

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, April 18, 2023
Subject	65 Delhi Street: Notice of Intention to Designate Pursuant to Part IV, Section 29 of the Ontario Heritage Act

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 65 Delhi Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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Executive Summary

Purpose of Report

The purpose of this report is to recommend that Council publish its intention to designate the former Isolation Hospital at 65 Delhi Street pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

65 Delhi Street is listed as a built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 569/22. The prescribed criteria from the Regulation are listed in Attachment-4.

Heritage planning staff, in consultation with Heritage Guelph, have compiled a statement of cultural heritage value including proposed heritage attributes of 65 Delhi Street. Staff recommend that the property meets five of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 569/22 under the Ontario Heritage Act and, therefore, merits individual heritage designation under the Ontario Heritage Act.

Strategic Plan Alignment

The key findings and recommendations of this report align with Strategic Plan priorities areas. The designation of the former Isolation Hospital under Part IV,

Section 29 of the Ontario Heritage Act contributes to the City's priority of Building our Future. By conserving significant built heritage resources the City moves in a direction that continues to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here. The conservation of cultural heritage resources is aligned with building and maintaining vibrant and resilient communities.

Financial Implications

There are no financial implications associated with this report.

Report

The property 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 (Attachment-1, Figure 1).

The subject property is located on Delhi Street, west of Eramosa Road. 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 (Attachment-1, 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 space was used as an Emergency Services facility.

The Ontario Land Tribunal approved the County of Wellington's Zoning By-law Amendment application (OZS21-004) to rezone the site to a Specialized Infill Apartment Zone (R.4D-11) to permit the conversion of the existing building into a 28-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.

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 (Attachment-2, Figure 1) The Guelph General Hospital purchased Lot 40 of Plan 133 in 1906 (Attachment-2, Figure 2) 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 (Attachment-2, Figure 3). 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 with the Elliott Home to the northwest and the Nurses Home (now 55 Delhi St) and the Isolation Hospital (now 65 Delhi St) 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 (Attachment-2, Figure 4).

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 (Attachment-2, Figures 5-7) a property that is listed as non-designated on the Municipal Register of Cultural Heritage Properties. Today "W. T. Tanner" can still be seen carved in a large paving stone at the curb in front of 31 Oxford St (Attachment-2, Figure 8). 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 the Tanner's son that have been found to date are photos of "Willie" as a young boy (Attachment-2, Figures 9 and 10). 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 (Attachment 2, Figures 11 and 12). 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 (the current location of the Red Brick Café) (Attachment-2, Figure 13). The Guelph Civic Museum collection contains one of W. C. Tanner's business cards (Attachment-2, Figure 14) showing his father's signature, 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 was the Benson Brothers grocery building at 37 Quebec Street (now the location of Mijidaa Café) (Attachment-2, Figure 15). 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 at 65 Delhi Street (Attachment 3, Figure 1). 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 Isolation Hospital was designed with Edwardian Classicism styling using a symmetrically mirrored, 2-storey front elevation with hip rooflines over a U-shape floor plan (Attachment 3, Figures 1-5). The hip roof slopes are clad with the original straight edge, mid-grey slates trimmed with metal ridges, hips and valleys (Attachment 3, Figure 6). 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 (Attachment 3, Figure 7). These windows have a double 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 (Attachment 3, Figure 8) 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
CORINTHIAN STONE CO

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 (Attachment 3, Figure 9) 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 at the rear of the building is not considered to be 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, in accordance with 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

The designation would not preclude additions proposed for the inward facing walls at the rear of the building. It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring City Council permission for an alteration to the design.

Financial Implications

There are no financial implications associated with this report.

Consultations

At their meeting of March 13, 2023, Heritage Guelph passed the following motion:

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.

Attachments

Attachment-1 Location of Property

Attachment-2 Historical Images

Attachment-3 Current Photos

Attachment-4 Ontario Regulation 569/22: Criteria for Determining Cultural Heritage Value or Interest

Departmental Approval

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