

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 1
COMMITTEE DATE: June 7, 2011	
SUBJECT/REPORT NO: Request to Designate 170 Longwood Road North (Hamilton) Under Part IV of the <u>Ontario Heritage Act</u> (PED11096) (Ward 1)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Joseph Muller (905) 546-2424, Ext. 1214
SIGNATURE:	

RECOMMENDATION:

- (a) That Council direct staff to carry out a Cultural Heritage Assessment of 170 Longwood Road North (Hamilton) to determine whether the property is of cultural heritage value, and worthy of designation under Part IV of the Ontario Heritage Act.
- (b) That Council include 170 Longwood Road North (Hamilton) in the Register of Property of Cultural Heritage Value or Interest following consultation with the Hamilton Municipal Heritage Committee, as per the provisions of the Ontario Heritage Act and Recommendation (e) to Report PED11096, and that staff make appropriate amendments to the Register of Property of Cultural Heritage Value or Interest.
- (c) That if 170 Longwood Road North (Hamilton) is determined to be of cultural heritage value or interest, a Statement of Cultural Heritage Value and Description of Heritage Attributes be prepared by staff for Council's consideration for designation under Part IV of the Ontario Heritage Act.

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- (d) That the Cultural Heritage Assessment work be assigned a low priority, and be added to staff's workplan for completion in 2015, as per the attached Appendix "G" to Report PED11096.
- (e) That Report PED11096 be forwarded to the Hamilton Municipal Heritage Committee for information and consultation, prior to the Council-approved inclusion of 170 Longwood Road North (Hamilton) in the Register of Property of Cultural Heritage Value or Interest.
- (f) That Report PED11096 be forwarded to the owner of 170 Longwood Road North (Hamilton) for information.

EXECUTIVE SUMMARY

Staff has received a request to designate 170 Longwood Road North (Hamilton) under Part IV of the Ontario Heritage Act (see Appendix "A"). Under the Council-approved designation process (approved October 29, 2008, Report PED08211), the following Report contains a preliminary evaluation of the subject property using the criteria contained in *Ontario Regulation 9/06*. This preliminary evaluation of the property provides the basis for a recommendation for continuing Cultural Heritage Assessment work, and for assigning a workplan priority for this assessment work.

The property located at 170 Longwood Road North (Hamilton) (see location map attached as Appendix "B", and photographs attached as Appendix "C") contains a one-storey, stucco-clad, Art Moderne residence built in 1939, within the Westdale "City Beautiful" planned subdivision.

A preliminary assessment of the property has been undertaken by staff using the criteria contained in *Ontario Regulation 9/06*. The property meets all three of the criteria, and is considered to have design and physical value, historical and associative value, and contextual value.

Through this Report, staff recommends that the Planning Committee and Council direct staff to carry out a Cultural Heritage Assessment of 170 Longwood Road North (Hamilton) to determine whether the property is of cultural heritage value and worthy of designation under Part IV of the Ontario Heritage Act as a low priority within staff's workplan. This further research and assessment work will provide Committee and Council with adequate information upon which to base a decision regarding designation under the Ontario Heritage Act. The Hamilton Municipal Heritage Committee and appropriate City departments will be consulted during the preparation of the Cultural Heritage Assessment and the staff Report.

Alternatives for Consideration - See Page 9.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS

Financial: None.

Staffing: None.

Legal: The City's legal counsel was consulted in the preparation of the original staff Report regarding the new designation process (Report PED08211). Planning staff has prepared the following review of the legal implications of the recommendations of this Report in consultation with legal counsel:

This request to designate is being undertaken at the request of the owner (see Appendix "A"). The owner's consent is not a prerequisite for designation of a property under the Ontario Heritage Act. The role of the owner in a property designation was considered in *Tremblay v. Lakeshore (Town)*, a 2003 Divisional Court decision where a group of parishioners successfully challenged, by means of judicial review, the Council of Lakeshore's decision not to designate a church. The court found that the interests of the public, community, and the owner must all be considered when a Council decides whether or not to designate a property. Further, the court found that the Council of Lakeshore had made the owner's consent a condition of designation, effectively pre-empting any consideration of either the public interest or the community interest. In doing so, the Council actually fettered its discretion to make the designation decision, acting contrary to the Ontario Heritage Act.

Accordingly, a Council may decide, after considering all of the circumstances in regard to the particular property before it - including the staff Report, the Cultural Heritage Assessment, the Municipal Heritage Committee recommendation, and any other relevant submissions such as an owner's objections - that it is in the public interest and/or community interest to conserve a property, regardless as to support or objections by the owner.

In accordance with the designation process approved by Council on October 29, 2008 (see Appendix "D"), the purpose of this Report is to provide staff with initial direction to complete further research and evaluation of the property for a later decision by Council. At this stage of the designation process, the owner of the property has been formally consulted by staff. Typically, a property owner is not consulted in the preparation of this Report, and Council does not yet have before it information with respect to the owner's, public's, or community's interests. If staff is directed to proceed, Council will be able to make an appropriate decision on designation at a subsequent stage in the designation process when it has before it a staff Report, the Cultural Heritage Assessment, a

draft designating By-law, advice from the Hamilton Municipal Heritage Committee, and the positions of the property owner and any other interested parties.

HISTORICAL BACKGROUND

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, an 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)).

Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grant and loan programs to assist in the continuing conservation of properties once they are designated.

A process for considering requests for designation was approved by Council on October 29, 2008 (see Appendix "D"), and recognizes the Divisional Court decision *Tremblay v. Lakeshore (Town)*.

A request to designate the property located at 170 Longwood Road North (Hamilton), under Part IV of the Ontario Heritage Act, was received in February, 2011 (see Appendix "A"). Under the Council-approved process for considering requests for designation, preliminary screening has been conducted (see Analysis section of this Report) referencing the criteria contained in *Ontario Regulation 9/06* (see Appendix "E") to determine if further Cultural Heritage Assessment work is warranted. This Report also identifies a staff recommendation for the workplan priority of this further Cultural Heritage Assessment work within the context of a four- to five-year timeframe, as per the Council-approved designation process.

Work Program Priority

The Council-approved designation process provides for the prioritization of detailed research and assessment work. Within the annual work program, Heritage staff can typically process three to four properties through the designation process, including the preparation of the comprehensive Cultural Heritage Assessment reports and the processing of the designation By-laws in conjunction with Clerks. According to the Council-approved process, Committee and Council may assign a high, medium, or low priority to a designation request in the context of a four- to five-year timeframe. These priorities generally fall within the following time frames:

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- A high priority would direct staff to prepare the Cultural Heritage Assessment within the current year's work program;
- A medium priority would direct the designation request to the 2nd or 3rd year of the work program; or,
- A low priority would direct the request to the 4th or 5th year of the work program.

Work program priorities are assigned based on a number of factors, including:

- Risk to the property with respect to demolition or removal;
- Funding eligibility;
- Heritage value associated with the property;
- Current level of property maintenance;
- The property is City-owned; and,
- Work program/Staff resources.

The currently approved work program priorities (as amended in staff Report PED11096) are contained in Appendix "F".

POLICY IMPLICATIONS

Ontario Heritage Act

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)).

Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grant and loan programs to assist in the continuing conservation of properties once they are designated.

Inclusion in the municipal Register of Property of Cultural Heritage Value or Interest (as an interim measure until designation has been completed) requires that Council be given 60-days notice of the intention to demolish or remove any building or structure on the property, and the demolition and removal of any building or structure is prohibited during this time period.

Stoney Creek Official Plan

Section C.6 - *Heritage Resources* of the former City of Hamilton Official Plan encourages the preservation, maintenance, reconstruction, restoration, and management of property considered to have historic, architectural, or aesthetic value (C.6.1). Possible future designation of 170 Longwood Road North (Hamilton) will be in accordance with these policies.

Urban Hamilton Official Plan

Section 3.4 - *Cultural Heritage Resources Policies* of the Council-adopted Urban Hamilton Official Plan (adopted by Council July 9, 2009, approved by the Ministry of Municipal Affairs and Housing on March 16, 2011, and subsequently appealed to the Ontario Municipal Board) states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (3.4.2.1(a)), and “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (3.4.2.1(b)). The policies also provide that 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” (3.4.2.3). Although the Urban Hamilton Official Plan has been approved by the Ministry of Municipal Affairs and Housing, it is under appeal, and so while not in effect, these policies demonstrate Council’s commitment to the identification, protection, and conservation of the cultural heritage resources.

RELEVANT CONSULTATION

This is the initial stage in the consideration of a request for designation under the process approved by Council on October 29, 2008. Typically, a property owner is not consulted in the preparation of this Report. Regardless of the owner’s acceptance or objection to designation, Council does not have enough information at this time to determine whether it is in the public interest and/or community interest to conserve the property (see Legal Implications). The purpose of this Report is to provide staff with direction to complete further research and evaluation of the property in order to assemble the information for a later decision by Council. The owner will be contacted when consideration of the potential designation of the subject property is to be discussed, and would be notified of Council’s intent to designate and the passing of any By-laws under the public notification provisions of the Ontario Heritage Act. However, in keeping with Council’s intent in approving the designation process, it is recommended that the owner be forwarded a copy of this Report, and be advised of any further assessment work to be completed.

Staff will follow the Council-approved process (see Appendix “D”), and formally consult with the Hamilton Municipal Heritage Committee prior to inclusion of the subject property in the Register.

ANALYSIS / RATIONALE FOR RECOMMENDATION

170 Longwood Road North (Hamilton)

The residence municipally known as 170 Longwood Road North (Hamilton) is situated in the Westdale neighbourhood, a planned suburb in west Hamilton developed as part of the “City Beautiful” movement. The subject property contains a one-storey residence built in 1939 of concrete block and clad in quartz stucco, constructed in a vernacular Art Moderne style, derivative of the Late Art Deco tradition in the 1930’s. This structure is unique among the Tudor Revival architecture of the surrounding residences. The house is conjectured to be constructed by local builders for the original owner, Jack Hambly, likely using plans produced by Edward Glass, a local designer.

The detached dwelling maintains its original use as a residence, and is markedly distinct from the surrounding vernacular Tudor Revival residences, also built in the early- to mid-20th century. The single-storey structure features a white-rendered house frontage, flat roof, curved frontage, horizontal line above the windows and porthole window, suggesting some nautical elements, all typical of the Art Moderne style.

The building is situated on an earthen pedestal on this corner lot, and features curvilinear railings on the front step up to the main entry which, in turn, has Ogee curve detailing above the door. The subject property is the northwest corner lot on the block, and the detailed architectural focus of the building is on its northwest corner, around the porch and entryway. A modest garage, set back from the west façade and lower in height than the main building, is built in the same style as the attached house. The exterior has been fully restored to maintain the original materials, and is in pristine condition. The landscaping has likewise been restored, removing and replacing overgrown shrubs and trees. The interior of the building is also largely unaltered, and includes original flooring and wall-coverings: the basement lounge area features use of the National Parks Service Rustic “Parkitecture” tradition, including replicated log walls in concrete.

Preliminary Evaluation - Ontario Regulation 9/06

In 2006, the Province issued criteria for determining cultural heritage value or interest under the Ontario Heritage Act. The regulation identifies three broad categories of criteria: Design or Physical Value, Historical or Associative Value, and Contextual Value, under which three subsets of criteria are further identified (see Appendix “E”). The following provides a preliminary evaluation using the criteria contained in *Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest*.

1. **Design Value or Physical Value:**

The residence at 170 Longwood Road North (Hamilton) is in pristine condition overall. It is an exemplary case of vernacular Art Moderne architecture in Hamilton. The overall shape and design of the structure and landscaping is considered to have design and physical value, notably in its characteristic features:

- Horizontal composition;
- Flat roofs;
- Rounded corner(s);
- Round window(s);
- Wrap-around or corner windows;
- Continuous string courses; and,
- Smooth wall surfaces.

2. **Historical Value or Associative Value:**

The residence at 170 Longwood Road North (Hamilton) was built as part of the “City Beautiful” planned subdivision in Westdale, identified in the Ainslie-Wood-Westdale Secondary Plan as being of cultural heritage value as a cultural heritage landscape. In addition, it is believed that the property was designed by Edward Glass, a local designer associated with the several Art Moderne residential buildings in Hamilton and environs. The property is considered to have historical and associative value.

3. **Contextual Value:**

The residence at 170 Longwood Road North (Hamilton) remains in its original location and retains its context relative to the “City Beautiful” planned subdivision of Westdale, which also remains substantially unchanged. While its Art Moderne architectural style is distinct from the Tudor Revival style of the surrounding residences, and hence forms a distinctive landmark, they were built concurrently and, therefore, retain continuity in their relationship. The property is considered to have contextual value.

Conclusion

Staff concludes that the property located at 170 Longwood Road North (Hamilton) is of potential cultural heritage value or interest, sufficient for the property to warrant further research and assessment for purposes of possible designation under the Ontario Heritage Act.

Work Program Priority

Staff recommends that further research and cultural heritage assessment work for 170 Longwood Road North (Hamilton) be assigned a low priority within the staff work program. Staff recommends that this work be given a low priority because while the property has high architectural heritage value, it is not subject to any significant pressure for further alteration or loss, is actively occupied and maintained, and will not substantially deteriorate or face immediate threats without the protection of designation under the Ontario Heritage Act. No inquiries have been made for funding contingent on designation, and other designation requests are of higher priority for these reasons.

The assignment of a low priority to the subject designation request would place the research and preparation of a Cultural Heritage Assessment on the staff work program for 2015, and would not displace any of the existing priorities (see Appendices “F” and “G”).

ALTERNATIVES FOR CONSIDERATION:

Council may direct staff to not complete a Cultural Heritage Assessment, and no further work will be completed by staff. This alternative is contrary to the Council-approved process for considering requests for designation whereby legitimate requests for designation must be addressed, and cannot be dismissed without complete consideration of all the issues (see Legal Implications section of this Report).

Council may also assign a different work program priority than recommended by staff. Given the consideration of all the factors noted in the Analysis/Rationale section of this Report, staff is of the opinion that the recommended work program priority is warranted.

CORPORATE STRATEGIC PLAN

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

Skilled, Innovative and Respectful Organization

- ◆ Council and SMT are recognized for their leadership and integrity.
- ◆ Staff Comment: The approval of the recommendations of this Report demonstrates Council’s commitment to the Council-approved designation process and to existing planning policies.

Intergovernmental Relationships

- ◆ Maintain effective relationships with other public agencies.
- ◆ Staff Comment: The approval of the recommendations of this Report demonstrates Council's commitment to conserving cultural heritage resources, as directed by Provincial and Federal level policies.

Healthy Community

- ◆ Plan and manage the built environment.
- ◆ An engaged Citizenry.
- ◆ Staff Comment: There is demonstrated public interest in the cultural heritage value of this property and its conservation as a community resource. The approval of the recommendations of this Report acknowledges this public interest.

APPENDICES / SCHEDULES

- Appendix "A": Request for Designation
- Appendix "B": Location Map
- Appendix "C": Photographs
- Appendix "D": Council Approved Designation Process
- Appendix "E": Ontario Regulation 9/06
- Appendix "F": Requests to Designate Properties under Part IV of the Ontario Heritage Act: Priorities (as amended by Report PED11090)
- Appendix "G": Requests to Designate Properties under Part IV of the Ontario Heritage Act: Priorities (as amended by Report PED11096)

:JPM
Attachs. (7)

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February 15, 2011

Request to Designate 170 Longwood Road North (Ward 1, Roll# 01006301810, Plan 679 Pt Lot 221 to Pt Lot 224) Under the Ontario Heritage Act

Dear Ms. House, dear Mr. Muller,

in addition to our request to add our residence at 170 Longwood Road to the City's heritage inventory and heritage register, we also request that our house be designated under the Ontario Heritage Act.

Please refer to our prior request for a detailed description of the architectural and design features of 170 Longwood Road North. Photos of this property can be found on the following website: www.170longwood.ca.

Please find attached a brief description of the cultural heritage value and attributes of 170 Longwood Road North and an overview of the key features of Art Moderne residential architecture.

Thank you very much for considering our request!

Sincerely,



Martin Hering



Nadine Kadri Altourjuman

Property Description – 170 Longwood Road North

170 Longwood Road North is a one-storey residential building, located on a corner lot facing the East side of Longwood Road North and the South side of Franklin Avenue in Hamilton's Westdale neighbourhood. There is unusual landscaping along Longwood Road North and Franklin Ave that looks like waves.

Cultural Heritage Value and Attributes

Built in 1938/1939, 170 Longwood Road North has cultural heritage value because it is a rare example of the Art Moderne style of residential architecture in Hamilton,¹ and the only residential Art-Moderne building in Hamilton that still has almost all original architectural and design features, both exterior and interior ones.² Specifically, 170 Longwood Road North has all five **typical features** of Art Moderne: (1) a horizontal composition with a flat roof, (2) a rounded corner, (3) corner windows, (4) continuous horizontal lines, and (5) smooth wall surfaces. In addition, 170 Longwood Road North has three out of four **prominent features** of Art Moderne: horizontal window panes and mullions, ship railings, and a porthole window. Finally, 170 Longwood Road North has a prominent, Art-Deco-style door surround, which is a **common exterior feature** of Art Moderne residential buildings in Ontario, and many **common interior features** of Art Moderne: a fireplace, recessed book shelves, ornamental plaster ceilings, light fixtures, wall papers, floor and wall ceramic tiles, bathroom fixtures—all in the Art Deco style—and a plywood kitchen, a kitchen corner booth, and linoleum tile floors in the Art Moderne style.

In addition to these typical, prominent, and common features of Art Moderne, 170 Longwood Road North has **two unusual features** that are rarely found in Art Moderne residential buildings but increase the property's cultural heritage value: (1) the wave-like landscaping resembles the landscaping of one of the earliest and most prominent examples of residential Art Moderne architecture: the Schminke House in Germany, which was built by noted architect Hans Scharoun in the early 1930s,³ and (2) a Rustic-style family room made with concrete-form building techniques; the Rustic style was typical of US-National-Park architecture in the 1930s,⁴ and the concrete formwork was similar to the innovative techniques that noted architect Gilbert Stanley Underwood developed for the Ahwahnee Hotel in Yosemite Park in the late 1920s.⁵

1 “Untold numbers of commercial and public buildings adopted a stylish image in the decades following World War I, but only rarely did the Moderne penetrate the realm of domestic architecture” (Gebhard, p. 1); “This style is relatively rare in residential form, but they are stunning buildings when you can find them” (Kyles, Art Moderne).

2 David Gebhard notes that there is a “continual loss” of Art Moderne structures and that “probably upward of three-quarters of the Streamline Modern buildings erected in the 1930s are now gone” (Gebhard, pp. 17-18). According to Gebhard, the main reason for this continual loss is the following: “the Streamline Moderne produced buildings that do not age well; their appearance suffers appreciably unless they are continually refurbished” (Gebhard, p. 18).

3 See http://www.stiftung-hausschminke.eu/en/Haus_Schminke/Architektur/ and Berthold Burkhardt, Haus Schminke: Die Geschichte einer Instandsetzung, Stuttgart: Karl Krämer, 2002, p. 182. Another feature that 170 Longwood Road North shares with the famous Schminke House is the exterior colour scheme: white stucco walls with blue and red accents on windows and doors.

4 See William Tweed et al, Rustic Architecture 1916-1942 http://www.nps.gov/history/history/online_books/rusticarch/introduction.htm

5 See Joyce Zaitlin, Gilbert Stanley Underwood: His Rustic, Art Deco, and Federal Architecture, pp. 53-81

**Heritage Attributes of Residential Buildings
in the Art Moderne Style⁶**

#	Attribute	Blumenson	Gebhard	Kyles
1	Horizontal composition with flat roof	Typical	Typical	Typical
2	Rounded corners or other streamlined forms (curved bays, circular staircase towers)	Typical	Typical	Typical
3	Corner windows (and/ or curved windows, bowed bays)	Typical	Typical	Typical
4	Continuous horizontal lines (banding, string courses, different colours and materials)	Typical	Typical	Typical
5	Smooth wall surfaces (cement stucco)	Typical	Typical	Typical
6	Horizontal window panes and mullions	Prominent	Prominent	Not mentioned
7	Ship railings	Prominent	Prominent	Prominent
8	Porthole windows	Prominent	Prominent	Prominent
9	Glass blocks	Prominent	Prominent	Prominent
10	Prominent door surround	Not mentioned	Not mentioned	Common

⁶ See John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1984 to the Present*, pp. 198-204; Shannon Kyles, *Art Moderne*, OntarioArchitecture.com (<http://www.ontarioarchitecture.com/Artmoderne.htm>); David Gebhard, *The National Trust Guide to Art Deco in America*, pp. 1-15.

Excerpts from John Blumenson

“Rather than the vertical and angular accents of Art Deco, Art Moderne preferred to emphasize fluidity of the 'streamlined.' This is achieved with **horizontal effects, rounded corners, smooth wall surfaces, flat roofs** and **continuous string courses** that heighten the visual length of the design. Selected **large expanses of glass** were employed, **curving or wrapping around corners or along bowed bays**. **Round windows** and **translucent glass blocks** were also popular. ... Polished metals such as stainless steel were used sparingly for handrails and accent trim. Commercial buildings ... often exhibited polished metals, enameled panels and neon advertisement, often mixed with Art Deco style ornament.” (Blumenson, p. 198)

“In Ontario houses, Art Moderne features, such as **rounded corners** and **translucent glass blocks**, are commonly seen side by side with **some selective Art Deco abstract decorative ornament** on an otherwise typical Cubist composition in the prewar Early International Style.” (Blumenson, p. 199)

“The following Art Moderne-style houses reflect characteristics very similar to the Early International and Art Deco styles, but are distinguished by **streamlined forms**, including **curved bays, circular towers** and **rounded corners** that generally result in a more **horizontal composition** than the Cubist and stepped compositions of the other Modernist styles.” (Blumenson, p. 199)

“Note the **horizontal windowpanes**, narrow vertical stair hall light, **smooth wall finish** and **flat roof** with plain metal flashing” (Blumenson, p. 199)

“**Rounded corners, bowed window**, balconies and rooftop **metal railings** distinguish this house. Note, also, the **horizontal windowpanes**.” (Blumenson, p. 200)

Excerpts from David Gebhard

“The style evinced an intense fascination with speed—speed of transportation and communication. Its visual vocabulary (the **curve**, the teardrop, the **uninterrupted horizontal line**) was derived largely from the form of high-speed modern transportation machines: the airplane, the automobile, the ocean liner.” (Gebhard, p. 9)

“The style's evocation of machine imagery was in a sense indirect: that is, the machine aspect of a Streamline Moderne object was not set out before us to see and comprehend. Rather, the object's **smooth flowing 'skin'**, its sheathing, served to symbolize that the object was produced by a machine and/or was itself a machine.” (Gebhard, p. 10)

“In its form the ideal Streamline Moderne building was a **horizontal rectangular container**, usually with dramatic **rounded corners** and occasional semicircular bays, surmounted by parapeted or **projecting thin-slab roofs**. The image projected was that of a scientifically advanced, effortlessly hygienic world. A sense of rapid movement was imparted by narrow **horizontal layering in the building's facade** (via changes in colors or material). The sense of speed was often enhanced by projecting or **recessed bands (or groups of bands) disposed on the facade**, by **metal ship's railings**, and by **horizontal window mullions**” (Gebhard, p. 10)

“Two prominent characteristics of the style were **glass brick** (for windows and even entire walls) and **small round windows** reminiscent of the portholes on yachts and ocean liners. Window frames and doorframes, and even the doors themselves, were **metal or appeared to be metal**—products of the Machine Age. **White cement stucco** was a close to universal sheathing material. Thin rectangular sheets of opaque colored glass—Vitrolite or Carrara glass—were extensively used on smaller commercial buildings, as were steel coated with porcelainized enamel. **Stainless steel and aluminum** were employed for detailing and hardware; **linoleum and Formica** were the preferred materials for interior floors and countertops. By the end of the 1930s **plywood** had also entered into the Streamline Moderne vocabulary. It was employed for walls, ceilings, and furniture; its typical finish was bleached white, sealed with a coat of matte lacquer.” (Gebhard, p. 11)

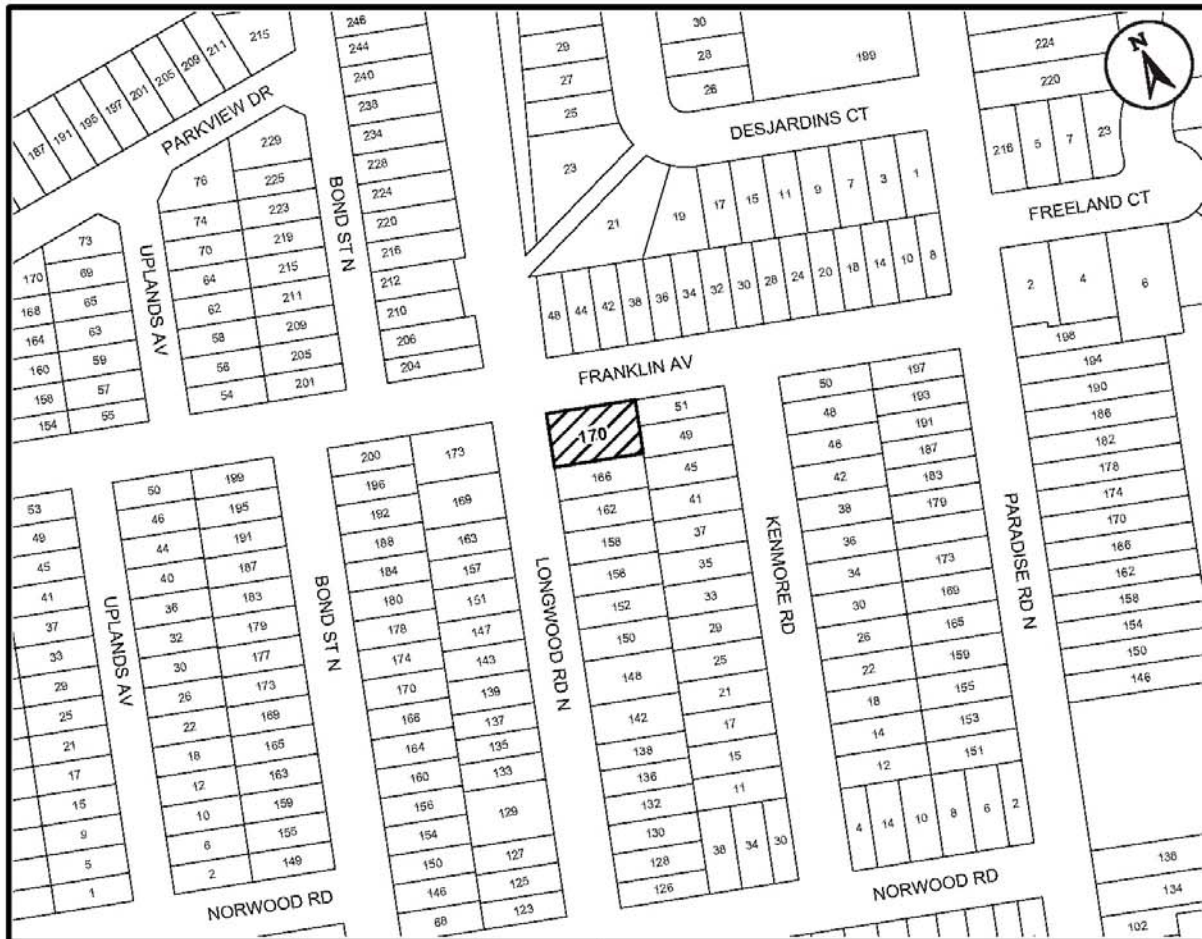
“As one might expect, elements of the Streamline Moderne—**rounded corners, corner windows, glass brick, metal ship's railings, circular staircases**, even **portholes**—are often found in buildings that we would today call Art Deco.” (Gebhard, p. 13)

Excerpts from Shannon Kyles

“The most striking feature ... is the two storey **curved window** that wraps around the entrance corner. The house is very **streamlined** with a **prominent door surround** emphasizing the clean lines of the house. All windows and doors are framed in black and a **horizontal black band** adds a nice finishing touch. The **windows extending around the corner** are also an indication of the Moderne style. **Smooth wall finishes** and a **flat roof** are also typical of this style.” (Shannon Kyles, Art Moderne)

“Art Moderne houses often have **corner windows**. ... Like the public building above, this house really looks like an ocean liner, from the **port hole window** to the 'upper deck'. **Horizontal lines** of the building are emphasized by the **banding**. The **exterior finish is smooth**, clean and really wonderfully streamlined.” (Shannon Kyles, Art Moderne)

“Unlike the others, this has a very ornate Art Deco door surround. The poured concrete door surround has a vaguely zigurat form and an undulating ogee curve. **It is not unusual to find Art Deco and Art Moderne elements on the same building.**” (Shannon Kyles, Art Moderne)



Ward 1 Key Map N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 170 Longwood Rd N Date: April 14, 2011

Appendix "B" Scale: N.T.S. Planner/Technician: JM/AL

Subject Property
 170 Longwood Road North



170 Longwood Road North - View from the northwest



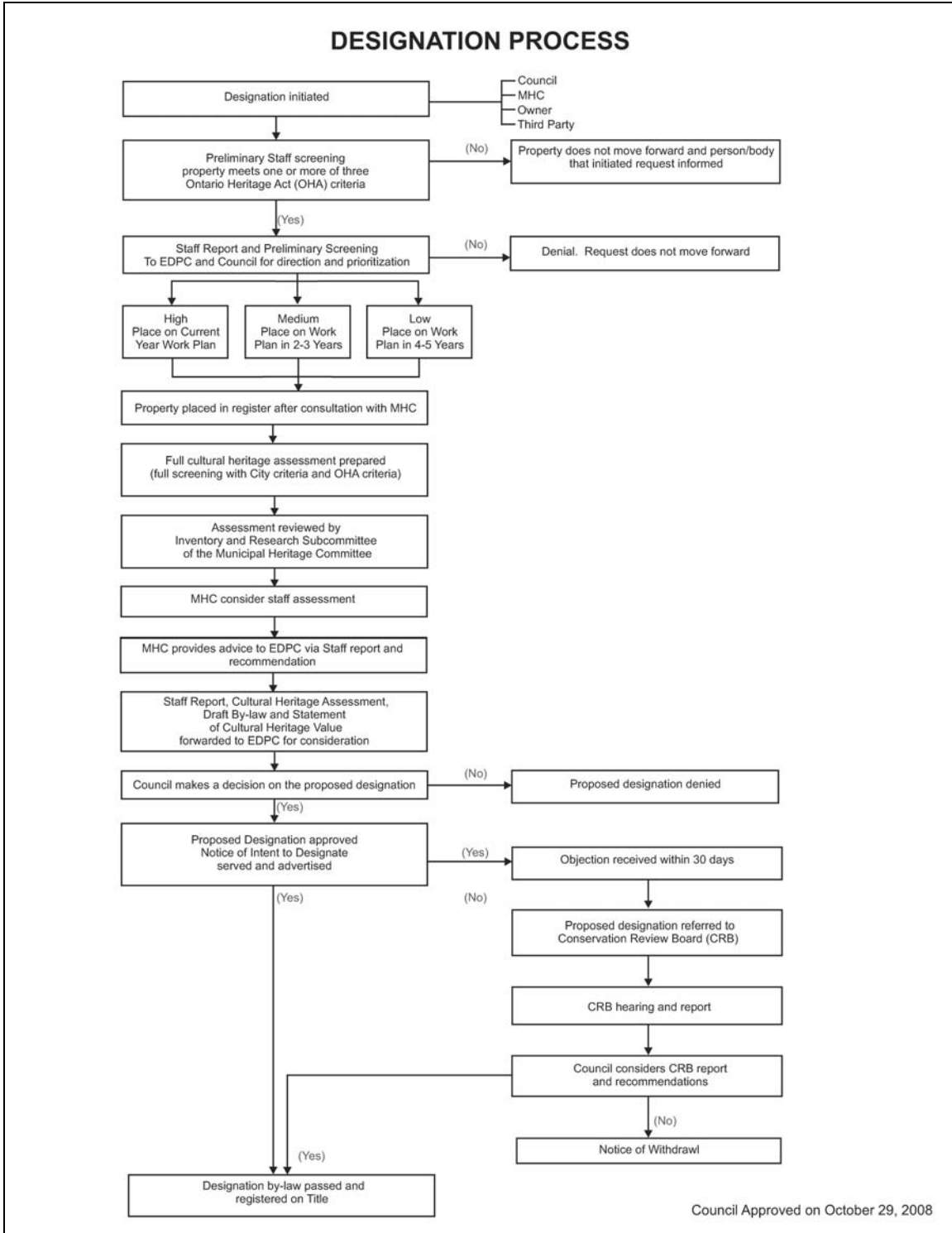
170 Longwood Road North - View from the southwest



170 Longwood Road North - Curved railings



170 Longwood Road North - Interior recreation-room



Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria:

- 1.(1) The criteria set out in Sub-section (2) are prescribed for the purposes of Clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has design value or physical value because it,
 - 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,
 - 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,
 - 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. O. Reg. 9/06, s. 1 (2).

**Requests to Designate Properties under Part IV of the Ontario Heritage Act:
Priorities (as amended by Report PED11090)**

<u>Year</u>	<u>Property</u>	<u>Date of Request</u>
2011	104 King Street West, Dundas (Dundas Post Office)	24-Sep-09
2011	71 Claremont Drive, Hamilton	28-May-09
2011	167 Book Road, Ancaster	24-May-07
2011	397 King Street West, Dundas (Dundas District High School)	24-May-07
2011	82-112 King Street East , Hamilton (Royal Connaught)	09-Apr-08
2012	52-56 Charlton Avenue West, Hamilton	24-Apr-07
2012	91 John Street South, Hamilton	25-Oct-07
2012	140 Locke Street South, Hamilton	03-Jun-09
2012	3027 Homestead Drive, Mount Hope	24-Jan-08
2013	1395-1401 King Street East, Hamilton	04-Aug-09
2013	1062 Golf Club Road, Binbrook (Woodburn)	27-Mar-08
2013	Gage Park, Hamilton	23-Mar-06
2013	Gore Park, Hamilton	24-Apr-08
2014	Tisdale House, Ancaster	16-Aug-01
2014	111 Kenilworth Access, Hamilton (Barton Reservoir)	26-Feb-09
2014	262 MacNab Street North, Hamilton	18-Dec-08
2014	Desjardins Canal, Dundas	26-Feb-09
2015	1065 Highway 8, Stoney Creek	27-Aug-09

**Requests to Designate Properties under Part IV of the Ontario Heritage Act:
Priorities (as amended by Report PED11096)**

<u>Year</u>	<u>Property</u>	<u>Date of Request</u>
2011	104 King Street West, Dundas (Dundas Post Office)	24-Sep-09
2011	71 Claremont Drive, Hamilton	28-May-09
2011	167 Book Road, Ancaster	24-May-07
2011	397 King Street West, Dundas (Dundas District High School)	24-May-07
2011	82-112 King Street East , Hamilton (Royal Connaught)	09-Apr-08
2012	52-56 Charlton Avenue West, Hamilton	24-Apr-07
2012	91 John Street South, Hamilton	25-Oct-07
2012	140 Locke Street South, Hamilton	03-Jun-09
2012	3027 Homestead Drive, Mount Hope	24-Jan-08
2013	1395-1401 King Street East, Hamilton	04-Aug-09
2013	1062 Golf Club Road, Binbrook (Woodburn)	27-Mar-08
2013	Gage Park, Hamilton	23-Mar-06
2013	Gore Park, Hamilton	24-Apr-08
2014	Tisdale House, Ancaster	16-Aug-01
2014	111 Kenilworth Access, Hamilton (Barton Reservoir)	26-Feb-09
2014	262 MacNab Street North, Hamilton	18-Dec-08
2014	Desjardins Canal, Dundas	26-Feb-09
2015	1065 Highway 8, Stoney Creek	27-Aug-09
2015	170 Longwood Road North, Hamilton	15-Feb-11