

Bill No. 105
2022

By-law No. L.S.P.-_____

A by-law to designate 370 South Street (Health Services Building) to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 370 South Street (Health Services Building) has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 370 South Street (Health Services Building), more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on February 15, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – February 15, 2022
Second Reading – February 15, 2022
Third Reading – February 15, 2022

SCHEDULE "A"
To By-law No. L.S.P.- _____

Legal Description

Lots 6, 7 and 8 South of Hill Street East and Lots 6, 7 and 8 North of South Street East on Crown Plan 30, Lots 21, 22, 23, 24, 25, 37, 40 and Part of Lots 36, 38 and 39 on Registered Plan 172(E), designated as Parts 1 and 2 on Plan 33R-17942 Save and Except Parts 1, 2, 3 and 4 on Plan 33R-20703, BEING ALL OF PIN 08329-0197 and PART OF PIN 08329-0198, in the City of London and County of Middlesex.

Description of Property

The Health Services Building located on the property at 370 South Street is located on the north side of South Street, east of the intersection of Waterloo Street.

SCHEDULE “B”
To By-law No. L.S.P.- _____

Statement of Cultural Heritage Value or Interest

The Health Services Building at 370 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 Neoclassical 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 the 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 state-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 Western University campus. 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. Beal Technical School (now H.B. Beal 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 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 is one of three remaining hospital buildings associated with the Old Victoria Hospital, and is locally recognized as a landmark in London.

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;
 - Monumental limestone-clad frontispiece on the south façade rising through the cornice including:
 - Raised entry with landing, steps, and large stone wingwalls flanking the steps;
 - Tall portico with three recessed windows separated by limestone mullions and detailing;
 - Two-storey pilasters, with geometric design at the capitals and bases;
 - Limestone cartouche detailing in parapet;
 - "VICTORIA HEALTH SERVICES BUILDING" metal lettering applied above the main entry doors;
 - Continuous stone moulding spanning the façade above the second storey windows;
 - 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;
- Spatial relationship with the War Memorial Children's Hospital and the Colborne Building; and,
- Interior heritage attributes including:
 - Main entry foyer including:
 - Terrazzo flooring;
 - Interior entry doorway including set of three glazed interior wood doors with interior transom windows;
 - Two large decorative wood panelled posts flanking the steps leading to the auditorium;
 - Decorative details included within the auditorium, specifically:
 - Panelled wood veneer interior entry doors to the auditorium;
 - Elaborate proscenium arch;
 - Ornamental pilasters; and,
 - Deep cornice with decorative dentil details.