

Item 3.3: 65 Delhi Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Summary

This report recommends that 65 Delhi Street meets five of the criteria for determining cultural heritage value or interest and that Heritage Guelph provide advice that City Council state its intention to designate the property municipally known as 65 Delhi Street under Part IV, Section 29 of the Ontario Heritage Act.

Recommendations

That Heritage Guelph recommends that City Council give notice of its intention to designate 65 Delhi Street pursuant to Part IV, Section 29 of the Ontario Heritage Act in accordance with the statement of significance provided with Item 2.3 of the Heritage Guelph agenda dated March 13, 2023.

Location

The subject property is located on Delhi Street, west of Eramosa Road.

Background

65 Delhi Street was purchased by the County of Wellington from the City of Guelph in March 2021. The legal description of the subject property is Part Lot 40, Plan 133, designated as Part 4, Reference Plan WGR-50 save and except Part 4, Reference Plan 61R-20329, City of Guelph (Figure 1)

The property has frontage along Eramosa Road, but vehicular access is by a driveway from Delhi Street shared with 55 Delhi Street and the Guelph General Hospital. Paved surface parking is on the northwest, north and northeast sides of the building. The original front yard of the building (facing Delhi Street) is grass with a walkway and trees in the southeast corner of the property (Figure 2).

After the mid-1960s the City of Guelph used the building as the Delhi Recreation Centre for more than 40 years after which some of its spaces were used as an Emergency Services facility.

The Ontario Land Tribunal approved the County of Wellington's Zoning By-law Amendment application (OZS21-004) to the City of Guelph to rezone the site to a Specialized Infill Apartment Zone (R.4D-11(H)) to permit the conversion of the existing building into a 36-bedroom supportive housing use.

The County of Wellington retained The Ventin Group Architects (+VG) in March 2021 to produce a Cultural Heritage Resource Impact Assessment (CHRIA) for the proposed re-zoning and adaptive re-use of the former Isolation Hospital. The

CHRIA recommended “that a Cultural Heritage Conservation Plan be developed for the heritage attributes as the City pursues the heritage designation of the building.” The CHRIA also recommended that the approach to conservation of the heritage attributes should be based on the Standards and Guidelines for the Conservation of Canada’s Historic Places and other conservation best practices. At their meeting of May 10, 2021 ([link to meeting agenda](#)), Heritage Guelph received the CHRIA for 65 Delhi Street and supported its recommendations in that a Cultural Heritage Conservation Plan be developed for the property’s heritage attributes (to the satisfaction of the Senior Heritage Planner).

Historical Background

The subject property is part of the evolution of the historic Guelph General Hospital campus. The original hospital building footprint is shown within the “Hospital Grounds” on Cooper’s Map of the Town of Guelph in 1875 (Figure 3). The Guelph General Hospital purchased Lot 40 of Plan 133 in 1906 (Figure 4) and sold the property to the City of Guelph in 1911 so that an Isolation Hospital for patients of diphtheria, smallpox, cholera and typhoid could be built.

The Isolation Hospital appeared on the 1911 Fire Insurance Plan for the City of Guelph with addresses of 51 and 53 Delhi Street (Figure 5). The building is indicated as brick with a slate roof and being under construction in November 1911. The fire plan shows the hospital building complex on Delhi Street at that time with the Elliott Home to the northwest and the Nurses Home (now 55 Delhi St) and the Isolation Hospital to the southeast. A postcard from about 1916 shows the completed Isolation Hospital with its original five chimneys and the original balcony and porch balustrades (Figure 6).

The Isolation Hospital is one of very few institutional buildings known to have been designed by Guelph father and son architects W. T. Tanner and W. C. Tanner. The Biographical Dictionary of Architects in Canada states that W. T. Tanner’s practice was devoted to the design of residences and lists 24 residential designs by Tanner in Guelph including his own home which is now 31 Oxford Street (Figures 7-9). Today “W. T. Tanner” can still be seen carved in a large paving stone at the street curb (Figure 10). W. T. Tanner spent his entire career working as an architect in Guelph beginning under his own name from 1892 and later in partnership with his son William Clarence Tanner (1891-1918) as Tanner and Tanner Architects from 1911 to 1918.

William Thomas Tanner (1849-1923) married Fanny Elizabeth Thorp (1859-1942) in 1882 in Yorkville (Toronto) and settled in Guelph. The only images of W. C. Tanner that have been found to date are photos of “Willie” as a young boy (Figures 11 and 12). The untimely death of W. C. Tanner at 27 years of age from scarlet fever in February 1918 while in training as a cadet in the 44th Wing of the Royal Flying

Corps at Camp Borden was said to have precipitated the early retirement of William T. Tanner from the architectural profession (Figures 13 and 14). W. T. Tanner had trained his son as an architect and their offices were located on the second floor of the A. D. Savage Optical building on Douglas Street (known today as the Red Brick Café) (Figure 15). The Guelph Civic Museum collection contains one of W. C. Tanner's business cards (Figure 16) showing his father's signature and the son's name stroked out and the home address given. The notations on the card were likely made after the son's death in 1918 and before the father's death in 1923.

The last known design attributed to Tanner and Tanner Architects was the Benson Brothers grocery building façade at 37 Quebec Street (now the Mijidaa Café) (Figure 17). Gordon Couling described the 1915 storefront as "one of the best designed brick fronts in the downtown" with its distinctive textured brick, dressed stone and glazed terra cotta trim.

Architectural Description

After having designed the new Morgue and Laundry building for the Guelph General Hospital in 1908, the Tanners were engaged to design the Isolation Hospital now known as 65 Delhi Street (Figures 18-22). It appears that the son W. C. Tanner took the lead as the Guelph Evening Mercury of September 1911 noted: "Isolation Hospital, stone and brick, Delhi St., architect W. Tanner Jr.; cost \$22,000."

The former Isolation Hospital was designed with Edwardian Classicism styling using a symmetrically mirrored, 2-storey front elevation with two front entrance porches and hip rooflines over a U-shape floor plan (Figures 19 and 22). The hip roof slopes are clad with the original straight edge, mid-grey slates trimmed with metal ridges, hips and valleys (Figure 23). The exterior of the building is a red brick fired in a way that creates a varied colour finish.

The massing of the building consists of the front centre section projecting beyond the rear wings created by the U-shape floor plan. Within the front section, three of the bays project and are defined by alternating, rusticated quoins (projecting corners) in brick. The two inset front bays both have large, open gable pediments with return eaves over their respective main floor entrances. The only extant original windows in the building are the arched transom windows over both front doors and the attic windows within the pediment walls above (Figure 24). These windows have a rowlock brick head and fanned muntin bars. Two doors from the second storey open onto what were balcony balustrades on the roof of both large, open porches. Each window opening in the front and side elevations has a skewback arch head in coursed, tapered brick with projecting keystones and lug sills in stone.

The exterior walls of the raised basement are rubble limestone with tape pointing to give the appearance of broken range, ashlar stonework. In the middle of the front

basement wall is a tablet (Figure 25) of what appears to be artificial stone with the following carved text:

INFECTIOUS HOSPITAL
ERECTED 1911 A.D.
COMMITTEE
ALD. H. L. McLEAN ALD. J. E. CARTER
ALD. NELSON ALD. H. OCCOMORE
MAYOR G. J. THORP
P. H. SECORD & SONS LIMITED, CONTRACTORS
W. C. TANNER, ARCHITECT, GUELPH

The basement windows have a skewback arch head in coursed, tapered brick. The grade allows for basement level entry at the rear. The rear window openings of both wings are coupled windows with a wide skewback arch head in coursed, tapered brick.

Much of the original woodwork of the two main interior staircases (Figure 26) is intact and the mirrored symmetry of these stairs is followed by the fenestration or window arrangement on the rear wall of the main block.

The single-storey, flat roof, concrete block addition made within the inner walls of the U-shape plan is not considered to have cultural heritage value and is not a heritage attribute of the building.

Statement of Significance

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act as it meets five of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22 made under the Ontario Heritage Act. The heritage attributes of 65 Delhi Street display design or physical, historical or associative and contextual value.

Design/Physical Value

The Isolation Hospital building meets Criteria 1 and 2 of Ontario Regulation 569/22 being of design or physical value as a representative example of a major institutional building designed with architectural elements of early 20th century Edwardian Classicism which present a high degree of craftsmanship in the execution of its brickwork.

Historical/Associative Value

The Isolation Hospital building meets Criteria 4 and 6 of Ontario Regulation 569/22 being of historical or associative value in its contribution to the development of the Guelph General Hospital campus as an important institution in the City of Guelph.

The building also demonstrates a rare example of institutional building design by two Guelph architects that are significant to the local community (W. T. Tanner and W. C. Tanner).

Contextual Value

The Isolation Hospital building meets Criteria 7 of Ontario Regulation 569/22 being of contextual value as it is important in defining, maintaining and supporting the historical character of the Delhi Street and Eramosa Road streetscapes and as an early element of the historic Guelph General Hospital campus.

Heritage Attributes

The following elements of the property at 65 Delhi Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- original U-shaped floor plan
- all hip and gable rooflines
- outward facing brick and stone walls
- twin front porch design
- name/date stone (listing the building committee, contractor and architect)
- two mirrored interior stairways

Staff Conclusions

Staff have completed a review of the subject property and determined that the former Isolation Hospital at 65 Delhi Street meets five of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

Figure 1 - Detail from Reference Plan WGR-50 showing subject building as two-storey red brick building within Part 4 (indicated by heavier black line). (Image: Black, Shoemaker and Robinson, O. L. S., 1969)

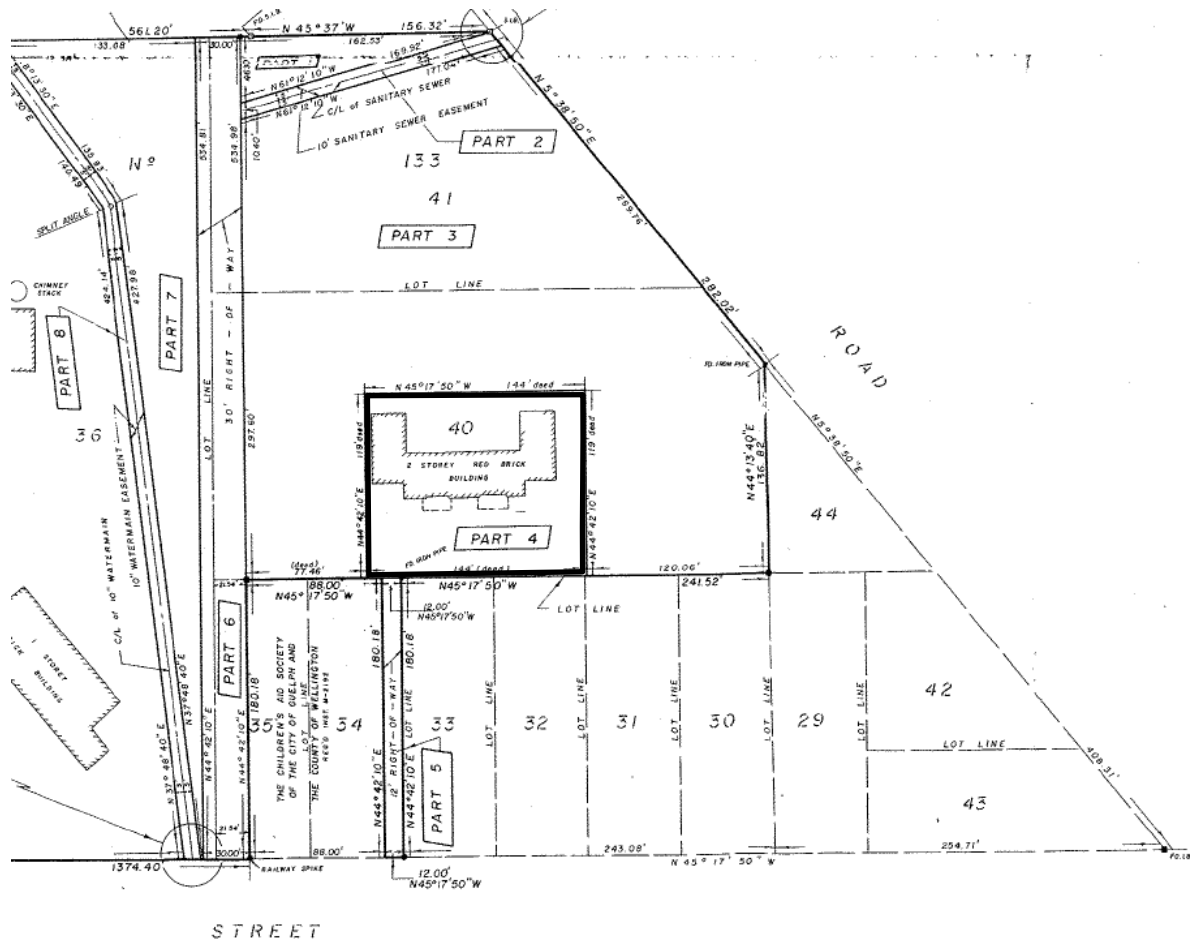


Figure 2 - Subject property identified in City of Guelph GIS.



Figure 3 - Detail from Cooper's Map the Town of Guelph, 1875 showing hospital and "Hospital Grounds" within the Stewart Survey. (Image: Guelph Civic Museum).



Figure 4 - Plan 133 (registered c. 1868, part of the G. M. Stewart Survey)

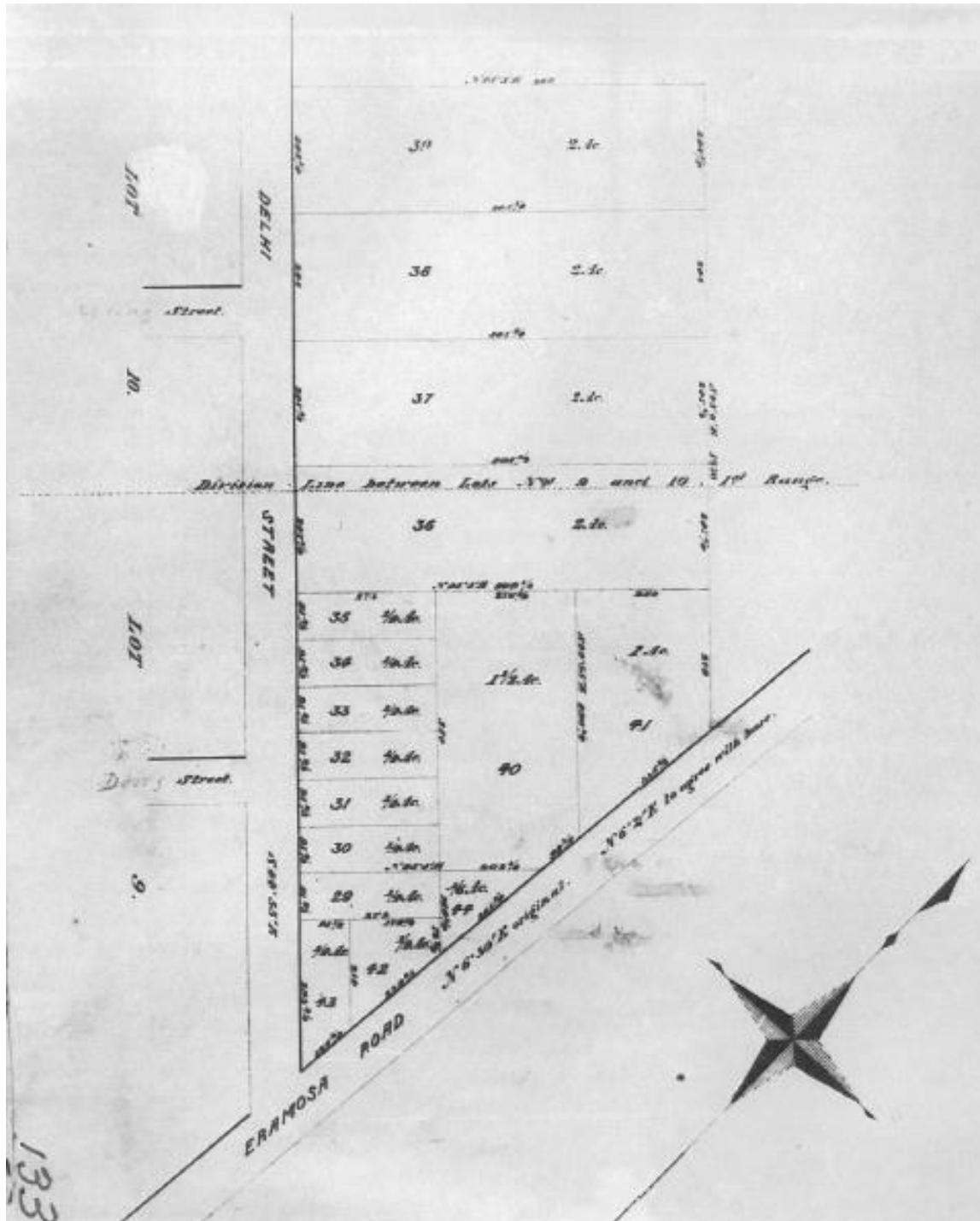


Figure 5 - Detail from Sheet 23 of the Fire Insurance Plan of Guelph, 1897 (revised 1911) (Image: Guelph Civic Museum)

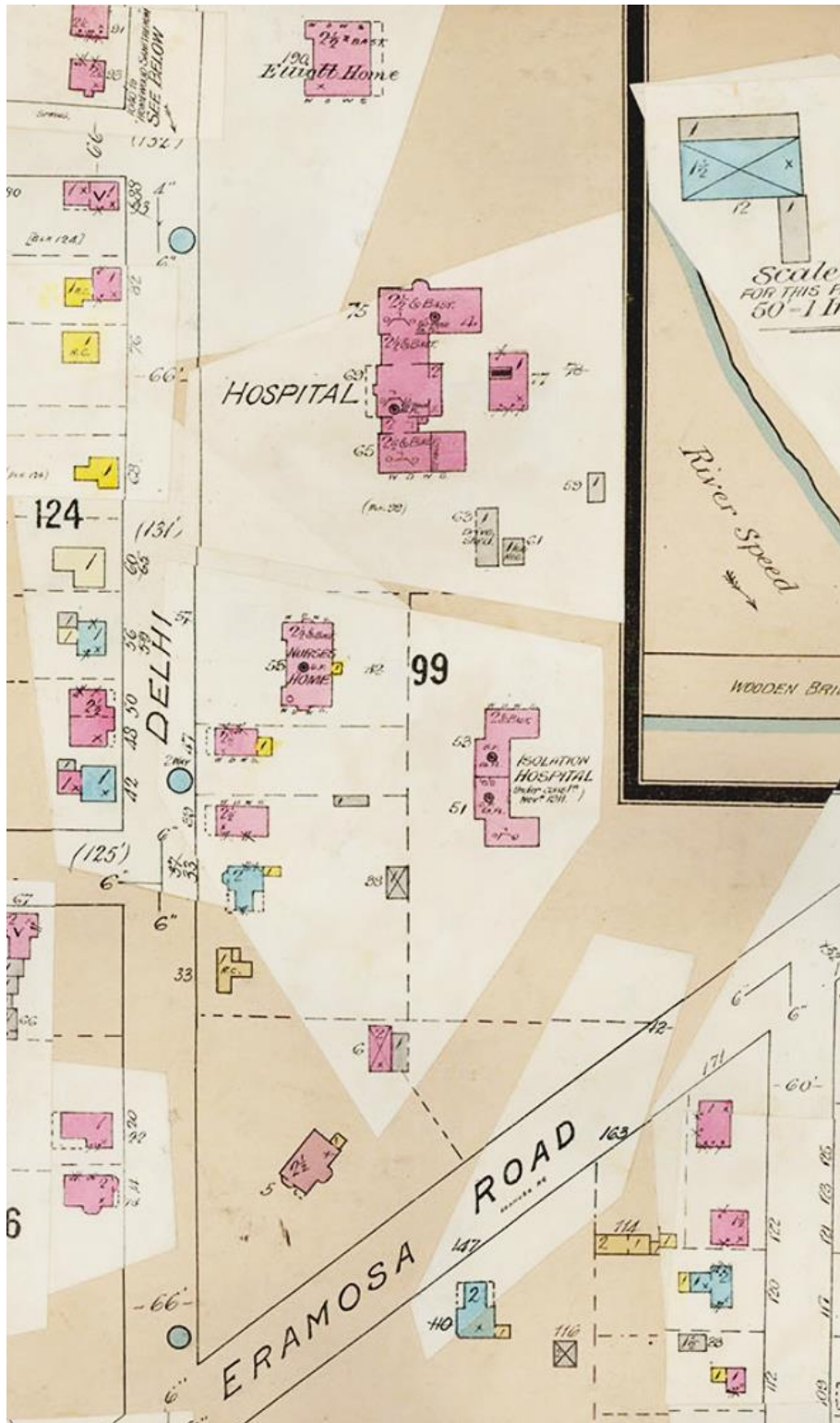


Figure 6 - Postcard image of Guelph Isolation Hospital, c. 1916 (Guelph Civic Museum 1986.18.127)



Figure 7 - Tanner home on Oxford Street, c. 1910 (Guelph Civic Museum 2009.32.4397)



Figure 8 - Tanner home on Oxford St, c. 1915 (Guelph Civic Museum 1980.22.30)



Figure 9 - 31 Oxford St in 2022 (City of Guelph Heritage Planning)



Figure 10 - "W. T. Tanner" carved in paving stone at street curb. (City of Guelph Heritage Planning)



Figure 11 – “Willie” and Sybil Tanner, c.1890 (Guelph Civic Museum 1980.22.19); Mr. W.T. Tanner and his son W.C. (Willie) Tanner, c. 1890 (Guelph Civic Museum 1980.22.21)



Figure 12 - William C. Tanner and Sybil Ester Tanner (children of Mr. and Mrs. W. T. Tanner), December 1901 (Guelph Civic Museum 1980.22.20); Mrs. Tanner c. 1915 (Guelph Civic Museum 1980.22.29)



Figure 13 - Mr. & Mrs. W.T. Tanner in front of O.A.C. Building, c. 1915 (Guelph Civic Museum 1980.22.28)



Figure 14 - Mr. and Mrs. Tanner, c. 1922 (Guelph Civic Museum 1980.22.27); Mrs. Wm. Clarence Tanner, daughter of James Andrew and Harriet Sybil Webster, c. 1925 (Guelph Civic Museum 1980.22.34)



Figure 15 - Offices of Tanner & Tanner located above A. D. Savage Optician on Douglas Street. (Guelph Public Library F38-0-15-0-0-514)



Figure 16 - Business card of Tanner and Tanner Architects (Guelph Civic Museum 1980.22.42)



Figure 17 - 37 Quebec St (Google)



Figure 18 - 65 Delhi Street (view from west) (Photo 2022)



Figure 19 - 65 Delhi Street (front) (Photo 2022)



Figure 20 - 65 Delhi St (from south) (Photo 2022)



Figure 21 - 65 Delhi St (from east) (Photo 2022)



Figure 22 - 65 Delhi St (rear) (Photo 2022)



Figure 23 - Slate roof (Photo 2012)



Figure 24 - Front right pediment (Photo 2010)



Figure 25 - Names and date in artificial stone tablet. (Photo 2022)

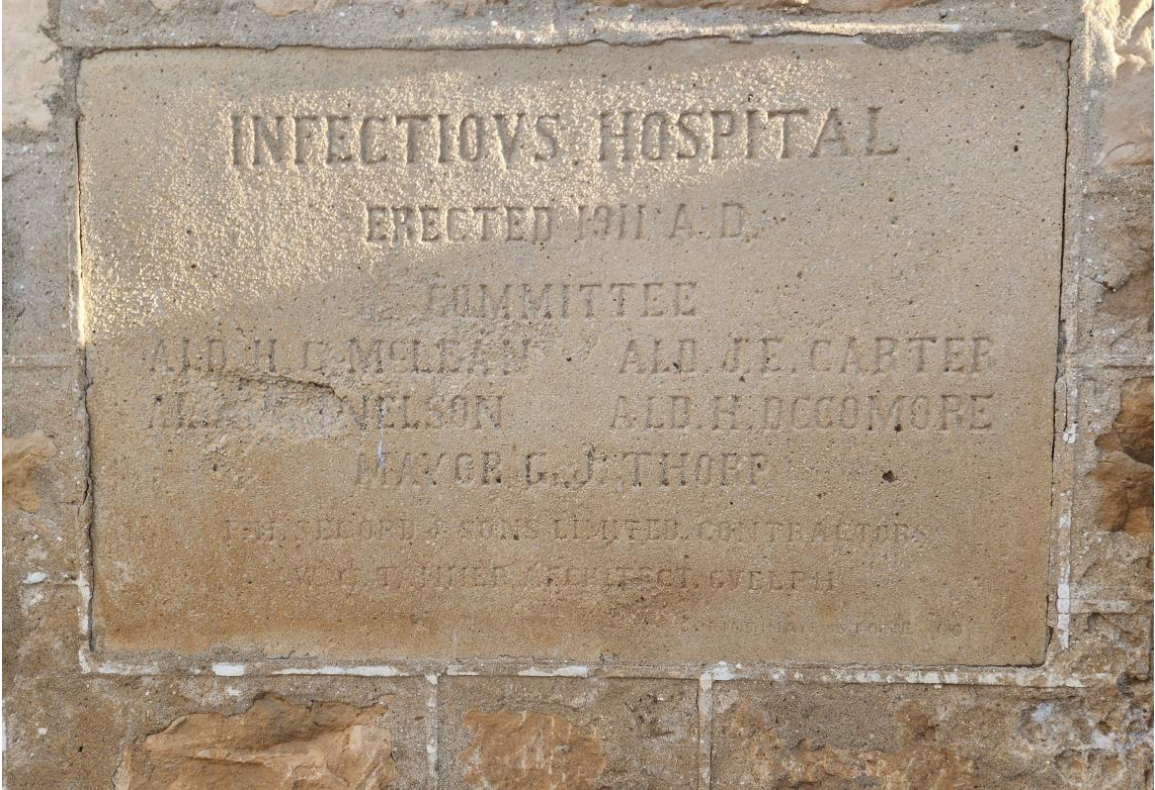


Figure 26 - Interior stairway (Photo 2013)

