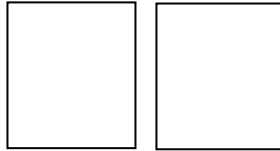


D. MENARD/G. BARRETT

TO:	CHAIR AND MEMBERS - PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	LHSC SOUTH STREET HOSPITAL COMPLEX HERITAGE ISSUES MEETING ON MONDAY, DECEMBER 12, 2011: 5:45 P.M.

RECOMMENDATION

- A. That, on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the following recommendations regarding the listed properties located on the lands of the South Street campus of the London Health Sciences Centre **BE REFERRED** to the London Advisory Committee on Heritage, and that the LACH comments **BE PROVIDED** to the Planning and Environment Committee at its January 16, 2012 meeting:
- (a) For the buildings located on the south side of South Street:
 - i. The Colborne Building **BE RETAINED AND PRESERVED**, including the original doors, door and window surrounds and fire protection equipment;
 - ii. The art deco main entrance feature of the north wing of the Main Building **BE PRESERVED** to be incorporated into the future development of the site;
 - (b) For the buildings located on the north side of South Street:
 - i. That the War Memorial Children's Hospital, except for the c. 1950's addition, **BE RETAINED AND PRESERVED**;
 - (c) That the Inventory of Heritage Resources **BE AMENDED** to change the priorities of the following buildings:
 - i. Medical School as Priority 1;
 - ii. Nurses Residence as Priority 1;
 - iii. Colborne Building as Priority 1;
 - iv. Main Building (North Wing) as Priority 2; and
 - v. War Memorial Children's Hospital as Priority 1;
 - (d) That the buildings in the South Street Complex for which retention and preservation is recommended (Colborne Building and War Memorial Children's Hospital) **BE PROTECTED** in the interim by:
 - i. Making the buildings secure, including the installation of a security system;
 - ii. Undertaking all necessary repairs to prevent water infiltration and to provide adequate heat and ventilation; and,
 - iii. Retaining any original significant features, including the sunrooms in the War Memorial Children's Hospital;
 - (e) That the buildings in the South Street Complex for which retention and preservation may be recommended in the future (Nurse's Residence and Medical School) **BE PROTECTED** in the interim by:



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- i. Keeping the buildings tenanted;
 - ii. Undertaking all necessary maintenance to ensure that the buildings are retained; and,
 - iii. Retaining the significant features as noted in the London Advisory Committee recommendation considered by Municipal Council on October 3, 2011, and noted below:
 - Vestibules in the Nurse's Residence and Medical School,
 - Reception Halls in the Nurse's residence and Medical School,
 - Auditorium in the Medical School;
- (f) That prior to the demolition of any of the buildings identified in clause (c) above, as well as the Old Surgical Building, the Old Isolation Building and the Pastoral Care Building **BE DOCUMENTED**, including complete photographic documentation of the building's older features, and, where possible, with measured drawings of the original layout as can be discerned where such drawings do not exist; and,
- (g) That as part of the future redevelopment of the South Street lands, some form of interpretation, such as a park, interpretive signage, commemorative works of art, or landscape features such as walls or pathways **BE INSTALLED** as a means of commemorating the history and importance of the hospital, and that materials salvaged from the site be incorporated into the project.
- B.** That a Public Participation meeting regarding the demolition of the listed properties on the south side of South Street (Colborne Building and Main Building-North Wing) be scheduled for the Planning and Environment Committee meeting to be held on January 16, 2012.
- C.** That funds **BE IDENTIFIED** to undertake a Heritage Building Conservation Assessment of the Nurse's Residence and Medical School Buildings prior to any recommendation on the future use or retention of these buildings; it being noted that no action is required at this time for the buildings located on the north side of South Street as the London Health Sciences centre will be continuing its use of these buildings for up to two more years
- D.** That Staff **BE DIRECTED** to prepare a report to be presented at the January 16, 2012 meeting of the Planning and Environment Committee to regarding a Site Redevelopment Strategy, a Heritage Strategy and a Financial Strategy for the South Street lands.

It being noted that the estimated cost of retaining the Colborne Building is \$680,000 to undertake the repairs necessary to retain the building, and the cost of demolition and removal, if the building is not able to be retained and incorporated into the future redevelopment of the site is \$370,000, it being further noted that the estimated cost of retaining the War Memorial Children's Hospital is \$386,000 to undertake the repairs necessary to retain the building, and it being further noted that these costs have not been budgeted for.

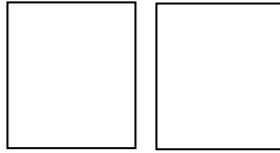
PREVIOUS REPORTS PERTINENT TO THIS MATTER

September 14, 2011: 10th Report of the London Advisory Committee on Heritage to the Built and Natural Heritage Committee.

RoadMap SoHo: A Community Improvement Plan for London's SoHo District

BACKGROUND

At its meeting on October 3, 2011, Municipal Council referred to the Civic Administration a request from the London Advisory Committee on Heritage to undertake a number of actions with respect to recognizing and preserving the cultural heritage significance associated with the site of the former South Street Hospital complex administered by the London Health Sciences



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Corporation. A rationale for these requests was provided noting that the basis for the LACH requests derived from the information provided in *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex*, prepared for the City of London in the period 2010 -11 by Heritage consultant, Nancy Z. Tausky, and submitted, as revised, in May, 2011. This report is available on the City's website.

The Tausky Report, and additional reports prepared by Allen Avis Architect, Inc., were prepared at the request of Municipal Council to provide more detailed information with respect to the cultural heritage value of the South Street hospital complex and to provide information about the current condition and potential for reuse of two of the buildings specifically. Both reports were commissioned in anticipation of the disposal of the buildings and lands on the former Victoria hospital site complex and to facilitate discussions with the London Health Science Corporation and the Ministry of Health with respect to the possible demolitions on the site and site remediation issues.

As context for the report and for the decisions which must be made, several factors are noted: First, LHSC has determined that within the next few years this site will no longer be used by the Hospital Board and that the disposal of the buildings and lands must be addressed. As the major land owner on the site, the City has entered into negotiations with LHSC and the Ministry of Health. Secondly, in anticipation of this change in use, the City has begun to assess how these lands will be dealt with in the future. Specific references to this have been made in the SoHo Community Improvement Plan. Third, there are significant cost issues with respect to the disposition of the buildings on the site complex and the remediation of the site to allow for redevelopment opportunities.

The remainder of this part of the report is divided as follows:

1. An overview of the significant findings in the Tausky Report.
2. A summary of the Avis Reports on the War Memorial Children's Hospital building and the Colborne Street building.
3. Policy Guidelines with respect to the recognition of cultural heritage significance.
4. A detailed listing of the LACH requests followed in each case with staff comment(s).
5. Staff recommendations with respect to the LACH requests.

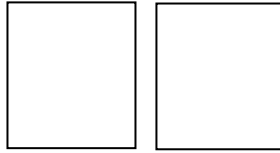
1. Cultural Heritage Assessment: Buildings in the South Street Hospital Complex

Nancy Z. Tausky's report provides a detailed overview of the evolution of the South Street Victoria Hospital over time and examines 8 buildings in particular. Of those eight, five had previously been "listed" on the City's Inventory of Heritage Resources." The other three also fronted towards South Street and were part of the early hospital complex but had not been placed on the Inventory.

The LACH noted the report's excellence and thanked Municipal Council for recognizing the significance of the area by authorizing the report. The specific recommendations in the Tausky Report are identified in Appendix 2 of this report. It should be noted that the LACH requests to the City closely follow the Tausky recommendations.

The Tausky report had been requested by Municipal Council at an earlier date when the potential disposition of the LHSC lands at this site was becoming evident. From the outset of Ms. Tausky's research, it was known that her findings would address the cultural heritage significance associated with the buildings and the site. Specifically, she was tasked to note important architectural details, historic associations and contextual matters related to the buildings and to the site complex as a whole. Further, she was asked to outline key elements/buildings requiring conservation and protection. Following the submission of an early draft of the report, Ms. Tausky was asked also to prioritize, from her assessment, the 8 buildings examined in the event that it seemed unlikely that all could be saved.

The studies of both Tausky and Avis were assisted by information provided on an on-going basis by staff and archival resources at LHSC under the direction of David Crockett.



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In the comments that follow, references are made to a number of buildings which can be located by using the map in Appendix 5. In total, Tausky examined 8 listed properties. Other buildings on the site exist on the site but may be removed from consideration as properties of cultural heritage importance.

General observations

On the basis of the Tausky Report's research and analysis, the South Street Hospital site represents a significant cultural heritage resource for the City of London. Individually and collectively, the 8 buildings identified in the study share significant architectural design values, historic associations to major events in the field of medical practice and technology and important social and cultural relationships in the evolution of the City. Specific observations with respect to each building can be found in the Tausky report but some statements from the report may illustrate the general statement above. (p.130-132)

- All have important histories as part of the institution that comprised London's main hospital campus for over 100 years and was, in addition, affiliated through its entire history with medical and nursing schools that were among the leaders in the country.
- All were designed by major local architects and the North Wing inspired major works of art.
- The very well designed Colborne Building is reminiscent of the original 1899 Victoria Hospital in style.
- A building redesigned in 1914 to hold a tuberculosis ward still contains that ward in a well-preserved state.
- The War Memorial Children's Hospital was regarded as important when built because it combined the concepts of a memorial with that of a life giving institution, and its architectural design was meant to communicate the idea of a commemorative structure; it is also the site where the Cobalt - 40 Radiation Therapy was used for the first time in the world.

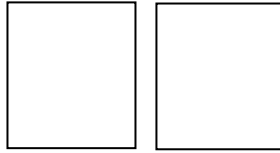
A building by building analysis is provided in the report, detailing more specific heritage elements contained within each building and recommendations with respect to the key elements that may be worthy of conservation, protection and documentation.

Her primary recommendations are as follows:

1. That the heritage significance of the eight buildings be recognized through identification and listing in the Inventory of Heritage Resources.
2. That the entire streetscape along the north side of South Street between Colborne and Waterloo street be conserved.
 - i) That the exterior walls on the east, south and west sides of the buildings be restored to their original condition, allowing, where necessary, for alterations necessary to achieve greater accessibility for disabled persons.
 - ii) That selected interior features and spaces be retained and restored within specific buildings on the north side of the street.
3. That, along the south side of the South Street, the following buildings be conserved:
 - i) The exterior walls of the Colborne Building, the Old Surgical Building, the Old Isolation building and the Pastoral Care facility or alternatively to 3i)
 - ii) The North Wing of the Main Building should be conserved including the front vestibule and one of the 6th floor surgical rooms.
4. That, should it be impossible to follow any of the first three recommendations, buildings in the complex should be considered for conservation in the order below, subject to a report on the condition and structural integrity of the structures:

Prioritized List

1. The Colborne Building
2. The Old War Memorial Children's Hospital



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- 3/4. The Nurses' Residence
 - 3/4. The Old Surgical Building
 5. The Old Isolation Building
 6. The Health Services Building (formerly the Western Medical School)
 7. The North Wing of the Main Building
 8. The Pastoral Care Building
5. That, any buildings in the complex for which conservation is now anticipated should be protected in the short term.
 6. That a detailed conservation plan be prepared by the City and a qualified restoration architect.
 7. That, for the buildings that may not be saved, more thorough documentation be carried out with respect to the buildings' heritage features.
 8. That consideration be given to designating as a heritage cultural landscape or a heritage conservation district the streetscape within the study area north of South street and the area including any conserved buildings within the area south of South Street.
 9. That some form of interpretation be installed as a means of commemorating the history and importance of the hospital site.
 10. That, with the permission of the City, the (Tausky)report be made publicly accessible with copies placed in the UWO Archives and the Ivey Family London Room.

2. Allen Avis Reports

As the Tausky Report was under preparation, it was also known that further information would be needed regarding the physical condition of the buildings, especially some whose significance may be greater than others as it was assumed that the eventual disposition of the South Street lands would likely see the removal of many of the buildings pursuant to an agreement to be worked out among the City, LHSC and the provincial Ministry of Health. In the fall, 2011, on the basis of Ms. Tausky's preliminary comments, staff opinion and initial LACH comment, civic Administration, on the direction of Municipal Council, commissioned heritage architect, Allan Avis, to provide more detailed building condition reports on two of the buildings that were being seen as potentially more significant – the Colborne Building and the War Memorial Children's Building each on a corner of South Street and Colborne Street. Allen Avis submitted his reports in October and November, 2011. Avis was also requested to provide preliminary opinion and comments and estimated costs on the potential of these buildings for an adaptive reuse. These reports will be made available on the City's website.

General Observations

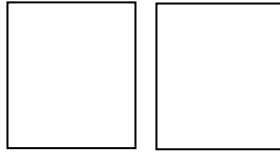
Allan Avis' assessment of the two specific buildings, War Memorial Children's Building and Colborne Building establishes that, with respect to their overall physical condition both buildings are "robust" and are suitable for an adaptive reuse if one can be found. Each building would require modifications to bring them into conformity with Building Code and Accessibility requirements and each requires specific provisions to ensure longer term potential for reuse.

War Memorial Children's Hospital

Its first phase was constructed in 1922 and a second addition was built in 1945. Both portions were dedicated to those who served in the First and Second World Wars. Avis noted that this building is structurally robust and is in generally good condition with only minor or localized structural deficiencies (p.1)

Colborne Street Building

Built in 1899 with two later additions, Avis assessment concluded that the building is structurally



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robust and is in generally good condition with no significant structural deficiencies. He did note that various building elements require repair or replacement and that a future use will require major upgrades. He further noted that specific measures would need to be addressed should to conserve the building for use at a later time.

3. Policy Guidelines

Policies from both the Province and the City mandate the conservation of significant heritage resources. The Provincial Policy Statement (PPS) Section 2.6.1 states: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” These resources may be identified through designation under the Ontario Heritage Act or listed by local, provincial or federal jurisdictions. A cultural heritage landscape is defined as a “defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from its constituent elements or parts.”

The City of London Official Plan expresses the following as a general principle:

2.3.3. iii) Land use planning should be conducive to the maintenance and enhancement of environmental quality and conservation of natural, cultural and built heritage resources.

Further; 2.4.1.states:

xix) The historic perspective of the City will be recognized through the preservation and/or rehabilitation of older commercial, institutional and residential structures which have heritage value on the basis of their cultural heritage value or interest.

With respect to the specific provisions in the City of London Official Plan; Section 13.1 identifies the following objectives with respect to heritage resources:

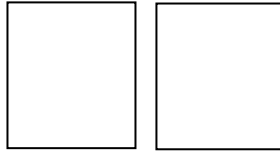
- i) Protect, in accordance with Provincial policy, those heritage resources which contribute to the identity and character of the City.
- ii) Encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas or sites within London which are considered to be of cultural value or interest to the community.
- iii) Encourage new development, redevelopment and public works to be sensitive to, and, in harmony with, the City’s heritage resources; and
- iv) Increase public awareness and appreciation of the City’s heritage resources, and encourage public participation by the public, corporations, and other levels of government in the protection, restoration and utilization of these resources.

In assessing properties for cultural heritage significance, Regulation 9/06 of the Ontario Heritage Act establishes the criteria to be used. These criteria are reflected in the criteria for designation in Section 13.2.2 of the City of London Official Plan, as amended in 2009.

4. Analysis and Comments Related to the LACH requests

The following identifies the specific requests made by the LACH with respect to the South Street Hospital site, and are numbered in accordance with the Council Resolution of October 6, 2011. Note, again, that these requests closely parallel the recommendations in the Tausky Report and were brought forward without the benefit of the information later presented by Allen Avis.

- (a) *The Inventory of Heritage Resources **BE AMENDED** (where necessary) to change the priorities of the following buildings: (previous listing in bracket)*



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- i) Medical School as a Priority 1 (listed now as Priority 3)*
- ii) Nurses Residence as a Priority 1 (listed now as Priority 2)*
- iii) Colborne Street Building as a Priority 1 (listed as Priority 1)*
- iv) Main Building (North Wing) as a Priority 2 (now listed as Priority 2)*
- v) War Memorial Children's Hospital as a Priority 1 (now listed as a Priority 2)*

And (b) that the Inventory **BE AMENDED** to include the following properties:

- i) The Old Surgical Building as a Priority 1 (currently unlisted)*
- ii) The Old Isolation Building as a Priority 1 (currently unlisted)*

Staff Comment:

The amendments requested follow from the findings from the additional research completed on each structure and revise the evaluation in terms of the guidelines used for priority listings established in the City's Inventory of Heritage Resources. Those in Part (a) have already been identified and listed meaning that they are subject to the provisions of the Act with respect to potential demolition requiring Municipal Council approval following a public participation meeting at PEC while the two in Part (b) reflect the additional information related to both their architectural features and their historical importance. Staff do not recommend that these two buildings be added to the Inventory, as they are not being recommended for retention although staff does agree that these buildings contribute to the total heritage significance of the site.

- (c) The heritage features of the Nurses Residence BE RETAINED and BE INCORPORATED in the new structure and*
- (d) The exterior walls on the east, south and west sides of the building BE RESTORED to their original condition, with necessary alterations being made to achieve greater accessibility for disabled persons;*

Comment

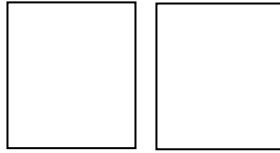
LHSC has indicated a desire to move towards the determination of the disposition of the structures in two phases with the structures on the north side of South Street forming part of the second phase with respect to possible removals of buildings. If that continues to be the case, then discussion related to this recommendation may also be deferred. However, it is recommended that such discussion may be facilitated by any information gained through additional condition reports if Municipal Council authorizes the funding for such studies. It should be noted that the Nurses' Residence dates to approximately the same period as the War Memorial Children's Hospital and would appear, on the surface, to be in equally as robust a condition and equally suited for an adaptive repurposing. It should also be noted that programs continue to operate in both the Nurses' Residence and the Medical Building to the west.

If a decision on the retention is deferred for a year or two, then LHSC should be encouraged to protect and conserve this property.

If a future decision is made to retain the Nurses' Residence, the LACH recommendation regarding the existing exterior walls would allow for the retention of heritage features and the removal of later alterations and also encourages an adaptive reuse through the suggestion of improved accessibility. Note should be made of the specific interior features identified as important in Tausky's report- vestibule and reception halls

(e) The following **BE RETAINED** and **BE RESTORED**

- i) Vestibules in the Nurses Residence and the former Medical School*
- ii) The reception halls in the Nurses' Residence and the former Medical School*
- iii) The auditorium in the former Medical School*
- iv) The sunrooms in the former War Memorial Children's Hospital; it being noted that where the lowered ceilings cut across windows, the original ceiling heights should be restored.*



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Comments

Should adaptive reuses be found for these three buildings, the LACH recommendation relates to Tausky's recommendations identifying what is significant on the interior of each building recognizing that most other interior details may give way for necessary renovations. The retention of these specific features is appropriate and would not appear to substantially interfere with future renovations.

(f) *The Colborne Building, on the south side of South Street, **BE PRESERVED**, including the original doors, door and window surrounds and fire protection equipment.*

Comments

There are a number of arguments in favour of the retention of this property. Tausky's report identifies design and physical values for this structure because of its interpretation of the 1899 "Colonial" style, its integration of the original building and its additions and the way in which it integrated both the original paying patients and children's pavilions. Further, it illustrates the work of Hubert McBride, a known London architect. Finally, its position on the corner has given it a landmark status.

Allan Avis has commented that this building is physically quite robust. While it has matters that must be addressed to ensure its long-term viability, it is a good candidate for an adaptive reuse. The Community Improvement Plan for the SoHo District has identified the reuse of former heritage properties as desirable and has indicated it envisages a lookout on the south branch of the Thames River to the south of this building.

However, the Avis Report also points out the costs associated with first, the "mothballing" of this building prior to a reuse, approximately \$680,000, and secondly, the costs associated with its rehabilitation for residential use, in the range of \$8,022,000. It should be noted that Tausky recommends the conservation of primarily exterior features thereby facilitating interior alterations to make for a more accommodating adaptive reuse.

(g) *The Art Deco features in the North Wing of the Main Building **BE PRESERVED** and **BE INCORPORATED** into a new development.*

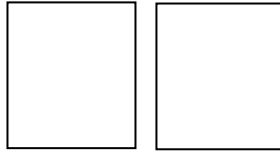
Comments

As Tausky notes in her report, this building may perhaps be the best known of all the structures on the site by many Londoners who remember it as the landmark building of the South Street, or old Victoria Hospital site. Tausky suggests that the exterior walls of the front façade and the east and west ends of the buildings be restored by removing the extreme east and west additions. She further recommends that the front vestibule and one of the sixth floor surgical rooms be conserved. This recommendation does not include the later Y-wing addition which can be removed without loss of significant heritage values (except for the fact that this was the view captured by both Jack Chambers and Greg Curnoe in their celebrated art works.)

Retention of the North Wing would preserve the Art Deco architectural features, the work of two major London architectural firms. It would also preserve an important piece of the legacy of Elsie Perrin Williams whose estate provided funding to assist in the construction of this wing in 1939-1941. Historically, this structure is also noted for its association with medical technological advances.

At this time, no condition assessment has been done to determine the physical integrity of this portion of the building.

It is recommended that the limestone entrance (Art Deco) features be retained to be incorporated into the future redevelopment of the site. This could include being used as an element of any future building on the site, or as a feature to be retained on the site.



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(h) *The buildings in the South Street Hospital complex for which conservation is now anticipated or for which conservation may be considered in the future **BE PROTECTED** by:*

- i) *Keeping the buildings tenanted.*
- ii) *Installing a good security system.*
- iii) *All necessary repairs being completed to prevent water infiltration and to provide adequate ventilation; and,*
- iv) *Preventing the removal of any original or significant features of the relevant buildings.*

Comments

While these are practical recommendations, it should be noted that costing for such measures has not been fully identified nor is it clear at this time as to who might be responsible for carrying these out. If LHSC proposes to defer the disposition of the buildings on the north side, then consideration should be given to requesting LHSC to protect those three structures as outlined.

On the south side of the street, Council should determine whether any of the buildings may be retained. At this time, staff is suggesting only the Colborne Building, and portions of the North wing of the Main Building be retained. As noted, Allan Avis has provided some details as to the costs associated with conserving the Colborne Building.

- (i) *The Civic Administration and a qualified restoration architect **BE REQUESTED** to prepare a detailed conservation plan for each building to be conserved.*

Comment

The work already carried out by both Tausky and Avis has initiated the basis for such a plan. However, the LACH recommendation is correct in that a more detailed plan may be needed for a long term strategy to conserve buildings identified for reuse until such time as can be determined whether re-use is still a viable option. In the short term, one to two years, Avis' recommendations regarding the Colborne building are adequate if funds can be found to carry out the repairs needed to the roof and masonry elements at risk.

- (j) *If any of the buildings listed in part (a) above, are not conserved, the buildings **BE THOROUGHLY** documented, including complete photographic documentation of the building's older features and with measured drawings that indicate as much as can be discerned of the original layout, where such drawing do not already exist.*

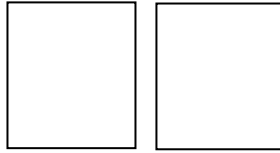
Comment

Tausky's report indicates that architectural plans are available for three of the eight buildings. Photo documentation is possible in the near future but providing measured drawings may be more problematic given possible time and financial constraints. A preliminary estimate of such costs is not available at the time of this report.

- (k) *The streetscape, within the study area north of South Street, and any conserved buildings within the study area south of South Street, **BE GIVEN** consideration to designation as a Heritage Cultural Landscape or a Heritage Conservation District.*

Comment

At this time, it is premature to designate the streetscape as a heritage conservation district, noting that a part of the SoHo Community Improvement Plan has requested heritage conservation district status for the entire neighbourhood which might include the South Street properties if they are retained. The Tausky report does not recommend that the lands on which the hospital is situated be designated as a cultural heritage landscape although it uses that concept to understand the history of the area and as tool for evaluating the significance of the buildings there. (p.14)



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- (l) *A form of interpretation, such as a passive park, a small museum, interpretive signage commemorative works of art, memorial walls or paving stones, **BE INSTALLED** as a means of commemorating the history and importance of the hospital; it being noted that the Thames Valley River Master Plan will be installing plaques along the Thames River.*

Comment

The Tausky report notes the plethora of memorabilia on display and in storage at the site all related to the hospital's long history, commenting that much of this material is not accessible to the public at present and, if buildings are removed, less will be on display in the future. This suggestion encourages a form of recognition for the cultural heritage associated with the site. It is recommended that this be referred to staff for consideration after major decisions are made by Council with respect to both the disposition of the buildings on site and on the occasions of any proposed new redevelopment which may occur. It is noted that for the site of the former Veterans' complex at Westminster Ponds/Parkwood Hospital, Parks Planning staff has issued a Request for Quotations for advice as to how to interpret the history there including the incorporation of existing buildings and building remnants.

*(m) The three properties on the north side of South Street and the southwest corner of Colborne Street and South Street **BE CONSERVED** and;*

*(n) the entrance pavilion in the yellow brick building **BE CONSERVED**.*

Comment

The priority list from the Tausky Report is supported in terms of specific buildings identified here in the LACH requests.

Earlier comments have been made about the hospital buildings on the North side; the War Memorial Children's building, Nurses' Residence and Medical building, where it was suggested that LHSC would dispose of these in a second phase of the site redevelopment. At such time, this recommendation can be considered more fully.

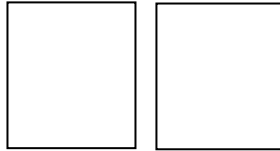
Staff does recommend the retention of both the War Memorial Children's Hospital building (with the exception of the later 1950s addition) and the Colborne Building both for the heritage values they express and for their potential for adaptive reuses. Their retention and reuse supports one of the principles in the SoHo Community Improvement Plan. Staff does not recommend the retention of the entrance pavilion in the yellow brick building but may wish to consider this further if a determination is made that none of these buildings can be saved.

Staff Recommendations

The recommendations contained in this report are intended to serve as the basis for the on-going discussions with the London Health Sciences Centre regarding the future of the South Street lands and buildings. It is recommended that the staff comments respecting the listed buildings on the site be referred to the London Advisory Committee on Heritage for their review and comment.

Staff will also be bringing a report forward to the January 16, 2012 meeting of the Planning and Environment Committee that will provide a redevelopment strategy, a heritage strategy, and a financial strategy for the future development of the South Street lands.

In retaining any of these buildings on-site, there may be additional costs associated foregoing revenue from the future sale of the lands. This difference would be the difference between a site fully cleared and available for redevelopment vs. a site that retains a building to be incorporated into the redeveloped site. There could also be additional costs to the developer



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associated with the costs of rehabilitating these buildings for future use vs. building new on the site. The City does, however, have a Heritage Tax Rebate program that could offset some of these costs if the heritage buildings are retained as part of the future redevelopment of these lands.

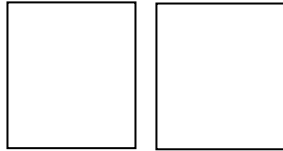
PREPARED BY:	SUBMITTED BY:
D.MENARD HERITAGE PLANNER	G. BARRETT, AICP MANAGER – CITY PLANNING AND RESEARCH
RECOMMENDED BY:	
J.M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

December 2, 2011

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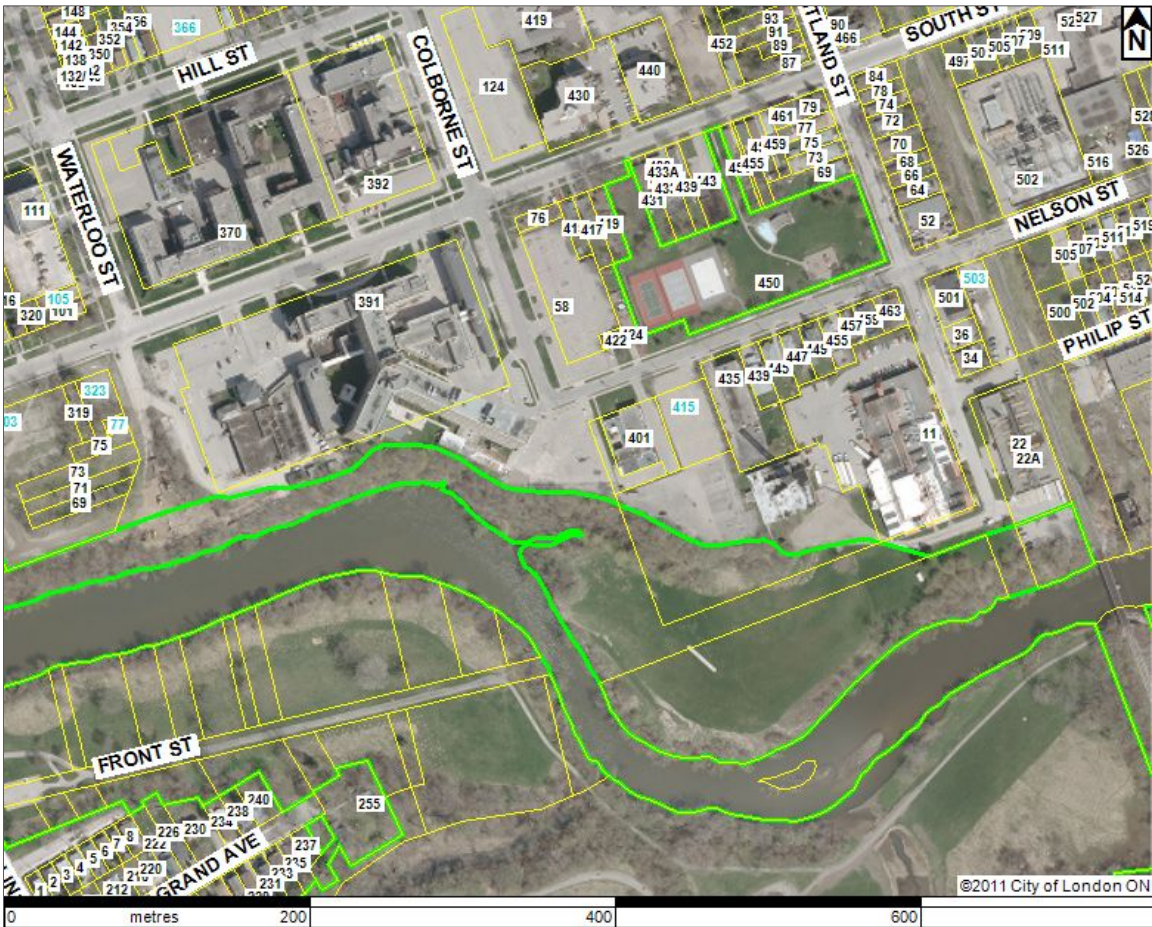
Attach: Appendix 1 –Site Location Maps; Appendix 2 Tausky Report Recommendations-;
Appendix 3 – Site Photos;

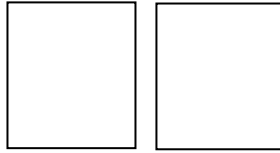
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Appendix 1: Site Location Maps





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Appendix 2: Tausky Report Recommendations

6.2 Recommendations

This report therefore makes the following recommendations.

1. That the following buildings be, or continue to be, listed in the City of London Inventory of Heritage Resources, with the priority ratings given below. (The primary names, numbers, and addresses of buildings refer to the LHSC South Street Hospital Site Plan in Figure 51, p. 68 .)

- A. Colborne Building, #67, address unknown – priority 1,
- B. Old Surgical Building (location of the 1914 Tuberculosis Ward), # 64, address unknown – priority 1,
- C. Old Isolation Building (the northeast pavilion of the Isolation Hospital), # 59, address unknown - priority 1,
- D. Pastoral Care (the supplies building for the Isolation Hospital), # 58, address unknown – priority 2,
- E. North Wing of the Main Building,# 65A, 375 South Street – priority 2
- F. Health Services Building (former University of Western Ontario Medical School), # 50, 346 South Street -- priority 1,
- G. Nurses' Residence, # 51, 370 South Street – priority 1,
- H. Old War Memorial Children's Hospital # 52, 392 South Street - priority 1.

2. That the entire streetscape along the north side of South Street between Colborne Street and Waterloo Street be conserved.

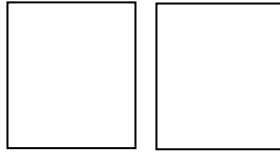
This remarkable streetscape consists of three buildings, each important in itself for architectural and historical reasons, which are and were obviously designed to be architecturally sympathetic. They are all faced with highly textured red tapestry brick, with Indiana limestone used for the exterior foundation facings and for other forms of exterior trim. Each is two or three storeys high. All have centre frontispieces that give distinction to the main entrance, and all have parapets outlined with stone cornices and copings. The middle building, the former Nurses' Residence, is designed to reconcile the difference in setback between the former Medical School to the west and the former War Memorial Children's Hospital to the east. The buildings are sufficiently large to be adapted in a wide variety of ways.

3. That, along the south side of South Street, the following buildings be conserved.

- i. Serious attempts should be made to conserve the exterior walls of the Colborne Building, the Old Surgical Building (location of the 1914 Tuberculosis Ward), the Old Isolation Building (the northeast pavilion of the Isolation Hospital), and, if plausible, the Pastoral Care facility (the supplies building for the Isolation Hospital). Interior features and spaces to be conserved should include the original doors, door and window surrounds, and fire protection equipment in the Colborne Building, and the extensive remnants of the 1914 layout, including especially the positioning of doors and windows in the third floor of the Old Surgery Building which was designed to accommodate a tuberculosis ward.
- ii. Alternatively to option 3i, the North Wing of the Main Building should be conserved. The exterior walls of the front façade and the east and west ends of the building should be restored, and the east and west additions removed. Inside, the front vestibule and one of the sixth floor surgical rooms, with its attendant observation room and washing-up room, should be conserved.

This report finds the buildings listed in alternative 3i more important in relation to architectural value and in relation to some historical concerns, and it has therefore assigned a higher priority to the Colborne Building, the Old Surgery Building, and the northeast pavilion of the former Isolation Hospital. As section 5.1.2 makes clear, however, strong claims can be made for the importance of the North Wing in terms of its landmark status, and, since this report does not include a systematic survey of public opinion, it is possible that the hospital plays a more important role as a valued landmark than this report recognizes.

4. That, should it be impossible to follow any of the first three recommendations, buildings in the South Street Hospital Complex should be considered for conservation in the order below, subject to a report on the condition and structural integrity of the structures. Note that two buildings are listed in the third position. Both the Nurses' Residence and the Old Surgical Building (containing a purpose-built TB ward in its upper storey) are important, in very different ways. The Nurses' Residence is noteworthy



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for its excellent architectural design and the Old Surgical Building for its relatively intact exemplification of an early twentieth-century hospital and tuberculosis treatment facility. It must be noted, too, that the Old Surgical Building gains importance from its close resemblance to the elegant east pavilion of the Old Isolation Hospital (no. 5 in the list below).

Prioritized List

1. The Colborne Building
2. The Old War Memorial Children's Hospital
- 3,4 The Nurses' Residence
- 3,4 The Old Surgical Building
5. The Old Isolation Building
6. The Health Services Building (formerly the Western Medical School)
7. The North Wing of the Main Building
8. The Pastoral Care Building (formerly the Isolation Hospital Supplies Building).

5. That any buildings in the South Street Hospital Complex for which conservation is now anticipated or for which conservation may be considered in the future should be protected in the following ways:

- i. By keeping the buildings tenanted,
- ii. With the installation of a good security system,
- iii. With all repairs necessary to prevent water infiltration and to provide adequate ventilation, and
- iv. By preventing the removal of any original or significant features of the relevant buildings.

6. That a detailed conservation plan be prepared, by the City of London and a qualified restoration architect, for each building to be conserved.

7. That, should any of the buildings listed in recommendation no. 1 above not be conserved, the building should be more thoroughly documented than has been appropriate in this report, with complete photographic documentation of the building's older features and with measured drawings that indicate as much as can be discerned of the original layout, where such drawings do not already exist.

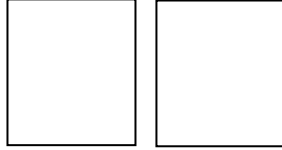
It should be noted that complete sets of architectural drawings for three of the original buildings do exist. Those for the North Wing and the Nurses' Residence are in the holdings of the University of Western Ontario Archives. Drawings for the additions to the North Wing are in Museum London. Drawings for the War Memorial Children's Hospital are currently in the office of the Heritage Planner.

8. That consideration be given to designating as a heritage cultural landscape or a Heritage Conservation District the streetscape within the study area north of South Street and the area including any conserved buildings within the study area south of South Street.

9. That some form of interpretation be installed as a means of commemorating the history and importance of the hospital site.

Among the forms such interpretation could take are a small museum, interpretive signage, commemorative works of art, memorial walls, paving stones, or, a less appealing option, the recycling of older building materials and architectural features in new buildings. It would be fitting, given the profound nature of the hospital's association with life and death and, given too, the scenic location of the hospital site, for a small, passive park to be part of the interpretive plan.

10. That with the permission of the City of London and the Local Advisory Committee on Heritage, this report should be made publicly accessible with copies placed in the University of Western Ontario Archives and the Ivey Family London Room of the London Public Library.



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Appendix 3 –Site Photos –South Side of South Street



Colborne Building (1899)
SW Corner –Colborne at
South Street



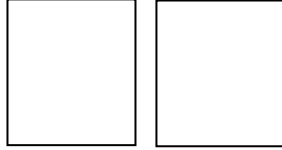
Main Building North Wing (1939-41)
(Elsie Perrin Williams wing)



Old Surgery Building (former TB Ward)



Former Isolation Hospital Service
Pavilion



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Appendix 3- Site Photos –South Side of South Street



East Pavilion
Former Supplies Building

North Side of South Street

War Memorial
Children's Hospital
(NW corner of South St.
and Colborne)



Former Gartshore
Nurses Residence



Former Western Medical
School
(NE corner Waterloo and
South Street)