

HERITAGE IMPACT ASSESSMENT



HEALTH SERVICES BUILDING & WAR MEMORIAL CHILDREN'S HOSPITAL

OLD VICTORIA HOSPITAL LANDS
LONDON, ONTARIO

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TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.0	INTRODUCTION	2
2.0	LOCATION & DESCRIPTION	2
3.0	HERITAGE PLANNING CONTEXT	4
4.0	HISTORIC CONTEXT	6
5.0	CULTURAL HERITAGE VALUE	9
6.0	PROPOSED DEVELOPMENT	17
7.0	HERITAGE IMPACT ASSESSMENT	19
8.0	CONSERVAITON STRATEGY	25
9.0	CONCLUSIONS & RECOMMENDATIONS	25
10.0	SOURCES	26
11.0	QUALIFICATIONS OF THE AUTHOR	27
12.0	APPENDICES	ATTACHED

APPENDIX A: PHOTO DOCUMENTATION

APPENDIX B: HISTORIC DOCUMENTATION

APPENDIX C: PROPOSED DEVELOPMENT [INVIZIJ ARCHITECTS]

EXECUTIVE SUMMARY

This *Heritage Impact Assessment* (HIA) assesses impacts of a proposal by Indwell to rehabilitate the Health Sciences Building and War Memorial Children's Hospital for affordable housing.

Indwell is a non-profit charitable organization that is proposing to create residential units within the existing envelope of the heritage buildings. There will be minimal impacts to the building exteriors and heritage elements on the exterior of both buildings will be conserved. The interiors of both buildings are in very poor condition and the spaces will be reconfigured for the new residential units. Opportunities to conserve interior heritage elements is very limited due to their current condition. The axial layout of the interiors is well suited to the proposed use and the central corridors and existing stairwells will be utilized in the new layout. The Auditorium in the Health Sciences Building will be reserved as a shared amenity space and the front entrances and entrance lobbies of both buildings will continue to be used as places of entry. The windows are generally in poor condition and a total window replacement is anticipated, with new thermal windows that replicate the style of the heritage windows.

The adaptive re-use of the Health Sciences Building and War Memorial Children's Hospital is part of a larger development plan for the whole block that is being undertaken by Indwells development partners, Vision SoHo Alliance. New mid-rise residential blocks will be built on the vacant land between and behind the heritage buildings. The proposed height, massing and setback of the new development is compatible with the heritage buildings and is designed in a contemporary manner that is distinct but complimentary to the heritage buildings. The scale of the new development is also compatible with adjacent heritage buildings, such as the Colborne Building that is located directly across the street.

Indwells proposal includes landscaping around the heritage buildings that will enhance the streetscape and the open space in front of the War Memorial Children's Hospital has been dedicated as a public park called SoHo Civic Place.

The proposal is consistent with the City's vision for redevelopment of this area and will conserve two significant heritage buildings that are currently at risk by re-purposing them for a compatible new use. It is therefore recommended that this application be approved.

1.0 INTRODUCTION

Preparation of this report included site investigation, review of previous heritage reports, review of updated building condition assessments, review of relevant planning documents and consultation with members of the project team and with heritage planning staff at the City of London.

The Health Sciences Building and Children's War Memorial Hospital are located on the Old Victoria Hospital lands that are currently undergoing redevelopment. Most of the former hospital buildings have been demolished and the subject buildings have been mothballed for several years. The City of London has developed a vision to guide redevelopment of the area that includes conservation and adaptive reuse of the remaining hospital buildings.

2.0 LOCATION & SITE DESCRIPTION



LOCATION MAP – 1. Health Services Building – 2. War Memorial Children's Hospital – 3. Colborne Building



STREETSCAPE – 1. Health Services Building – 2. War Memorial Children's Hospital – 3. Colborne Building

Health Services Building, 346 South Street



The Health Services Building is located at 346 South Street and occupies a corner site with frontages on South Street and Waterloo Street. The building is boarded up and services are disconnected. The interior is littered with debris and interior finishes are severely deteriorated. There is standing water in the basement below the auditorium and water pools in the entrance lobby on the ground floor after heavy rainfall.

War Memorial Children's Hospital, 392 South Street



The War Memorial Children's Hospital is located at 392 South Street and occupies a corner site with frontages on South Street and Colborne Street. There is open space in front of the building that is currently used for parking. Rear additions have been demolished and the building is boarded up and services are disconnected. The interior is littered with debris and interior finishes are severely deteriorated.

3.0 HERITAGE PLANNING CONTEXT

In 2013, the London Health Sciences Centre (LHSC) moved the last of its medical programs out of the hospital facilities located on South Street, also known as the Old Victoria Hospital Lands (OVHL). The Old Victoria Hospital Lands Secondary Plan was approved by City Council in 2014. The purpose of the Secondary Plan is to establish a planning framework to guide redevelopment of the former OVHL and adjacent lands, for a vibrant residential community that incorporates elements of sustainability, cultural and natural heritage, mixed-use development, walkability and high quality urban design. The retention of identified cultural heritage resources is one of the principles of the Secondary Plan.

The subject buildings were added to the Municipal Heritage Register in 2007. In 2011, a *Cultural Heritage Assessment* (CHAR) was completed by heritage consultant Nancy Tausky for the City of London. The 2011 CHAR provided the historical context for the buildings and identified cultural heritage values associated with each building. Both buildings were identified by Tausky as 'Priority 1' buildings because they had high cultural heritage value and should be conserved in the future redevelopment of the Old Victoria Hospital Lands. Specific heritage elements on the exterior and interior of each building were identified at that time. Since that time the buildings have been vacant and without services. Vandalism and deterioration due to exposure to the elements has resulted in significant damage to exterior doors and windows and extensive deterioration of interior finishes.

Old Victoria Hospital Lands

The Old Victoria Hospital Lands are being redeveloped as a residential neighbourhood. The redevelopment is guided by a long-term vision and the City of London has developed a number of policies and guidelines for the area. The goals for the area are to:

- provide a mix of housing types and designs with a high standard of design
- retain cultural heritage resources
- protect and enhance natural heritage
- promote connectivity, mobility and accessibility within and between neighbourhoods, Downtown, employment lands, parks and open spaces
- achieve high standards of environmental sustainability
- create a financially viable and sustainable community

War Memorial Children's Hospital & the Four Corners

The War Memorial Children's Hospital is located in a planning area called the Four Corners at the intersection of South Street and Colborne Street. South Street provides a major east-west link to the Wellington Street Transit-oriented Main Street Corridor and Colborne Street provides a major north-south link to the Thames River. The vision for the Four Corners is to create a walkable urban "main street" with a pedestrian scale that is a focal point for the neighbourhood and a gateway to the Thames Valley Corridor.

The War Memorial Children's Hospital is adjacent to two Listed heritage buildings located at the Four Corners that are known as the Colborne Building and 76 Colborne Street.

War Memorial Children's Hospital & the SoHo Civic Space

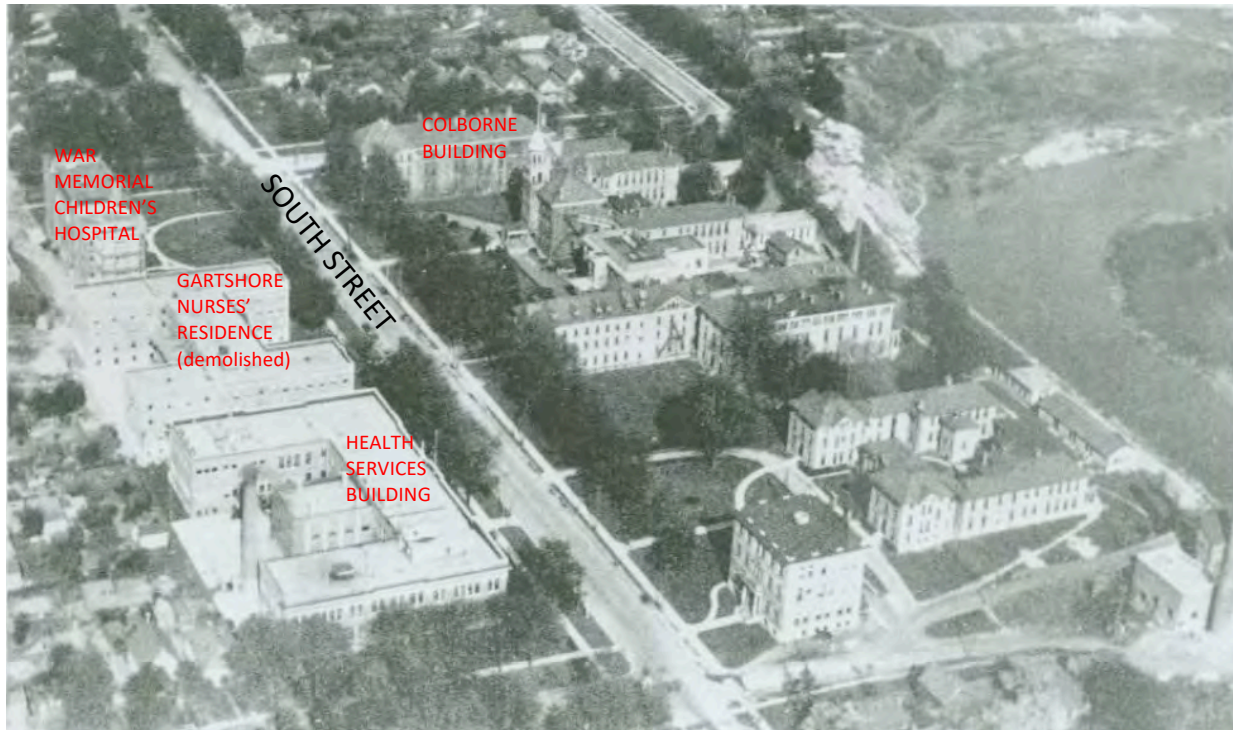
The open space in front of the War Memorial Children's Hospital has been dedicated as a City-owned park called SoHo Civic Place. This area will be a neighbourhood gathering place and a gateway feature for the Thames Valley Corridor.



SoHo Civic Space – the City's concept for the public park in front of the War Memorial Children's Hospital

4.0 HISTORIC CONTEXT

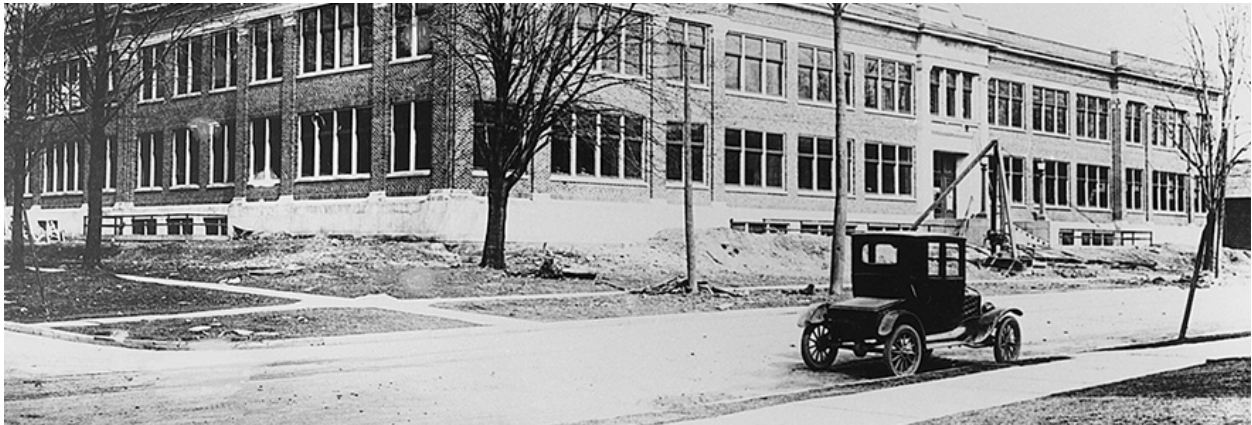
Early 20th century Medical Buildings



1935 AERIAL VIEW – the subject buildings are two of the large scale medical buildings built in the early 20th century (left), opposite from the earlier pavilion style hospital across the street (right)

Historically, the subject buildings are part of a grouping of three medical buildings built on the north side of South Street in the early 20th century. The Health Services Building was originally built for Western University but later became part of the municipal hospital system after the Faculty of Medicine relocated to a new building on the University campus. The War Memorial Children's Hospital was built to alleviate overcrowding in the children's ward at Victoria Hospital, a Late Victorian pavilion-style hospital complex located on the south of South Street. The new Children's Hospital was dedicated as a memorial to those who served in WW I and two cannons were installed in the open space in front of the building as commemorative displays. The Gartshore Nurses' Residence that originally stood on the vacant space between the subject buildings has been demolished. Later additions located at the back of the Children's War Memorial Hospital have also been demolished.

Health Services Building (1921)



- 1921-65 Medicine School, University of Western Ontario
- 1965- Health Services Building, Victoria Hospital

The draft Cultural Heritage Evaluation for the Health Services Building includes the following historical background:

The Health Services Building first opened in 1921 to house the Medical School for the University of Western Ontario. The Faculty of Medicine became associated with the University in 1882, and prior to its location on the South Street campus, was housed in a building located on St. James Street, originally constructed in the 1860s to house the Hellmuth Boy's College. Although associated with the University of Western Ontario, the medical school was owned at the time by its professors. By 1888, the professors erected a new building at the northeast corner of York Street and Waterloo Street. The new building housed the medical school for the next three decades. During this time, under pressure from the Province of Ontario, the medical school became publicly owned and officially became a part of the University in 1913. Dr. H.A. McCallum accepted his appointment as the new Dean of Medicine under the condition that a new building be constructed to house the medical school.

The search for a new location and a new building for the medical school began in 1917. The location of a new building on the hospital grounds was considered by the medical school faculty to be of importance to eliminate student travel time between the hospital and the medical school, to accommodate growing class size and technology, to attract more students and funding from the provincial government, and lastly to improve the medical school's rating among others in North America and Britain. A better-equipped and more aesthetically impressive building was considered of importance for the medical school's new facilities.

Designed by the London architectural firm of Watt & Blackwell, the building was designed in a form that is characteristic of collegiate architecture in the early-20th century. The large groupings of windows were designed to reduce the amount of artificial light required, and was commonly used in contemporary school buildings. The medical school occupied the building for 44 years,

between 1921 and 1965. During the medical school's occupancy of the building, research and medical improvements became a major function of the medical faculty. The discovery of insulin by Sir Frederick Banting in 1921 resulted in increased government funding, research, and clinical trials. In addition, the medical school became known during this time for its associations with the artificial kidney machine, the Cobalt Bomb, research projects concerning carbohydrate metabolism, and important technological advancements such as the development of an electrocardiograph, a heart amplifier, and a heart-lung machine.

By 1965, the medical school was moved to a new building on the main campus of the University, where the program would continue to expand. The medical school building was sold to Victoria Hospital, who operated it as a "health services building" providing research space for the hospital and housed the Middlesex-London District Health Unit.

War Memorial Children's Hospital (1922)



- 1921-85 War Memorial Children's Hospital

The draft Cultural Heritage Evaluation for the Health Services Building includes the following historical background:

The War Memorial Children's Hospital first opened in 1922. Prior to that, a Children's Pavilion was included in the 1899 Victoria Hospital (see Tausky, 2011). The Children's Pavilion became increasingly overcrowded and by 1919 the London Municipal Chapter of the Imperial Order of the Daughters of the Empire (I.O.D.E.) spearheaded efforts to building a new children's hospital a memorial to those who lost their lives during the First World War. The Victoria Hospital Trust accepted the I.O.D.E. proposal, and plans for the new children's hospital began. A design was prepared, again by Watt & Blackwell, however, the bids for the construction of the building were estimated at two-and-a-half times the estimated price. An aggressive fund-raising campaign took

place, led by the local branch of the National Council of Women (NCW), who approached nineteenth other branches of the NCW in southwestern Ontario, aiming to raise the \$250,000. Inflation raised the costs again to another \$50,000 which was raised by 54 charitable associations in the area including many Mother's Club's, Women's Institutes, Shriners, Masons, and Rotarians. The funds were successfully raised, and in October, 1922 the War Memorial Children's Hospital opened. In Dr. H.A. McCallum's address to the Rotary Club on the symbolic importance of the building, he noted that the hospital was "Not only a memorial to the brave dead, but a life-saving measure for sick children" (Tausky, 2011). In 1945, an addition was constructed on the north side of the building, and was dedicated to those who served during the Second World War.

In addition to its commemorative importance, the War Memorial Children's Hospital also played an important role in the advancement of cancer treatment in Canada in the mid-20th century. The facility became the first place in the world to use the Cobalt-60 Beam Therapy Unit (the Cobalt Bomb) to treat a cancer patient, in October 1951. The Cobalt Bomb allowed gamma rays to be focused directly on cancer cells during treatment commencing the use of radiation therapy in the treatment of cancer. The London Cancer Clinic was located in the Main Hospital, however, a special installation was required to hold the Cobalt Bomb equipment, and a room in the basement of the War Memorial Children's Hospital was made available for the installation of the unit. In 2001, the 50th anniversary of the unit's first medical use, the development of the Cobalt-60 Beam Therapy Unit was designated as a National Historic Event by the National Historic Sites and Monuments Boards of Canada.

5.0 CULTURAL HERITAGE VALUE

The subject buildings have historical and contextual significance associated with the University and City hospitals and they reflect London's importance as a Canadian centre for pioneering medical research and pediatric care. Both buildings were designed by Watt & Blackwell, a prominent local architectural firm that designed many important buildings in London. The War Memorial Children's Hospital was built at considerable cost and has significant architectural value as an example of a purpose-built children's hospital and as a war memorial.

5.1 Health Services Building

Statement of Cultural Heritage Value

The draft *Cultural Heritage Evaluation* for the Health Services Building includes the following Statement of Cultural Heritage Value:

The property at 346 South Street is of significant cultural heritage value or interest because of its physical/design value, its historical/associative value, and its contextual value.

Built in 1921, The Health Services Building located on the Old Victoria Hospital Lands property is a representative example of the collegiate architectural style that typifies institutional buildings in the early-20th century. The building's "E" shape with three wings extending to the rear, as well as its rows of large windows clustered into groups and its pavilion massing of its broad south façade contributes to its representative qualities of the collegiate architectural style. Although

conventional in form, its proportions and refinements elevate it as a representative example of its style. The building's design details are also influenced by various styles including the Neoclassical style.

The Health Services Building was originally designed as the new home of the University of Western Ontario's Medical School. Built in 1921 as a purpose-built facility, the building was designed to be a start-of-the-art facility as a school and a centre for medical research. The building included an auditorium, a library, facilities dedicated to the study of embryology and pathology, physiology, anatomy, and pharmacology. The Health Services Building was considered to be a state-of-the-art facility and a new centre of medical research for the University of Western Ontario's Medical School, demonstrating a high degree of technical and scientific achievement.

The property is directly associated with the University of Western Ontario's Medical School, which has been a part of the University of Western and London since 1882. The University of Western Ontario, and the University's Medical School has been a significant organization to the City of London since the late-19th century. The Health Services Building is associated with the growth and increasing enrollment of the University's medical school in the early-20th century. The building was designed specifically to house the university's medical program and continued to be associated with the university for 44 years, between 1921 and 1965, when the program was moved to the main campus on Western Road. During this period, the medical school became a leader in its field, and its students and professors consistently participated in important medical research including furthering important research developments in the use of insulin, the artificial kidney machine, and the "Cobalt bomb", much of which was conducted in the Health Services Building, former Western Medical School.

The Health Services Building demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several local institutional buildings including the Aberdeen Public School, Tecumseh Public School, and H.B. Technical School (now H.B. Secondary School). The Health Services Building demonstrates the work of the firm using a collegiate architectural style. The firm is considered significant for their contributions within the City of London. The property played a key role on this portion of South Street was described as one of three structures in a "remarkably well integrated, unique, and handsome streetscape." Although only two of the three structures now remain, the Health Services Building located at the corner of South Street and Waterloo Street is important in maintaining the character of this portion of South Street as the location of the former Victoria Hospital in London.

The property played a key role on this portion of South Street and was one of three structures located on the north side of South Street, between Waterloo Street and Colborne Street, all constructed in the early-20th century. Although only two of the three structures now remain, the Health Services Building located at the corner of South Street and Waterloo Street is important in maintaining the character of this portion of South Street as the location of the former Victoria Hospital in London. The Health Services Building plays an important role in defining the heritage character of the Old Victoria Hospital. Located at the northeast corner of South Street and Waterloo Street, the Health Services Building acts as an anchor to the area.

The Health Services Building on the Old Victoria Hospital Lands property is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey its historic connection to the former medical uses of the property. As the historic home of University of Western Ontario's Medical School, the Health Services Building is historically connected to the Old Victoria Hospital, and it is visually connected with the other two remaining structures within the area, including the War Memorial Children's Hospital and the Colborne Building. Formerly, the Health Services Building also had functional connections to the War Memorial Children's Hospital and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital.

The Health Services Building at 346 South Street is one of three remaining hospital building associated with the Old Victoria Hospital, and is locally recognized as landmark in London.

List of Heritage Attributes

The heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Form, scale, and massing of the Health Services Building and its details including:
 - "E" shape form of the building with three wings extending towards the rear;
 - Flat roof;
 - Rows of large windows clustered into groups of two, three, and four along the south, east, and west façades in a symmetrical, balanced manner;
 - Red tapestry brick;
 - Ashlar-cut Indiana limestone foundation cladding;
 - Pattern of brick pilasters on the south, east, and west facades, with stone bases and capitals, and geometric designs included within the capitals;
 - Limestone-clad frontispiece on the south façade rising through the cornice including:
 - Raised entry with landing and steps;
 - Portico in antis with three recessed windows separated by limestone mullions and detailing;
 - Pilasters, with geometric design at the capital and bases;
 - Limestone cartouche detailing in parapet;
 - "VICTORIA HEALTH SERVICES BUILDING" metal lettering applied above the main entry doors;
 - Stone cornice of the building detailed with stone blocks and diamonds;
 - Brick parapet;
 - Brick soldier course that defines the upper limits of the stone foundation and first floor windows;
 - Windows, including fenestration pattern, window proportions, window surrounds and wooden frame, and elaborate mouldings;
- Set back of the building from South Street and Waterloo Street; and,
- Spatial relationship with the War Memorial Children's Hospital and the Colborne Building.

Evaluation According to Ontario Regulation 09/06 Criteria for Determining Cultural Heritage Value

A property is required to meet one or more of the criteria to merit protection under Section 29 of the Ontario Heritage Act. The Health Services Building meets 8 of the 9 criteria and therefore merits Designation.

Medical Services Building, 346 South Street

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It was built in 1921 to designs by Watt & Blackwell and is a representative example of a Beaux-Arts style medical school.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It displays a moderate degree of artistic merit as a purpose-built medical school. It does not display a high degree of craftsmanship.
iii) Demonstrates a high degree of technical or scientific achievement	YES	It was designed as the new home of the University of Western Ontario's Medical School. When it was built in 1921 it was considered to be a state-of-the-art medical school and research facility.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It is associated with the University of Western's Faculty of Medicine from 1921-1965 and then with Victoria Hospital. It is associated with Canadian advances in medical research and treatments, including developments in the use of insulin, the artificial kidney machine and the 'Cobalt Bomb'.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	YES	It contributes to an understanding of the London's important contributions to Canadian advances in medical research and treatments.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	YES	It is a good example of the work of Watt & Blackwell, a local architectural firm responsible for many prominent buildings in London in the early 20 th century.
2. Contextual value		

i) Is important in defining, maintaining, or supporting the character of an area	YES	It occupies a prominent corner site and, together with the Children’s Hospital, defines the character of South Street between Colborne & Waterloo Streets.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is visually and historically linked to the University of Western Ontario and Victoria Hospital, and is one of three remaining buildings on the Old Victoria Hospital Lands.
iii) Is a landmark	YES	It is recognized as a locally significant landmark.

5.2 War Memorial Children’s Hospital

Statement of Cultural Heritage Value

The draft *Cultural Heritage Evaluation* for the Health Services Building includes the following Statement of Cultural Heritage Value:

Built between 1921-1922, the War Memorial Children’s Hospital on the Old Victoria Hospital Lands property is a representative example of the Neoclassical Revival style, used in the design of a hospital building. The design expresses its commemorative function, including its wide main façade, as well as its main frontispiece inclusive of its framed entranceway, flagpole rising from the broken pediment, four tall pilasters, decorative urns, and triumphal wreaths.

Additional design details including its rounded arch brick lintels, carved inscription reading “WAR MEMORIAL CHILDRENS HOSPITAL”, and entryways flanking the stone frontispiece with stone surround and Classical entablature with brackets and dentils all contribute to its architectural style and its representation of the Neoclassical Revival architectural style in an institutional building.

The concentration of decorative stone design details included on the frontispiece of the War Memorial Children’s Hospital contribute to the expression and function of the building as commemorative building in its Neoclassical architectural style. As a result, the property displays a high degree of craftsmanship and artistic merit.

The War Memorial Children’s Hospital is historically associated with the commemorative measures and activities that were undertaken within London shortly after the end of the First World War. As a memorial hospital, extensive fund-raising efforts were undertaken and specific design elements were incorporated into the building to memorialize those who lost their lives during the First World War.

In addition, the London Municipal Chapter of the IODE was heavily involved in raising funds for the hospital as well as championing the pursuit of a memorial hospital for children.

Further, the War Memorial Children’s Hospital was the first facility in the world to use the Cobalt-60 Beam Therapy Unit in the treatment of a cancer patient. As a result, the successful use of the

Cobalt-60 Beam Therapy Unit allowed gamma rays to be focused directly on cancer cells and initiated the use of radiation therapy that transformed cancer treatment.

The War Memorial Children's Hospital demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several institutional and industrial buildings in the Neoclassical Revival style, including the Ruggle Truck Company building, and the now-demolished Gartshore Nurses Residence. The War Memorial Children's Hospital demonstrated one of the few remaining Neoclassical Revival institutional buildings designed by Watt & Blackwell in London.

The property played a key role on this portion of South Street was one of three structures in a "remarkably well integrated, unique, and handsome streetscape." Although only two of the three structures now remain, the War Memorial Children's Hospital located at the corner of South Street and Colborne Street is important in maintaining the character of this portion of South Street as the location of the Old Victoria Hospital in London.

The War Memorial Children's Hospital is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey its historic connection to the former medical uses of the property. As a children's hospital, the property is historically connected to the Old Victoria Hospital, and it is visually connected with the two other remaining structures within the area, the Health Services Building (346 South Street) and the Colborne Building (391 South Street). Formerly, the War Memorial Children's Hospital also had functional connections to the Health Services Building and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital.

The War Memorial Children's Hospital is one of three remaining hospital building associated with the Old Victoria Hospital, and is locally recognized as a landmark in London

List of Heritage Attributes

The heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The form, scale, and massing of the War Memorial Children's Hospital and its details including:
 - High, Ashlar stone-clad foundation, consisting of five courses of ashlar-cut stone, with the top two courses protruding;
 - Flat roof;
 - Red tapestry brick exterior cladding;
 - Elaborate frontispiece on the South Street facade including;
 - Elevated main entry set in ashlar stone, framed by pilasters with Classical entablature;
 - Stone facing of the first storey;
 - Broken pediment constructed of stone, with flagpole rising from the pedestal over the main doorway;
 - Entablature detailing;

- Four tall pilasters rising above the first storey entranceway;
- Four three-foot tall garlanded urns;
- Triumphal wreaths carved into the stone blind transoms of second floor windows;
- Blind stone balustrade of the parapet;
- Rounded arch brick lintels above second storey windows with stone keystones;
- Carved inscription reading , “WAR MEMORIAL CHILDRENS HOSPITAL” in the stone entablature, flanked by decorative stone poppies;
- Metal cornice and stringcourse;
- Sash-style wood windows with four-light transoms throughout the building; the sash windows in the frontispiece are eight-over-eight divided light windows and the remainder of the windows in the War Memorial Children’s Hospital are undivided;
- Entryways, flanking the frontispiece, with stone surround and Classical entablature with brackets and dentils, accessed by two stone steps and a stone landing with a short metal guard projecting from the building;
- Pavilion-style wings are the east and west extremities of the War Memorial Children’s Hospital building with broad window openings set between pilaster- like brick-clad structural members and a strong metal cornice at its cap;
- Soldier course brick lintels above first, second, and third storey windows
- Setback of the building on the property;
- Spatial relationship with the Health Services Building and the Colborne Building.

Evaluation According to Ontario Regulation 09/06 Criteria for Determining Cultural Heritage Value

A property is required to meet one or more of the criteria to merit protection under Section 29 of the Ontario Heritage Act. The Health Services Building meets 8 of the 9 criteria and therefore merits Designation.

War Memorial Children’s Hospital, 392 South Street

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It was built in 1922 to designs by Watt & Blackwell and is a good example of a Beaux-Arts style children’s hospital. It is unique in the use of classical motifs associated with cenotaphs that expresses its commemorative function as war memorial.
ii) Displays a high degree of craftsmanship or artistic merit	YES	It was built at considerable expense with money raised by the community (\$300,000 in 1921). The centre bays are embellished with carved stone details and surmounted by four 3-foot high memorial urns.

iii) Demonstrates a high degree of technical or scientific achievement	NO	It does not demonstrate a. high degree of technical or scientific achievement.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It is associated with Victoria Hospital and pediatric care. It is associated with charitable organizations that raised funds for its construction. It is associated with the commemoration of those who served in WW I. In 1951, it was the site of the world's first cancer radiation therapy using the 'cobalt bomb' (Cobalt 60 Beam), an event designated as a 'National Historic Event' by the Historic Sites and Monuments Board of Canada.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	YES	It contributes to an understanding of London's commitment to pediatric care. It contributes to an understanding of efforts to commemorating those who served in WWI.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	YES	It is a good example of the work of Watt & Blackwell, a local architectural firm responsible for many prominent buildings in London in the early 20 th century.
2. Contextual value		
i) Is important in defining, maintaining, or supporting the character of an area	YES	It occupies a prominent corner site and, together with the Health Sciences Building, defines the character of South Street between Colborne & Waterloo Streets.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is visually and historically linked to the Old Victoria Hospital Lands. It is one of three remaining hospital buildings associated with the Old Victoria Hospital.
iii) Is a landmark	YES	It recognized as a locally significant landmark.

6.0 PROPOSED DEVELOPMENT

The proposed rehabilitation of the Health Services Building and War Memorial Children’s Hospital for affordable housing is a key component of a larger development plan envisioned for the area by the Vision SoHo Alliance.

Vision SoHo Alliance

The Vision SoHo Alliance is a development partnership that includes Chelsea Green Home Society, Homes Unlimited, Indwell, Italian Seniors’ Project, London Affordable Housing Foundation and ZerIn Development Corporation. The partnership is committed to creating a vibrant and inclusive residential neighbourhood on the Old Victoria Hospital Lands that includes a range of housing types for all income levels, from market rate units to affordable and deeply affordable units. Celebrating the heritage of the Old Victoria Hospital Lands is a core principle and rehabilitation of the Health Services Building and the War Memorial Children’s Hospital is a key component of the development plan.



Vision SoHo Alliance – a mixed-income housing development that includes conservation of the Health Sciences Building and War Memorial Children’s Hospital

Indwell

Indwell is a key partner in the SoHo Alliance. It is a non-profit, charitable organization that provides affordable residential units that prioritize energy efficiency, neighbourhood sensitivity and heritage conservation.

Invizij Architects has worked with Indwell on a number of successful adaptive re-use projects. In each of these projects, heritage buildings were conserved and sensitively rehabilitated for affordable housing. The general approach is to retain as much of the existing fabric as possible so that the character of the heritage building is preserved and to reduce the cost of construction. Energy efficiency is a key

component of Indwells retrofit projects, as well as a high standard of design for any alterations or additions that are needed to support the new use.



- Total Units: 110-120
- Affordable Units: All
- Deeply affordable supportive housing

Vision SoHo Alliance - Health Sciences Building



Vision SoHo Alliance - War Memorial Children's Hospital & SoHo Civic Space

7.0 HERITAGE IMPACT ASSESSMENT

7.1 New Development Adjacent to the Heritage Buildings

A new residential block will be built on the vacant land between the Health Services Building and War Memorial Children's Hospital. Three new residential blocks will be built on the vacant land at the rear of the buildings. The design of these buildings is still in the conceptual stage. The preliminary concepts show that the intent is for the arrangement and scale of the buildings to be sensitive to the heritage context. The new building between the heritage buildings will maintain the same setback as the Health Sciences Building and will be slightly higher than the heritage buildings so that it does not overwhelm the heritage buildings. The three buildings proposed for the vacant area behind the heritage buildings will maintain the lot pattern so that they are aligned with the heritage buildings on South Street. The arrangement includes an interior street through the middle of the block that all of the buildings back onto. The interior area will also contain landscaping and parking.



Vision SoHo Alliance – concept drawing

7.2 Adaptive-Reuse of the Health Services Building

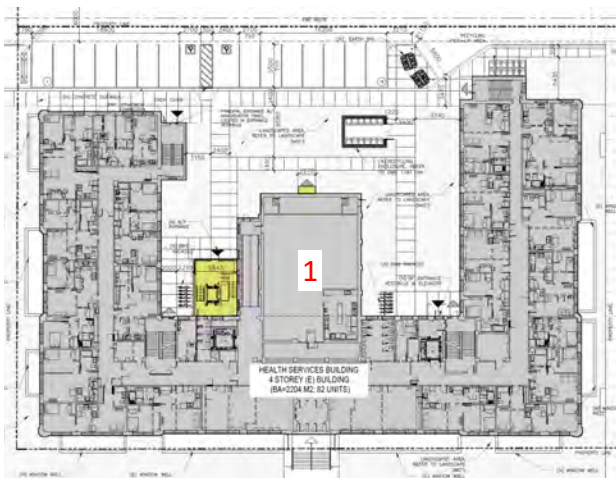
The proposed rehabilitation and residential conversion of the Health Services Buildings will have beneficial impacts including re-roofing and masonry repairs. Portions of the roof, including the roof above the Auditorium have failed and water is actively entering the building. There is currently several feet of standing water in the basement below the Auditorium and water pools in the entrance lobby after heavy rainfall. Site investigation confirms that water infiltration has caused significant damage to plasterwork in the Auditorium, to the extent that repair is not feasible. The proposed conservation work will stop the ongoing deterioration of the building and restore exterior heritage elements to their original condition.

The conversion to residential use is well suited to existing interior layout. Residential units will open onto the existing central corridors. The layout of individual units is designed around existing window openings so that no new window openings will be required on the primary facades. The existing front entrance will

remain as the primary entrance and the vestibule and lobby will continue to function as entry spaces. The Auditorium space will be utilized as a shared amenity space.



PROPOSED SOUTH STREET ELEVATION



PROPOSED 1ST FLOOR PLAN – 1. Auditorium

Impacts on Heritage Attributes of the Health Sciences Building

HERITAGE ATTRIBUTE	PROPOSED	IMPACT ASSESSMENT
"E" shape form of the building	No change proposed	No negative impacts
Flat roof	Solar panels will be installed on the roof	No negative impacts <ul style="list-style-type: none"> The solar panels will not be visible from the ground
Rows of large windows clustered into groups of two, three, and four along the south, east, and west façades in a symmetrical, balanced manner	No change to the fenestration pattern is proposed	No negative impacts
Red tapestry brick	Minor repairs will be undertaken to secure the building envelope	Positive impacts <ul style="list-style-type: none"> repair of a heritage attribute
Ashlar-cut Indiana limestone foundation cladding	No change proposed	No negative impacts

Pattern of brick pilasters on the south, east, and west facades, with stone bases and capitals, and geometric designs included within the capitals	No change proposed	No negative impacts
Limestone-clad frontispiece on the south façade rising through the cornice including	No change proposed	No negative impacts
Raised entry with landing and steps	No change proposed	No negative impacts
Portico in antis with three recessed windows separated by limestone mullions and detailing	No change proposed	No negative impacts
Pilasters, with geometric design at the capital and bases	No change proposed	No negative impacts
Limestone cartouche detailing in parapet	No change proposed	No negative impacts
“VICTORIA HEALTH SERVICES BUILDING” metal lettering applied above the main entry doors	No change proposed	No negative impacts
Stone cornice of the building detailed with stone blocks and diamonds	No change proposed	No negative impacts
Brick parapet	Minor repairs will be undertaken to secure the building envelope	Positive impacts <ul style="list-style-type: none"> • repair of a heritage attribute
Brick soldier course that defines the upper limits of the stone foundation and first floor windows	No change proposed	No negative impacts
Windows, including fenestration pattern, window proportions, window surrounds and wooden frame, and elaborate mouldings	Window replacement is proposed	Loss of original fabric <ul style="list-style-type: none"> • The original windows have deteriorated to such an extent that repair is not feasible. • Loss will be mitigated through replacement in kind.
Set back of the building from South Street and Waterloo Street	No change proposed	No negative impacts
Spatial relationship with the War Memorial Children’s Hospital and the Colborne Building	No change proposed	No negative impacts

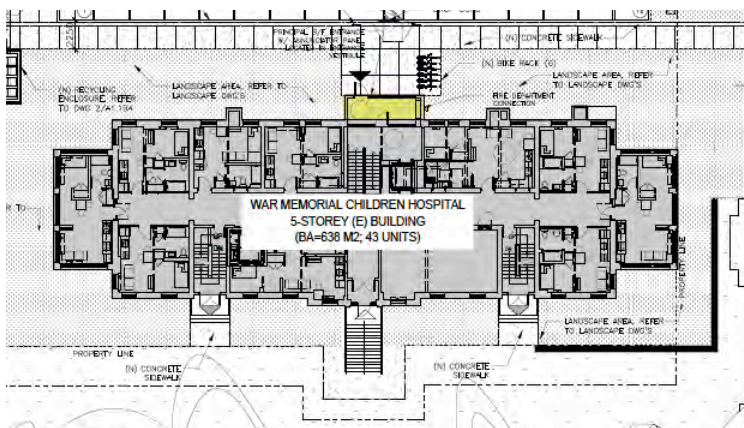
7.3 Adaptive-Reuse of the War Memorial Children's Hospital

The proposed rehabilitation and residential conversion of the Children's Hospital will have beneficial impacts and will include re-roofing and masonry repairs. Metal vents that were previously installed on the main elevation will be removed and the masonry will be restored to its original condition. Missing sections of the metal cornice will be replicated. The proposed conservation work will stop the ongoing deterioration of the building and restore exterior heritage elements to their original condition.

The conversion to residential use is well suited to the existing layout that includes a central corridor along the main axis of the building. The layout of individual units will be designed around existing window openings so that no new windows opening will be required on the principal elevations. The existing front entrance and secondary entrances on the main elevation will remain as entry doors.



PROPOSED SOUTH STREET ELEVATION



PROPOSED 1st FLOOR PLAN

Impacts on Heritage Attributes of War Memorial Children's Hospital

HERITAGE ATTRIBUTE	PROPOSED	IMPACT ASSESSMENT
High, Ashlar stone-clad foundation, consisting of five courses of ashlar-cut stone, with the top two courses protruding	No change proposed	No negative impacts
Flat roof	Solar panels will be installed on the roof	No negative impacts <ul style="list-style-type: none"> The solar panels will not be visible from the ground
Red tapestry brick exterior cladding	Selective repairs to remove vents installed on the main elevation and to repair the brick parapet	Positive impacts <ul style="list-style-type: none"> removal of inappropriate vents and restoration of masonry to its original condition repair and selective replacement of deteriorated brick above the metal cornice
Elaborate frontispiece on the South Street facade	Minor repairs will be undertaken to secure the building envelope	Positive impacts <ul style="list-style-type: none"> repair of a heritage attribute
Elevated main entry set in ashlar stone, framed by pilasters with Classical entablature	No change proposed	No negative impacts
Stone facing of the first storey	No change proposed	No negative impacts
Broken pediment constructed of stone, with flagpole rising from the pedestal over the main doorway	No change proposed	No negative impacts
Entablature detailing	No change proposed	No negative impacts
Four tall pilasters rising above the first storey entranceway	No change proposed	No negative impacts
Four three-foot tall garlanded urns	No change proposed	No negative impacts
Triumphal wreaths carved into the stone blind transoms of second floor windows	Selective repairs to remove vents installed on the main elevation	Positive impacts <ul style="list-style-type: none"> removal of inappropriate vents and restoration of masonry to its original condition
Blind stone balustrade of the parapet	No change proposed	No negative impacts
Rounded arch brick lintels above second storey windows with stone keystones	No change proposed	No negative impacts

Carved inscription reading, "WAR MEMORIAL CHILDRENS HOSPITAL" in the stone entablature, flanked by decorative stone poppies	No change proposed	No negative impacts
Metal cornice and stringcourse	Selective repairs and replacement of missing sections of the cornice	Positive impacts <ul style="list-style-type: none"> restoration of metal cornice to its original condition
Sash-style wood windows with four-light transoms throughout the building; the sash windows in the frontispiece are eight-over-eight divided light windows and the remainder of the windows in the War Memorial Children's Hospital are undivided	Window replacement is proposed	Loss of original fabric <ul style="list-style-type: none"> The original windows have deteriorated to such an extent that repair is not feasible. Loss will be mitigated through replacement in kind.
Entryways, flanking the frontispiece, with stone surround and Classical entablature with brackets and dentils, accessed by two stone steps and a stone landing with a short metal guard projecting from the building	No change proposed	No negative impacts
Pavilion-style wings at the east and west extremities of the War Memorial Children's Hospital building with broad window openings set between pilaster-like brick-clad structural members and a strong metal cornice at its cap	No change proposed	No negative impacts
Soldier course brick lintels above first, second, and third storey windows	No change proposed	No negative impacts
Setback of the building on the property	No change proposed	No negative impacts
Spatial relationship with the Health Services Building and the Colborne Building	No change proposed	No negative impacts

8.0 CONSERVATION STRATEGY

The conservation strategy for both buildings is to preserve all of the exterior heritage attributes, with the exception of the windows that have deteriorated to such an extent that repair is not feasible. The replacement windows will match the style and configuration of the original windows. Some of the original windows have already been replaced with modern windows that are not complimentary to the original design. Installation of new windows will create a consistent look and will improve the thermal performance of the buildings. Interior elements that can be incorporated into the new interiors will be preserved where feasible. Based on the poor condition of the interiors of both buildings, it is anticipated that only the most durable elements, such as the terrazzo flooring in the main corridors and the metal staircases in the stairwells, will be fit for use. Detailed information regarding the conservation of deteriorated heritage elements will be outlined in a Conservation Plan and will include selective masonry repairs and restoration of missing sections of the metal cornice on the War Memorial Children's Hospital. These repairs will enhance the principal facades and restore them to their original condition.

9.0 CONCLUSIONS & RECOMMENDATIONS

The proposed adaptive reuse of the Health Sciences Building and the War Memorial Children's Museum provides an appropriate and sustainable use for surplus hospital buildings that is compatible with planning policies for the area. A large number of affordable units will be created within the existing building envelopes with no impact to heritage attributes, with the exception of the windows that are deteriorated to such an extent that repair is not feasible. All exterior heritage attributes will be conserved and the interior layout, consisting of rooms that open onto a central corridor, can easily accommodate the new use.

Given that these buildings are currently vacant and are in need of significant repairs to prevent further deterioration and loss of heritage attributes, the proposed rehabilitation will have significant benefits for the community.

It is therefore recommended that this proposal be approved, with the following conditions:

- that the owner agrees to Designation of the Health Sciences Building and the War Memorial Children's Hospital
- that further details be provided to heritage staff regarding the proposed conservation work and replacement windows
- that more detailed drawings be provided to heritage staff for the new building to be constructed between the Health Sciences Building and the War Memorial Children's Hospital, to ensure that the height and setback are sensitive to adjacent heritage buildings

10.0 SOURCES

Planning Documents

City of London:

- *Old Victoria Hospital Lands Secondary Plan* (2014)
- *Thames Valley Corridor Plan* (2011)
- *Draft Cultural Heritage Evaluation Report: Old Victoria Lands Phase II – War Memorial Children’s Hospital and Health Services Buildings* (M. Greguol, June 15, 2020)

MTCS

- *Ontario Heritage Toolkit* (2014)

Parks Canada

- *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

Collections

LHSC London Health Sciences Centre

- Archives

University of Western Ontario

- Beldon Library, Archives & Special Collections

Historical Background

Blackwell, Victor Joseph (1885-1965), entry in the *Biographical Dictionary of Architects in Canada 1800-1950*, edited by Robert Hill. Accessed online 18 Sep 2021.

‘Children’s War Memorial Hospital, 1920-21, *Construction* xvii (Dec 1924), p 383, 386 (illus. & descrip.)

Growing to Serve; A History of Victoria Hospital, London, Ontario (1985)

‘Medical School, University of Western Ontario, 1920-21’, *London Advertiser* (26 March 1921); 13. (illus. & descrip.)

‘Medical School, University of Western Ontario, 1920-21’, *Construction* xv (May 1922); 154-55. (illus. & descrip.)

Tausky, Nancy. *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex, London, Ontario*. Revised version, May 2011. Prepared for the City of London.

Watt, John Macleod (1878-1954), entry in the *Biographical Dictionary of Architects in Canada 1800-1950*, edited by Robert Hill. Accessed online 18 Sep 2021.

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTOS_HEALTH SERVICES BUILDING



AERIAL VIEW – SOUTH STREET STREETScape



AERIAL VIEW – REAR ELEVATION



FRONT ENTRANCE



MAIN ELEVATION



MAIN ELEVATION



MAIN ELEVATION - DETAIL



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION - AUDITORIUM



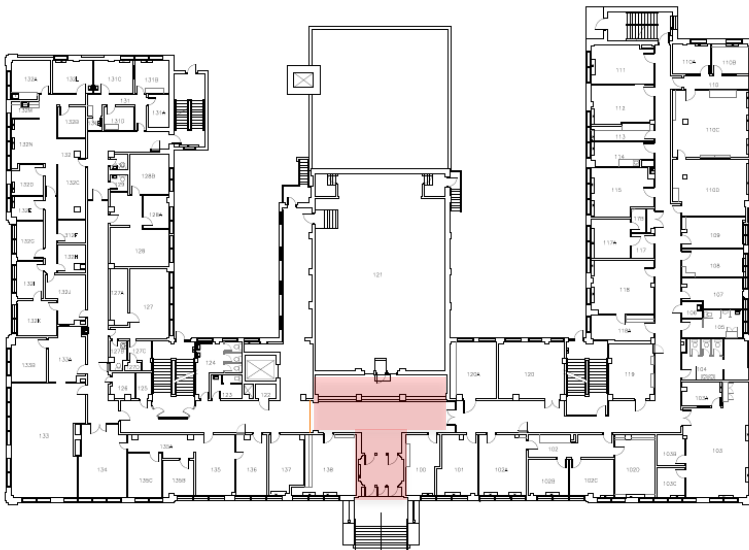
REAR ELEVATION



SIDE ELEVATION



ENTRANCE VESTIBULE - DOUBLE SET OF WOOD DOORS WITH GLAZED TRANSOMS



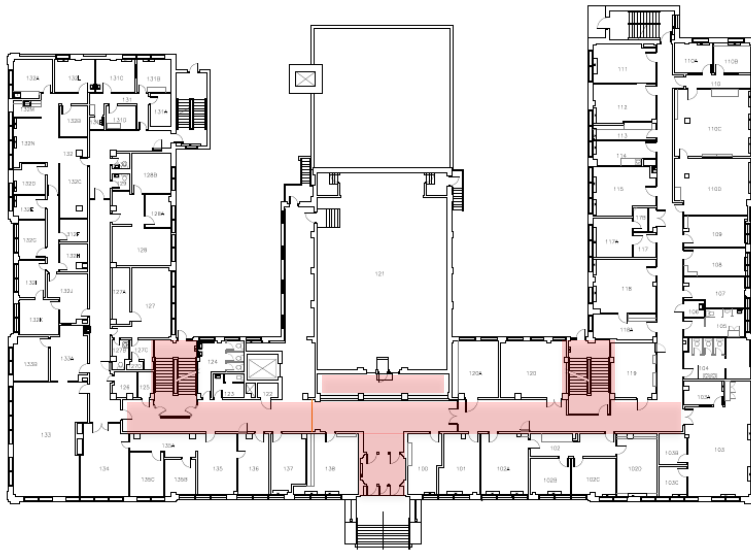
ENTRANCE VESTIBULE & LOBBY – double set of wood doors – two wood paneled columns – plaster walls and ceiling



TERRAZZO FLOORING



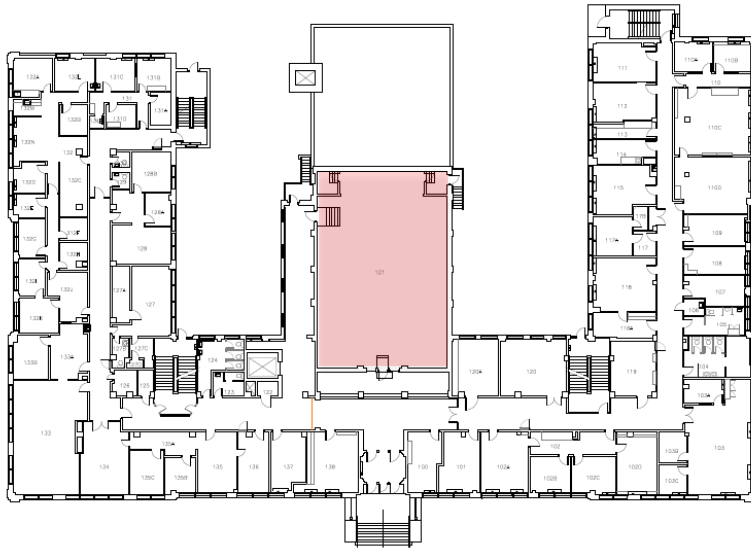
STEEL STAIRS WITH WOOD HANDRAILS & TERRAZZO TREADS



1ST FLOOR HALLWAY & SOUTH STAIRWELLS - terrazzo flooring & steel stairs with wood handrails



AUDITORIUM – proscenium arch



1ST AUDITORIUM – proscenium arch, plasterwork, acoustic panels



AUDITORIUM – the current condition of the plasterwork and acoustic panels is very poor – there is evidence of extensive water infiltration that has caused portions of the ceiling to fall. There is mould growth on plaster surfaces. Testing has confirmed that there is asbestos in the adhesive used to install the acoustic panels.

APPENDIX A: PHOTOS_WAR MEMORIAL CHILDREN'S HOSPITAL



AERIAL VIEW – SOUTH STREET STREETScape



AERIAL VIEW – REAR ELEVATION



MAIIN ELEVATION – set back from the road



MAIN ELEVATION - Classical detailing



MAIN ELEVATION – four urns on the roofline with protective plywood covering



MAIN ELEVATION – classical urn on the roof



MAIN ELEVATION - SECONDARY ENTRANCE



MAIN ELEVATION – SECONDARY ENTRANCE



MAIN ELEVATION – STEPS TO THE FRONT ENTRANCE – concrete stairs are severely deteriorated



MAIN ELEVATION – STAIRS TO THE FRONT ENTRANCE – the metal railings are in fair condition



MAIN ELEVATION – missing section of the original cornice



MAIN ELEVATION – missing section of the original cornice



SIDE ELEVATION



REAR ELEVATION – rear additions have been demolished



REAR ELEVATION



REAR ELEVATION – the Health Sciences Building is visible on the right side of the photo



SIDE ELEVATION



WINDOWS – 8 over 8 wood sash windows on the main elevation are in poor condition



WINDOWS – 1 over 1 wood sash windows with 4-pane transom above are in poor condition



WOOD DOORS – wood doors at the main entrance are in fair to poor condition



WOOD DOORS – wood doors with transom above are in fair to poor condition



SUNROOM – wood casement windows in the sunrooms are in fair to poor condition



MAIN FLOOR – TERRAZZO FLOORING – the floor is littered with dust and debris but the terrazzo appears to be in fair to good condition



STAIRWELLS – the steel stairs with wooden handrails are in fair condition

APPENDIX B: HISTORIC_HEALTH SERVICES BUILDING



1921 photo



1923 postcard



1930 aerial view

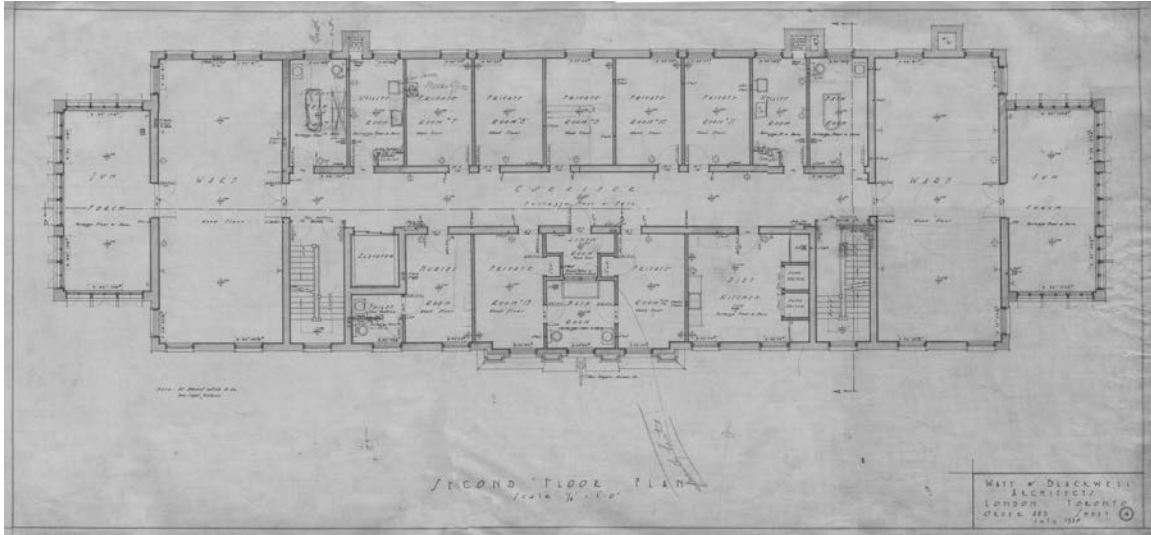
APPENDIX B: HISTORIC_WAR MEMORIAL CHILDREN'S HOSPITAL



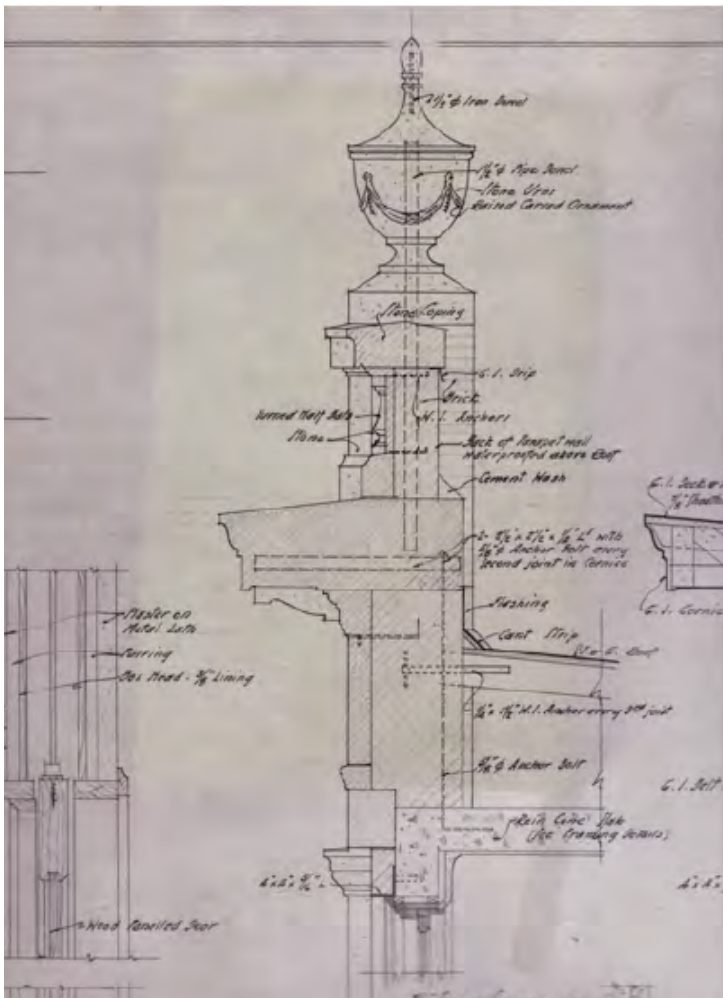
1921 PERSPECTIVE BY WATT & BLACKWELL



1921 ELEVATION DRAWING BY WATT & BLACKWELL



1921 1ST FLOOR PLAN BY WATT & BLACKWELL



1921 DETAIL FOR THE MEMORIAL URNS ON THE ROOF BY WATT & BLACKWELL



1930 PHOTO



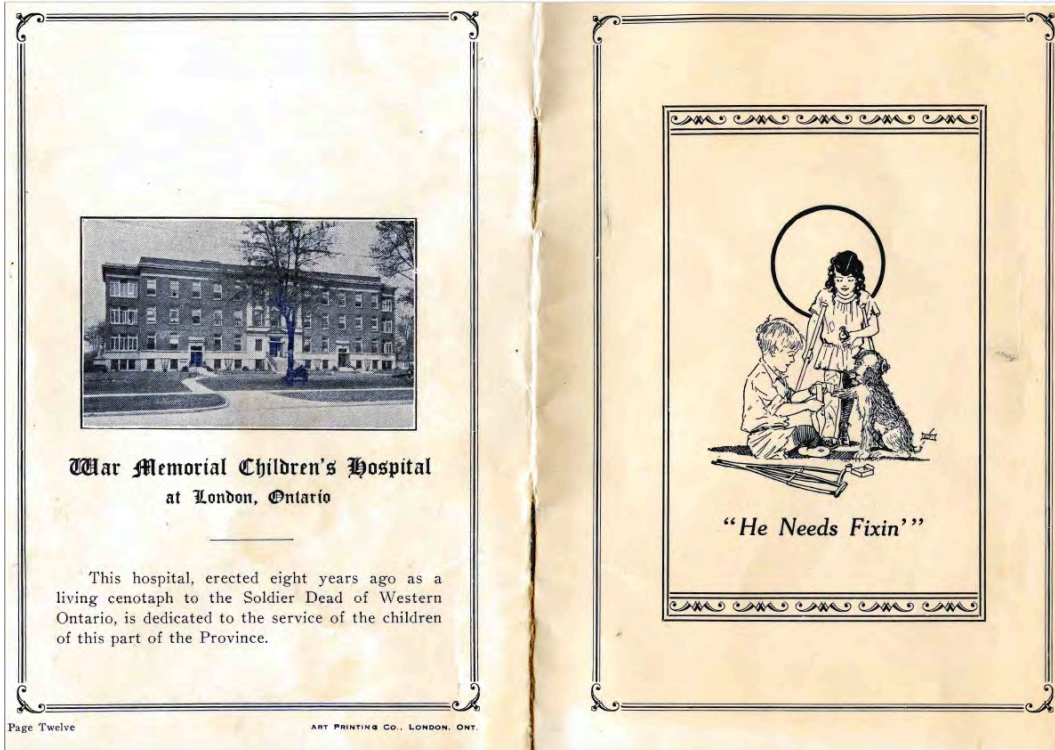
1935 PHOTO



1920s PHOTO OF ONE OF THE WARD ROOMS



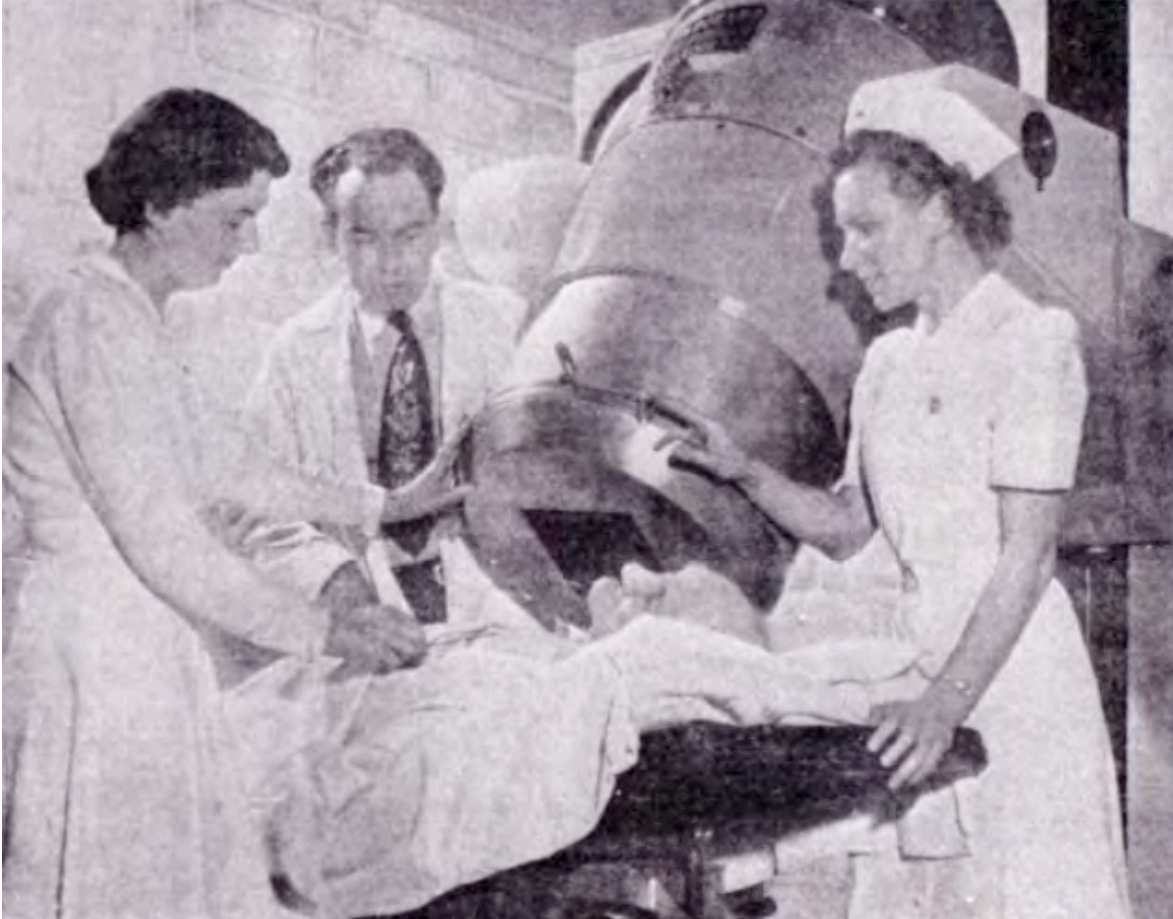
1920s PHOTO OF ONE OF THE SUNROOMS



1929 CAMPAIGN COMMITTEE PAMPHLET



1921 PLAQUE



1951 COBALT TREATMENT UNIT



2001 HSMBC HERITAGE PLAQUE – COBALT TREATMENT THERAPY NATIONAL HISTORIC EVENT, 790 Commissioners Road East, London.

