritage value or interest will be conserved, and sets out strategies to guide decision-making to achieve those goals. Commitment to the Strategic Conservation Plan and alignment with a ministry or prescribed public body’s mandate and its cultural heritage conservation policy are critical factors for its success.

Community Engagement

Under the S&Gs, ministries and prescribed public bodies are required to take into account the views of interested individuals and communities with associations to the provincial heritage property when making decisions about its future. Community engagement protects the public interest in identifying and protecting cultural heritage resources, while helping to ensure that any concerns are identified and appropriately addressed.

Cultural Heritage Evaluation



Design value or physical value

The overall site is considered to be a **cultural heritage landscape**, as defined by the Provincial Policy Statement, and is an example of a 19th century hospital campus. The site was at one time located a significant distance from the urban areas of Hamilton in a relatively natural and secluded setting. Most of the buildings on the site relate to the internal function of the site and are accessed from the interior of the site. The main entrances and routes are curvilinear and lined by mature trees, and the buildings are separated by grass lawns to create a park-like setting. The campus originally comprised several farm features, including fields, orchards, barns, and stables that reflected the self-sufficiency of the hospital in the 19th century, but few traces of these features remain.

The property has design and physical value as a collection of related buildings and cultural heritage landscape features, and each of the buildings has individual design and physical value.

Historic value or associative value

The site was once part of a larger campus developed in the 1870's as the Hamilton Asylum for Inebriates, later known as the Hospital for the Insane, the Ontario Hospital, and the Hamilton Psychiatric Hospital. By the early 1900's, the hospital comprised over 520 acres, and at one time the entire food supply for the hospital was derived from the hospital's own farming operations. The hospital grounds were modernized in the 1950's and 60's, and the lands south of Fennell Avenue were sold to become what is now Mohawk College.

The property has historical value and associative value as a hospital campus developed in the 1870's, and being associated with the development of institutionalized mental health care in the late-19th century.

Contextual Value

The site is located near the brow of the Niagara Escarpment and comprises a large area of land; the current site is approximately the original 100 acres that were developed in the 1870's as the hospital campus. The site's surrounding context has been altered, but the existing site has contextual value as the location of the original hospital development, representing the original parcel size and providing a datum point that demonstrates the extent of the urban area until the 1950's.

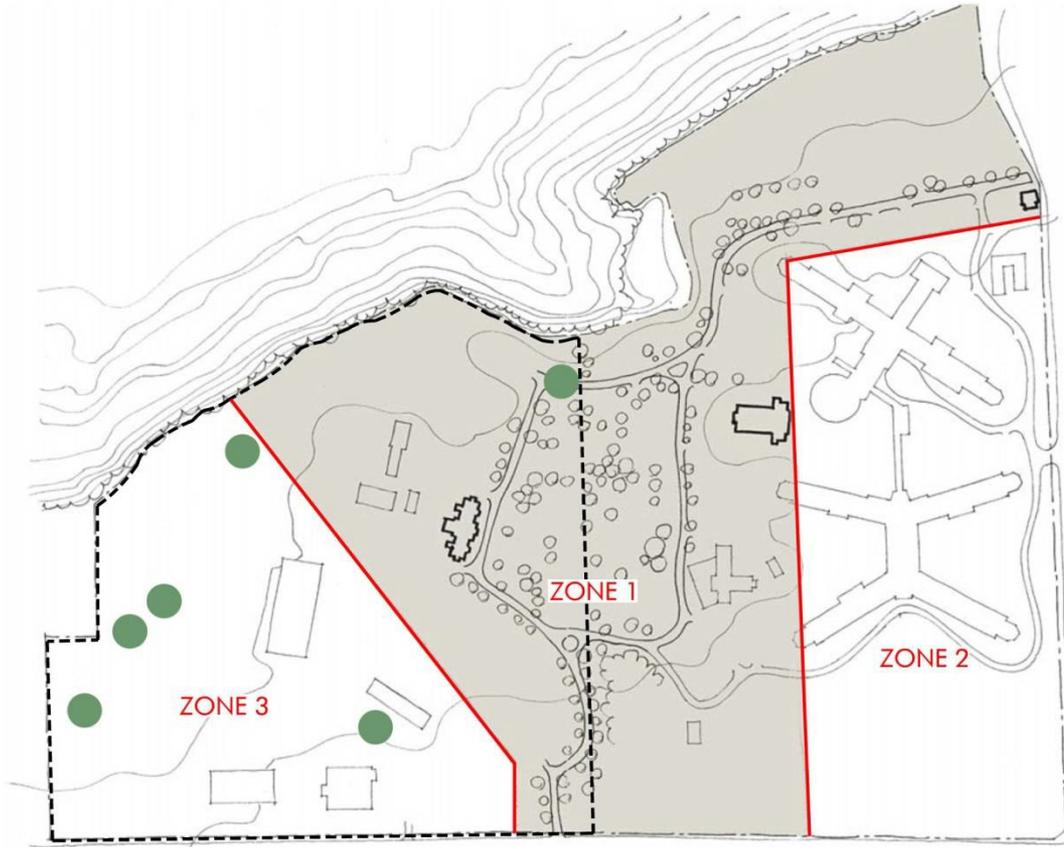
The Cultural Heritage Landscape was never designated because it was under provincial ownership, but it was added to the municipal register in 2010.

Cultural Heritage Evaluation



Picture credit: City of Hamilton Heritage Resources Heritage Property Mapping, circa 2012

Cultural Heritage Evaluation

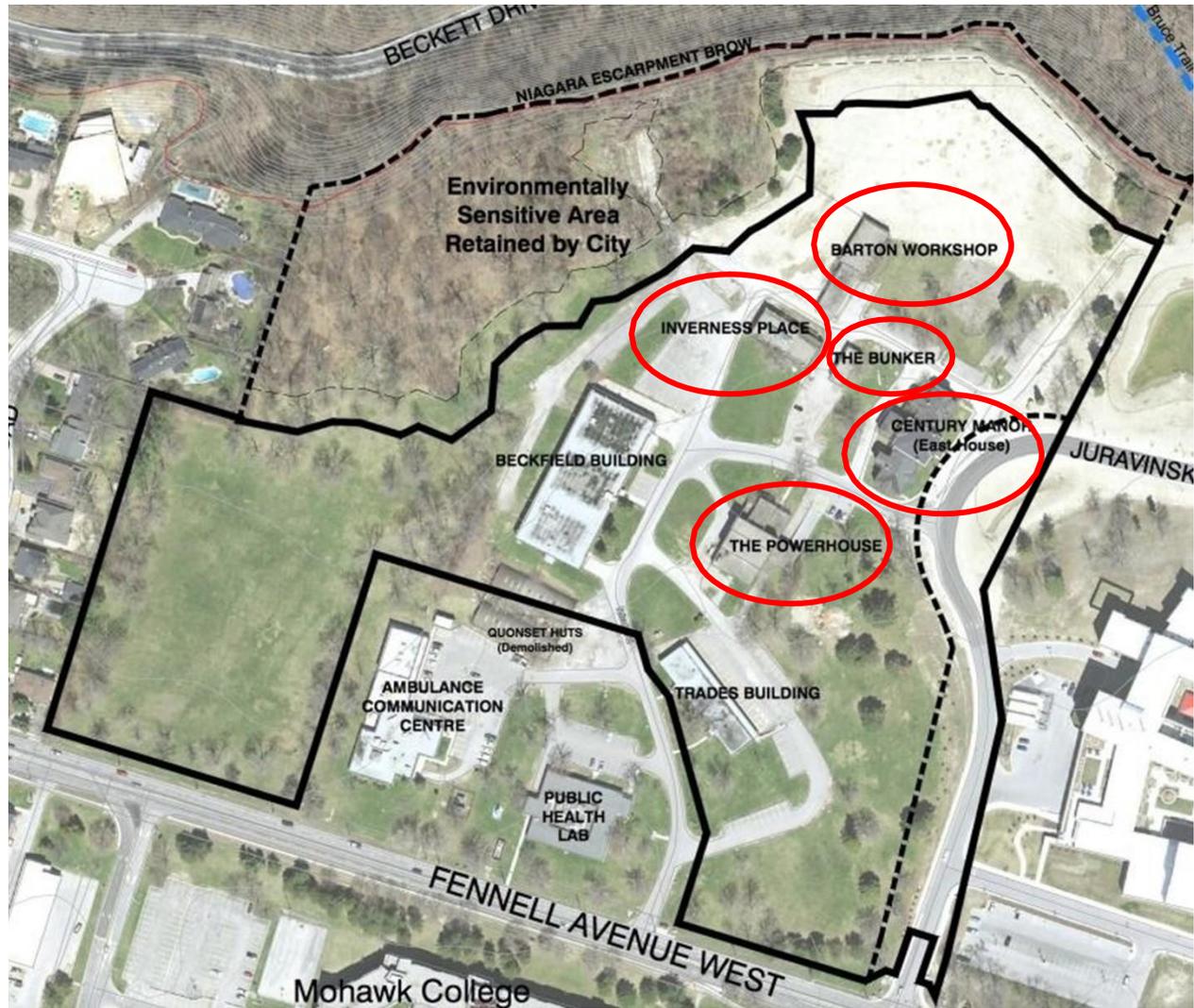


- CULTURAL HERITAGE LANDSCAPE ZONES (JULIAN SMITH 2004 HERITAGE ASSESSMENT)
- CULTURAL HERITAGE LANDSCAPE OF INTEREST (2004 - ZONE 1)
- SIGNIFICANT TREES AS PER 2012 80% CONSERVATION PLAN
- - - - - CHER'S AREA OF INTEREST



Picture credit: Cultural Heritage Landscape Zones identified by Julian Smith's Heritage Assessment, circa 2004

Cultural Heritage Evaluation



Picture credit: Google, WSP circa 2016

Cultural Heritage Evaluation

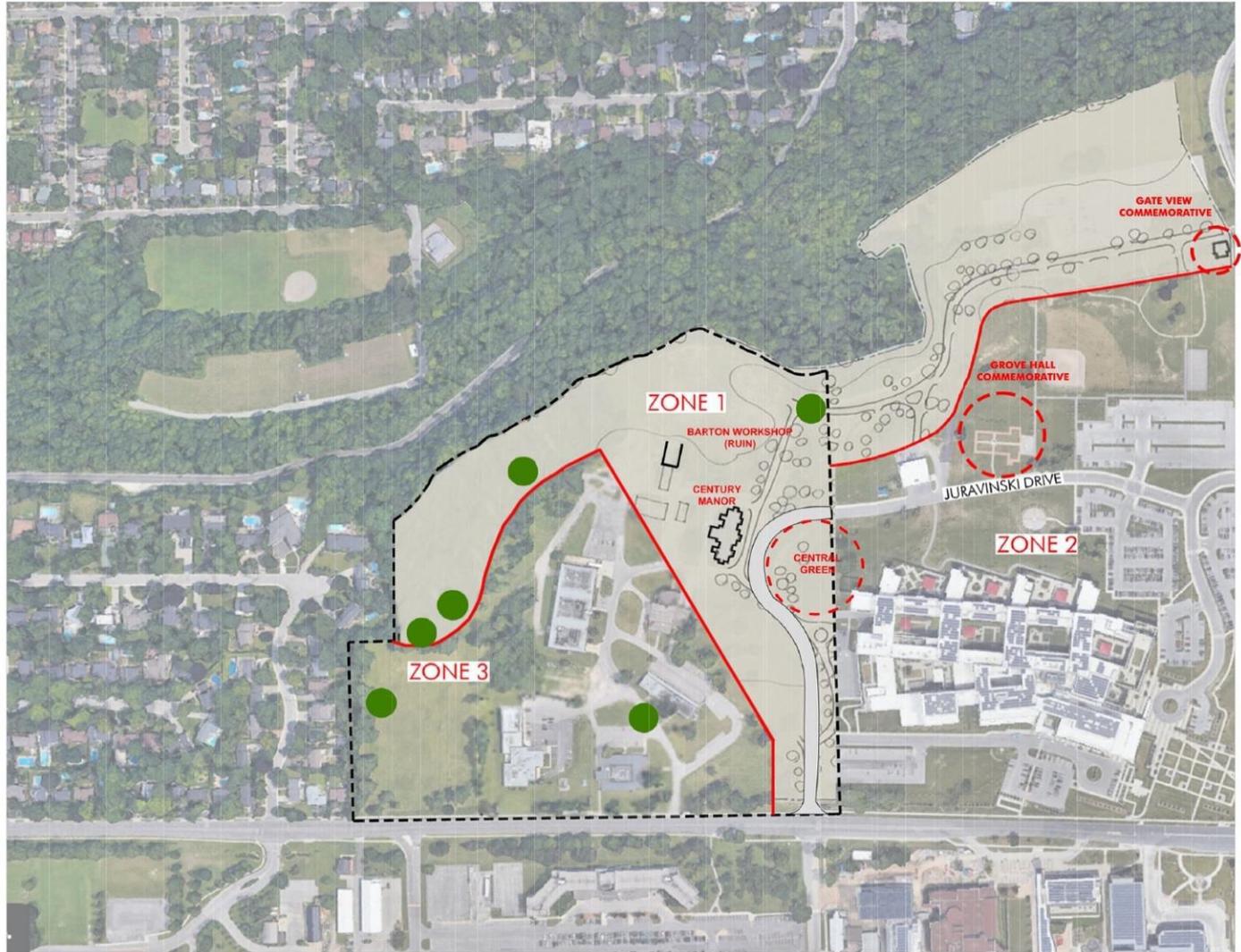


Front/ West Elevation of Century Manor



North – West corner of Barton Workshop 1878 wing, circa 2021

Cultural Heritage Evaluation



DESCRIPTION OF HERITAGE ATTRIBUTES

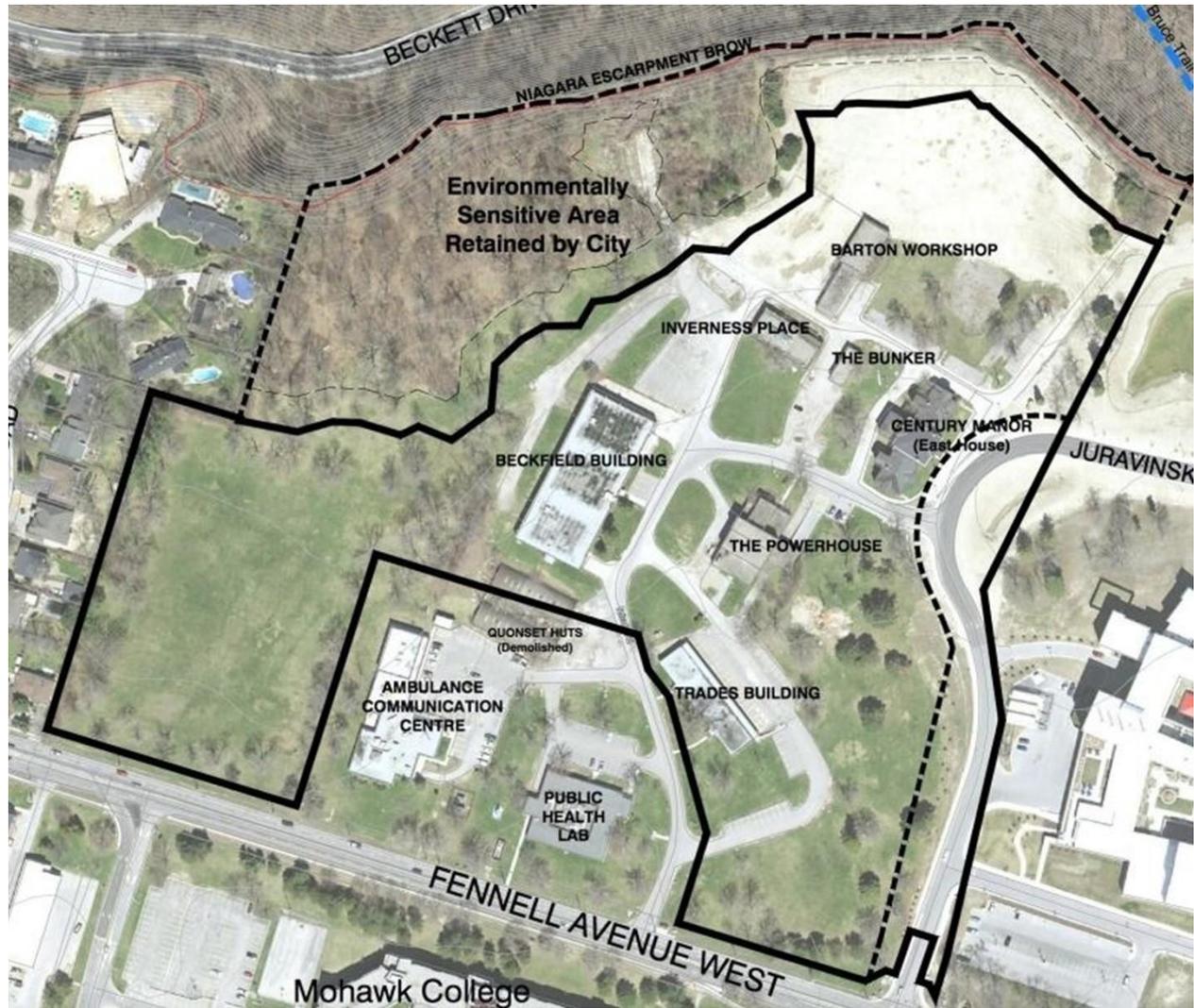
Heritage Attributes of the Cultural Heritage Landscape are:

- Its prominent setting on the Niagara Escarpment brow lands with a view down the escarpment to the city of Hamilton and Burlington Bay beyond.
- The meandering vehicular and pedestrian circulation patterns specifically the main drive from Fennell Avenue West heading south towards Century Manor and the trail system going north from Century Manor and turning east along the brow to the original site entrance location on West 5th Street.
- The ruins of a rear addition to the original hospital on the site.
- Remnants of the central green in front of Century Manor, straddling both parcels of land
- Mature tree canopies and large specimen trees the western portion of the property

Key elements related to the aesthetic value and historical value of Century Manor are:

- Prominent setting looking over the central green
- Massing, a central three-storey block with long two-storey wings with a smaller two storey addition to the rear
- The octagonal masonry window bays on the front elevations of the wings mirrored by rectangular extensions with pediments at the rear of the wings
- The hipped roofs and brick chimneys
- The formal classical composition of the structure with a pedimented central bay and recessed side wings with classical detailing of the woodwork of the cornice scroll brackets, triangular pediments, and columns
- The brick walls set on a rough-cut stone foundation and articulated by a smoother ashlar belt course between storeys
- Red clay brick masonry laid in an English bond with buff brick articulated corners and decorative features
- Tall slender, regularly placed window openings with drip mouldings, carved keystones, and corbelled stone sills
- The surviving wood windows of the central block
- The sympathetic, early front portico
- The spatial organization of various sized rooms off a central corridor
- The retrofit fireproof structural concrete floors

Strategic Conservation Plan

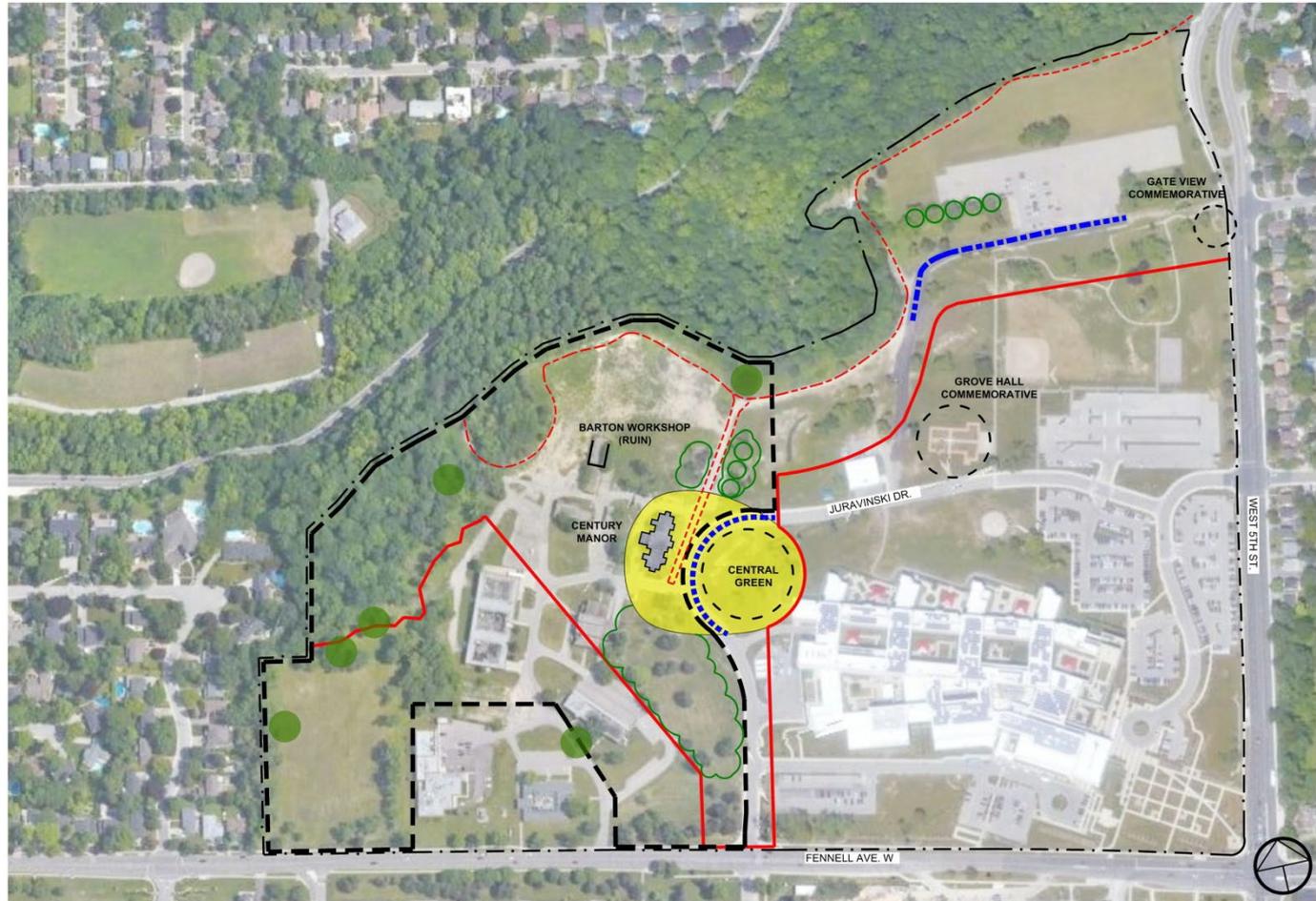


Picture credit: Google, WSP circa 2016

Strategic Conservation Plan

Element	Application on Property
.1 Evidence of Land Use	The property supports the continuing land use for mental health
.2 Evidence of Traditional Practices	The traditional practice of the era of locating mental health facilities in a natural landscape setting that had therapeutic value for labour and recreation
.4 Spatial Organization	Relict spatial organization of secondary hospital buildings facing inward to central green and relict built form of smaller single purpose structures forming a campus with an organic layout rather than a formal grid alignment
.5 Visual Relationships	Unobstructed views to and from the core of the site to the prominent designated historic building with its green open space setting, framed views from Century Manor to the vegetated brow of the escarpment with filtered views outward from key viewpoints along the escarpment brow
.6 Vehicular and Pedestrian Circulation	Meandering often separate pedestrian and vehicular circulation routes with the vehicular circulation connecting buildings with both perimeter streets and the pedestrian circulation connecting natural features and West 5 th Street.
.7 Ecological Features	The edge of the brow of the Niagara Escarpment across the north of the site fully vegetated with naturalized and native trees and shrubs.
.8 Vegetation	Mature individual specimen trees, tree lines and groupings in a green open space creating a parklike setting of maintained lawns and trees in contrast with the naturalized vegetation associated with the escarpment's brow lands.
.9 Landforms	Generally level, arable land abruptly ending at the escarpment brow.
.11 Built Features	Structures associated with the evolved landscape of 1873 -1955 are Century Manor a mental health facility and Barton Workshop (ruins).

Strategic Conservation Plan



CULTURAL HERITAGE LANDSCAPE FEATURES

- | | | | | | |
|---|-----------------------------|---|-------------------|---|---|
|  | PROPERTY BOUNDARY |  | SIGNIFICANT TREES |  | SIGNIFICANT INFORMAL PEDESTRIAN CIRCULATION |
|  | HERITAGE LANDSCAPE BOUNDARY |  | TREE ROW |  | SIGNIFICANT FORMAL PEDESTRIAN CIRCULATION |
|  | BOUNDARY OF REMAINDER LANDS |  | TREE GROUPING |  | HISTORICAL VEHICULAR CIRCULATION |
|  | CENTURY MANOR SETTING | | | | |

Strategic Conservation Plan



VIEW CORRIDORS:

- ① FROM WEST 5TH STREET TO CENTURY MANOR
- ② FROM FENNEL AVE. TO CENTURY MANOR
- ③ FROM CENTURY MANOR TO BEECH TREE AND BROWLANDS

Discussion and Next Steps



For any further questions, please send an email to :
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