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IN THE MATTER OF THE ONTARIO HERITAGE ACT,
R.S.O. 1990, CHAPTER 0.18
AND IN THE MATTER OF THE PROPERTY KNOWN AS

150 Delhi Street

IN THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: Ontario Heritage Trust
The Ontario Heritage Centre
10 Adelaide St. East
Toronto, ON M5C 1J3

ONTARIO HERITAGE TRUST

559 12 13

2013-12-13

Take notice that the Council of the Corporation of the City of Guelph intends to designate the Homewood Therapeutic Landscape cultural heritage landscape at 150 Delhi Street as a property of cultural heritage value or interest under section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of the property:

The property at 150 Delhi Street is located on the southwest side of Delhi Street, northwest of Eramosa Road and directly to the west of the Guelph General Hospital. The legal description of the subject property is:

- firstly: Part Lot 10 Concession 1 Division F, (formerly Township of Guelph), Part Road Allowance between Lot 10 Concession 1 Division F (formerly Township of Guelph) and Broken Front Lot 2, Division F (formerly Township of Guelph), City of Guelph,
- secondly: Lot 25 South West Side of King Street, Plan 40; Lot 26 South West Side of King Street, Plan 40; Part Lot A, Plan 40, as in CS46446; City of Guelph, and
- thirdly: Part Lot 10, 11, 12 and 13 First Range Division F, Part Lot 2 Broken Front Division F, part road allowance between Broken Front Division F and first range Division F closed by unregistered bylaw 74 designated as Parts 8, 9, 10, 11, 12 and 13, 61R11639, Lot 1 Plan 221; City of Guelph.

Statement of Cultural Heritage Value or Interest

The purpose of this designation is to conserve groupings of cultural heritage resources that together have greater heritage significance than their constituent parts. The Homewood campus as a whole includes property on

the west and east sides of Delhi Street. Within the larger campus are three distinct yet related cultural heritage landscapes including the Homewood Therapeutic Landscape.

The subject property is worthy of designation under section 29 of Part IV of the *Ontario Heritage Act* as it meets three of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 made under the Ontario Heritage Act. The heritage attributes of 150 Delhi Street display: design or physical, historical or associative and contextual value.

Design/Physical Value

The Homewood Therapeutic Landscape includes a complex of buildings clustered along Delhi Street that overlook a programmed landscape, which slopes toward the river and is framed by wooded areas. Formerly the site of several private country estates, the Homewood campus was established in 1883 as a mental healthcare facility. This transformation continued throughout the first half of the twentieth century, as the campus was designed according to prevailing ideas about the relationship between environment and mental health. The resulting therapeutic landscape featured thoughtful integration of programmed landscape, scenic and picturesque landscape features, and architecture (including a cluster of main buildings for treatment along the valley ridge and free-standing secondary buildings for campus support functions such as the Superintendent's Residence). Beginning in the late 1940s, as the general approach to mental healthcare became more clinically focused, the campus entered a new phase of modernization. This phase included new construction and the reorientation of existing buildings towards Delhi Street, rather than the landscape and river. The evolution of medical healthcare is legible in the campus' patterns of development and in the continued connections between old and new building forms and landscape features.

Historical/Associative Value

Since 1883, this campus has maintained its association with the Homewood Health Centre, a prominent institution within the field of mental health care. The campus' ongoing use and physical development reflect the historic evolution of ideas about mental healthcare facilities. The early 20th century Homewood buildings represent the work of George Miller, a highly accomplished architect in Toronto whose projects include Toronto's Massey Hall and the University of Toronto's Annesley Hall.

Contextual Value

The organization of the campus' elements, including the scale and orientation of buildings and the design and programming of the landscape, facilitates interaction between the Homewood Therapeutic Landscape, Delhi Street, the Speed River, and the formerly private land to the south. Delhi Street is also a contextual feature forming the eastern edge of the Homewood Therapeutic

Landscape, which connects to the Homewood Ancillary Landscape and frames the public experience of this landscape.

Description of Heritage Attributes

The following are to be considered as the heritage attributes of the Homewood Therapeutic Landscape:

- Evolved nature of the Therapeutic Landscape, which reflects distinct eras of healthcare paradigms and Guelph's history;
- Picturesque landscape, featuring composed views and a park-like composition of open lawns and trees, designed to facilitate therapeutic programming;
- Wooded areas of natural heritage significance that help frame and provide a visual backdrop to the picturesque landscape;
- Physical, visual, and programmatic connectivity between built form elements and the landscape, including paths, terracing, the rhythm created by alternating building masses and courtyard voids; and
- Location and orientation of the early 20th century institutional buildings towards the river.

The significant buildings and structures to be protected as heritage attributes by the heritage designation by-law include:

Superintendent's Residence*:

- Queen Anne Revival style and detailing including the steeply pitched roof with irregular profile, prominent front bay and picturesque massing;
- Brick and stone construction;
- Original window & door openings and surrounds featuring smooth cut red sandstone lug sills in sill courses;
- Paneled and glazed front doorway with leaded transom.
- Open front/corner porch;
- Hip and gable roofline, with a conical roof over the building's front bay and a dentilated cornice; and
- Sash windows.

Colonial Building*:

- Neoclassical Revival style and detailing, representative of George Miller's work, including the verandas (now enclosed) supported by Tuscan columns at the end of each wing;
- Symmetrical C-shaped plan;
- Stone construction using locally quarried limestone;
- Dentilated soffits;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Flat roofline, featuring a wide cornice on console brackets; and
- Sash windows.

Vista Building*:

- Neoclassical Revival style and detailing including the enclosed veranda with Tuscan columns;
- Stone construction using locally quarried limestone;
- Original window & door openings and surrounds with rusticated stone sills and lintels, including the corner bay windows;
- Flat roofline, featuring a wide cornice on console brackets and dentilated soffits; and
- Sash windows.

Manor Building*:

- Eclectic style and detailing incorporating elements representative of George Miller's work including components of Georgian, Edwardian and Neoclassical architecture;
- Symmetrical E-shaped plan, linked to its historical and continuing use as a health-care facility;
- Cross-plan pilastered columns and domed towers framing a portico on the building's west (primary) elevation and the decorative metal work framing the second storey balcony;
- Double-height porticos along the building's west elevation supported by Ionic columns and capped by pediments with tympanums containing decorative relief sculptures;
- Triangular and rounded pediments with tympanums containing decorative relief sculptures along the building's east elevation;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades; and
- Sash windows.

Mackinnon Building*:

- Georgian Revival style and detailing representative of George Miller's work including the symmetrical plan, classical detailing such as the triangular pediment with tympanum and the pilastered entranceway on the building's west (primary) elevation;
- Brick and stone construction;
- Original window and door openings and surrounds, including rusticated stone sills and segmental arches as well as the semi-elliptical fanlight, sidelights and double-leaf paneled and glazed doors along the building's west elevation;
- Triangular oriel windows on brackets;
- Flat roofline, featuring wide eaves with console brackets, and a deep frieze with molded band; and
- Sash windows.

*Please note that interior spaces of these structures have been highly altered over time, and do not contain cultural heritage value.

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring Council to amend the designation by-law.

A more detailed description of the property's cultural heritage value may be found in staff's report to City Council (IDE-2018-123) dated September 10, 2018 and at guelph.ca/heritage.

For more information
Stephen Robinson, Senior Heritage Planner
Planning Services 519-822-1260 x 2496
stephen.robinson@guelph.ca.

Any person may, before 4:30 p.m. on the 29th day of October, 2018, send by registered mail or deliver to the Clerk of the City of Guelph, a notice of objection to this proposed designation, setting out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the City of Guelph shall refer the matter to the Conservation Review Board for a hearing.

September 27, 2018

Stephen O'Brien
City Clerk
City of Guelph
1 Carden Street, Guelph ON N1H 3A1

