

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage

**From:** John M. Fleming  
Managing Director, Planning and City Planner

**Subject:** Demolition Request for Heritage Listed Property at 2096  
Wonderland Road North by Invest Group Ltd.

**Meeting on:** Wednesday May 9, 2018

## Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property located at 2096 Wonderland Road North, that notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property at 2096 Wonderland Road North to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report.

It being noted that the applicant has also submitted a planning application that will be considered separately at a future meeting of the Planning & Environment Committee.

## Executive Summary

### Summary of Request

A demolition request for the heritage listed property located at 2096 Wonderland Road North was submitted.

### Purpose and the Effect of Recommended Action

The purpose of the recommended action is for Municipal Council to issue its notice of intent to designate the property under Section 29(3) of the *Ontario Heritage Act* with the effect of preventing the demolition of this cultural heritage resource.

### Rationale of Recommended Action

A Heritage Impact Statement was submitted as part of the demolition request for the heritage listed property located at 2096 Wonderland Road North. As part of the Heritage Impact Statement, the property was evaluated using the criteria of *Ontario Heritage Act* Regulation 9/06. This evaluation found that the property met the criteria for designation. Staff generally support this evaluation, and recommend that the property be designated to ensure the conservation of this significant cultural heritage resource. Staff disagree with the mitigation recommendations of the Heritage Impact Statement.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 2096 Wonderland Road North is located on the east side of Wonderland Road North between Fanshawe Park Road West and Sunningdale Road West (Appendix A). The property is part of the former London Township that was annexed by the City of London in 1993.

#### 1.2 Cultural Heritage Status

The property has been included on the *Inventory of Heritage Resources* since 1997. The *Inventory of Heritage Resources* was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007. The property at 2096 Wonderland Road North was identified as a Priority 1 resource; the listing was amended in 2008 to change the

priority level to Priority 2. The property is considered to have potential cultural heritage value or interest.

### 1.3 Description

The building located at 2096 Wonderland Road North is a two storey brick house with stone foundation (Appendix B). The building has a square plan, with rear addition. A hipped roof caps the original portion of the building, which was accented by a pair of double stack chimneys. The building has a balanced, three bay main (west) façade. A doorway with a single leaf door, with replacement sidelights and a rectangular transom, and an applied wood frame entablature, is located in the centre bay. The centre bay of the building is flanked by a window to each side. Three window voids are centred across the second storey of the west façade, above the openings of the ground storey. The windows in the original openings appear to be replacement (vinyl) windows. Original brick detailing, including common bond pattern and voussoirs above the windows, can be found on the façade. Symmetry can also be found in the placement of windows on the other façades of the building as well.

An addition is located at the rear of the original building, which includes a two-bay garage. This addition is clad in board and batten which distinguishes it from the original building. Access to the property is facilitated by a gravel and asphalt driveway, off of Wonderland Road North. The property features mature trees with grass lawns.

### 1.4 History

The property now known as 2096 Wonderland Road North was originally Part Lot 20, Concession V, in the former London Township. The north part of Lot 20, the subject of this history, was granted to William Warner in October 1819. William Warner was part of an influx of immigrants to the former London Township in 1819 (Rosser 1975, 64; *London Township* Volume I, 14). William Warner came to the London area in 1818, and “judged the quality of the land to be excellent, and immediately returned to Prescott where he crossed the [St. Lawrence] river to get his brother-in-law [Orange Clark]” (Rosser 1975, 67). He returned in the following year with his family and obtaining a grant for the north part of Lot 20, Concession V. William Warner obtained the patent from the Crown for the north half of Lot 20, Concession V on March 29, 1833.

William Warner is identified on the *Map of London Township by Thomas Ridout* (Book D) as the occupant of the north half of Lot 20, Concession V as well as on the 1850 *Sketch of Part of London Township* (which shows a building located on the property), 1863 *Map of the Township of London* by Samuel Peters and the 1878 *Map of the Township of London* in the *Illustrated Historical Atlas of Middlesex County* (*London Township* Volume II).

On June 10, 1857, William Warner took out a mortgage on his property in the sum of one hundred and sixty two [pounds] (Instrument 4399, 1857). The mortgage was held by the Middlesex Building Society. The mortgage was released the following year. The Middlesex Building Society was incorporated in 1848. This mortgage may relate to the construction of the brick house located at 2096 Wonderland Road North, however further research is required. Additional research related to the Middlesex Building Society could also be undertaken to support the date of construction of this building.

The 100-acre property remained in the Warner family until it was sold to Albert Haggis in 1907. Albert Haggis sold the property to John McLarty in 1912. The 1917 map of London Township records J., J. S., and D. McLarty as the owners of the north half of Lot 20, Concession V (*London Township* Volume II). John McLarty sold the property in 1920 to William M. May. William May (1887-1963) is recorded as the owner of the north half of Lot 20, Concession V in the 1940 *Map of London Township* (*London Township* Volume II). During the 1950s-1960s, William May began selling pieces of the 100-acre property to various interests. In 1962, a 208' by 208' parcel was established by Instrument 175101. This parcel was subsequently registered under Registrar's Compiled Plan 1028 as Lot 17. This parcel was sold by William May to Michael and

Nancy Yuhasz in 1962. The property is located in the area that was annexed from the former London Township by the City of London in 1993.

In addition to the requirements to clear his land for agriculture and build a home for his family, William Warner would have also been charged with building and maintaining local roads under the *Highway Act* of 1793 (*London Township*, Volume 1, 82). Settlement under Colonel Talbot had high standards, requiring: a “good and sufficient” dwelling house of at least 16x20, clear and fence 10 acres of a 200 acre grant, and clear an open thirty feet wide of the road in front of the lot (Raycraft-Lewis 1967, 20).

William Warner, and his wife Margaret, was buried in the Methodist Episcopal White Church Cemetery, which was formerly located at the southeast corner of Sarnia Road (now Fanshawe Park Road West) and Hutton Sideroad (now Wonderland Road North). Their stone tombstone was consolidated into a cairn, which was subsequently relocated to St. John’s Anglican Church Cemetery in Arva in the early 1990s (*London Township*, Volume I, 198).

### **1.5 Georgian Architectural Style**

While the Georgian architectural style is typically aligned with the Hanoverian Georgian monarchs of the Great Britain, this style demonstrates a colonial lag in its popularity in the colonies. It continued to be popular with British immigrants into the 1850s, eventually eclipsed by more Victorian styles, such as Queen Anne Revival or Italianate. The continuation of the Georgian architectural style is often seen as a demonstration of loyalty to the motherland.

In *Ontario Architecture* (1989), regarding regional interpretations of the Georgian architectural style, John Blumenson notes, “Due to severe climate, the harshness of the land and in particular the limited financial resources of these early settlers, their buildings, with few exceptions, evidence structural necessity more than academic stylistic features, as was the case in the United States or England” (5). Shannon Kyles notes, “The Upper Canadian at this time wanted a sturdy house that reflected his simple dignity.” Marion MacRae notes, the Georgian architectural style was not native to Upper Canada, but “was a physical expression of the cultural mental climate of the first settlers of Upper Canada and was present with them, in a wishful state, while they were living in rude shelters and simple log houses” (4). Vernacular interpretations of the Georgian architectural style are common, but adherence to conventional rules of symmetry, proportion, and uncluttered designs characterize the Georgian architectural style. House plans are generally central, with a balanced façade of windows. Classically-inspired detailing can often be found in the roof, window trim, and moulded surrounds (Blumenson 1989, 5). While earlier Georgian architectural style buildings often featured high pitched gable roofs, the pitch became lower and often hipped in form (Kalman 1994, 148). Thomas F. McIlwraith asserts the preference for brick by early colonial settlers as an assertion of resistance to American preference for the stucco cladding of the Greek Revival architectural style (1997, 93).

Based on these generally accepted characteristics of the Georgian architectural style in Ontario, the building at 2096 Wonderland Road North is considered to be representative of this architectural style. The building demonstrates a balanced façade, with a central entry flanked by window openings. It has stoic, restrained detailing which typifies the Georgian architectural style. The building also has proportions characteristic of other Georgian architectural style buildings. As Kalman notes, later Georgian architectural style buildings often feature hipped roofs, such as that of the building located at 2096 Wonderland Road North.

## **2.0 Legislative and Policy Framework**

### **2.1 Provincial Policy Statement**

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that “significant built

heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.”

The *Provincial Policy Statement* (2014) defines “conserved” as: “Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is maintained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

## 2.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB).

## 2.3 Official Plan/The London Plan

Chapter 13 (Heritage of the City of London’s *Official Plan* (1989, as amended) recognizes that properties of cultural heritage value or interest

*Provide physical and cultural links to the original settlement of the area and to specific periods or events in the development of the City. These properties, both individually and collectively, contribute in a very significant way to the identity of the City. They also assist in instilling civic pride, benefitting the local economy by attracting visitors to the City, and favourably influencing the decisions of those contemplating new investment or residence in the City.*

The objectives of Chapter 13 (Heritage) support the conservation of heritage resources, including encouraging new development, redevelopment, and public works to be sensitive to, and in harmony with, the City’s heritage resources (Policy 13.1.iii). This direction is also supported by the policies of *The London Plan* (adopted 2016); *The London Plan* has greater consideration for potential cultural heritage resources that are listed, but not designated under the *Ontario Heritage Act*, through planning processes.

Applicable policies include:

- Policy 563\_: *In conformity with the Urban Regeneration policies in the Our City part of this Plan, initiatives will be taken to support the adaptive re-use of cultural heritage resources to facilitate economic revitalization of neighbourhoods and business areas.*
- Policy 565\_: *New development, redevelopment, and all civic works and project on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage*

*impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.*

- Policy 566\_: *Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation may be considered.*
- Policy 567\_: *In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.*
- Policy 568\_: *Conservation of whole buildings on properties identified on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.*
- Policy 569\_: *Where, through the specific process established in the Specific Policies for The Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the Ontario Heritage Act, it is determined that a building may be removed, the retention of architectural or landscape feature and the use of other interpretive techniques will be encouraged where appropriate.*

The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of “Building a Sustainable City.”

#### **2.4 Register (Inventory of Heritage Resources)**

Municipal Council may include properties on the *Inventory of Heritage Resources* (Register) that it “believes to be of cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest. The barns at 660 Sunningdale Road East are considered to have potential cultural heritage value or interest as a heritage listed property.

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* (Register) as an indication of their potential cultural heritage value. Priority 2 properties are:

“Buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages” (*Inventory of Heritage Resource*, 2005).

The *Inventory of Heritage Resources* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

### **3.0 Demolition Request**

The property owner submitted written notice of their intention to demolish the building located at 2096 Wonderland Road North on April 18, 2018. This demolition request was accompanied by the Heritage Impact Statement (prepared by Stantec Consulting Ltd., dated April 10, 2018) (Appendix D). Municipal Council must respond to a request for the demolition of a heritage listed property within 60 day, or the requested is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning & Environment Committee.

The 60-day period for the demolition request for the property at 2096 Wonderland Road North expires on June 17, 2018.

Staff undertook a site visit of the property, accompanied by a representative of the property owner, on May 2, 2018.

## 4.0 Cultural Heritage Evaluation

### 4.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
  - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii. Displays a high degree of craftsmanship or artistic merit; or,
  - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
  - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
  - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
  - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
  - i. Is important in defining, maintaining or supporting the character of an area;
  - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
  - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted and the property removed from the *Inventory of Heritage Resources* (Register).

The Heritage Impact Statement (prepared by Stantec Consulting Ltd., April 10, 2018, see Appendix D) completed an evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9/06. This evaluation found that the property met three of the nine criteria; one in each category: physical or design value, historical or associative value, and contextual value.

The property at 2096 Wonderland Road North has physical or design value because is a rare, representative example of a Georgian farmhouse dating circa 1850s in the former London Township. The property at 2096 Wonderland Road North has historical or associative value because it has direct associations with the Warner family, who were an early pioneer family in the former London Township, as well as the theme of agricultural settlement in the former London Township. The property at 2096 Wonderland Road North has contextual value because it is physically and historically linked to its surroundings.

A Statement of Cultural Heritage Value or Interest and identification of heritage attributes was completed in the Section 4.2.4 of the Heritage Impact Statement (prepared by Stantec Consulting Ltd., April 10, 2018). Staff generally agree with the findings of the Heritage Impact Statement that the property at 2096 Wonderland Road North is a significant cultural heritage resource, having met the criteria of *Ontario Heritage Act* Regulation 9/06. Staff have recommended edits to the Statement of Cultural Heritage Value or Interest to bring it into compliance with City of London practice, as well as to remove interior heritage attributes identified in the Heritage Impact Statement (Appendices E-F).

### 4.2 Comparative Analysis

With a wealth and diversity of cultural heritage resources in London, Georgian structures dating from the 1850s are rare. There is one Georgian architectural style, two storey, brick building that is designated under Part IV of the *Ontario Heritage Act*, and approximately 10 others that are listed on the Register (*Inventory of Heritage Resources*) (Appendix C). These include:

- 5 Paddington Avenue (1849, Georgian) – designated

- 1 Frank Place (1862), Georgian) listed
- 475 Fanshawe Park Road East (1850, Regency/Georgian) – listed
- 130 Kent Street (1863, Georgian) – listed
- 177 Kent Street (c. 1860, Georgian) – listed
- 1057 Oxford Street West (Elson) (1855, Georgian) – listed
- 2012 Oxford Street West (1865, Georgian/Italianate) – listed
- 40 Ridout Street South (c. 1850, Georgian) – listed
- 2700 Westminster Drive (1869, Georgian influence) – listed
- 4594 White Oak Road (1850, Georgian) – listed
- 444 York Street (1863, Georgian/Italianate) – listed
- 1458 Huron Street (Flower House) (1853, Georgian) – listed

Through this evaluation and research, two additional examples of two storey, brick Georgian architectural style buildings in London have been identified: 2297 Westminster Drive and 3565 Westdel Bourne. While there may be other examples of two storey, brick Georgian architectural style buildings in London, within the sample of the approximately 6,000 properties included on the Register (*Inventory of Heritage Resource*), Georgian buildings are rare.

The two storey, brick, Georgian architectural style building at 2096 Wonderland Road North is rare and also representative of this style.

#### 4.4 Consultation

Pursuant to Council Policy for the demolition of a heritage listed property, notification of the demolition request was sent to 65 property owners within 120m of the subject property on May 9, 2018, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, the Urban League, the Sunningdale West Resident's Association, and the Fox Hollow Community Association. Notice was also published in *The Londoner* on May 10, 2018.

## 5.0 Heritage Impact Statement

In addition to the evaluation of the property at 2096 Wonderland Road North using the criteria of *Ontario Heritage Act* Regulation 9/06, the Heritage Impact Statement (prepared by Stantec Consulting, April 10, 2018) undertook an assessment of impacts and included mitigation recommendations in light of the proposed townhouse development on the property (see Appendix D).

The property at 2096 Wonderland Road North is a significant cultural heritage resource. Pursuant to the policies of the *Provincial Policy Statement*, it shall be conserved. This is supported by the policies of the *Official Plan* which supports new development, redevelopment, and public works that are sensitive and in harmony with the City's heritage resources. The policies of *The London Plan* which requires new development, redevelopment, and all civic works to be designed to protect heritage attributes and character of cultural heritage resources.

The Heritage Impact Statement only considered three potential mitigation options:

- Permanent retention of the house on site;
- Permanent relocation of the house; or,
- Demolition preceded by documentation and salvage.

As the property at 2096 Wonderland Road North is a significant cultural heritage resource, demolition is discouraged by all of the applicable policies, including the *Provincial Policy Statement*, the *Official Plan*, and *The London Plan*. Demolition is not considered by staff to be an appropriate mitigation option for the building located at 2096 Wonderland Road North.

Section 5.3.2 of the Heritage Impact Statement noted the challenges to the relocation of the house. Within their letter by Strick, Baldinelli, Moniz Civil Structural Engineers, noted that “moving the building to a different location either on the site or off the site would be

extremely difficult and costly, if even possible” (see Appendix D). Policy 566\_ of *The London Plan* states that all options for on-site retention must be exhausted before relocation may be considered. It has not been demonstrated that on-site retention options have been *exhausted*. Given the potential risk to the cultural heritage resource, relocation is not a realistic mitigation option.

Retention in situ is the preferred mitigation. Retention in situ will maintain the historic links between the cultural heritage resource and the property, which would be destroyed by other mitigation options considered by the Heritage Impact Statement. As an existing asset, the conservation of whole buildings on properties identified on the Register is encouraged (Policy 568\_, *The London Plan*) and sensitive to and in harmony with the cultural heritage resource (Policy 13.1.iii, *Official Plan*).

The Heritage Impact Statement states, “the scale of the development of the townhouses requires the removal of the existing residence” (Section 5.3.1, page 5.2). This suggests that the scale of the proposed development is not appropriate and must be reconsidered given the significance of this cultural heritage resource.

While the area may be transitioning, staff disagree with the suggestion of the Heritage Impact Statement that the property will “soon constitute a remnant landscape contextually removed from its historic surroundings and land use patterns.” Change has certainly occurred within the area surrounding the property at 2096 Wonderland Road North, however this does not sufficiently discount the significant cultural heritage value or interest of the property to warrant it value-less. The existing lot size of the property was established in 1962. Changes in the surrounding area further emphasizes the importance of retaining the cultural heritage resource at 2096 Wonderland Road North as a physical, tangible link to the past. Staff also disagree with the Heritage Impact Statement’s conclusion that in situ retention is not their preferred mitigation option.

While staff support the findings of the Heritage Impact Statement with regards to the evaluation of the property’s cultural heritage value or interest, staff disagree with the Heritage Impact Statement’s recommendations regarding mitigation of the substantial adverse impacts as a result of the proposed development by relocation or demolition of the existing building.

## 6.0 Conclusion

Our cultural heritage resources are non-renewable. Once demolished or compromised, they are gone forever. These cultural heritage resources can be tangible links to our past in a changing environment, and maintain a sense of place in an authentic manner.

The evaluation of the property at 2096 Wonderland Road North completed by Stantec Consulting Ltd. in the Heritage Impact Statement (see Appendix D) demonstrates that the property meet the criteria for designation under Section 29 of the *Ontario Heritage Act* (see Statement of Cultural Heritage Value or Interest in Appendix E). Staff agree with this evaluation.

However, staff do not agree with the recommendations of the Heritage Impact Statement. The recommended mitigation measures to relocate the building or document and demolish the building are insufficient and do not conserve the property’s significant cultural heritage value or interest. The requested demolition does not comply with the policies of the *Provincial Policy Statement*, the *Official Plan*, or *The London Plan*.

The parcel is of sufficient size that could accommodate some redevelopment that could be compatible with the cultural heritage resource and ensure the conservation of its heritage attributes. Appropriate and sympathetic intensification of the parcel that retains the building is possible. It should be noted that the later building addition has not been identified as a heritage attribute.

To ensure the conservation its cultural heritage value, the property at 2096 Wonderland Road North should be designated under Part IV of the *Ontario Heritage Act*.



<b>Prepared by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>Submitted by:</b>	<b>Gregg Barrett, AICP Manager, Long Range Planning &amp; Research</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>

May 7, 2018  
KG/

Appendix A Property Location

Appendix B Images

Appendix C Comparative Analysis Images

Appendix D Heritage Impact Statement (prepared by Stantec Consulting Ltd., April 10, 2018)

Appendix E Statement of Cultural Heritage Value or Interest, 2096 Wonderland Road North

Appendix F Heritage Attributes

### Sources

Blumenson, J. *Ontario Architecture: 1784 to the present*. 1989.  
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Page, H. R. & Co. *Illustrated Historical Atlas of Middlesex County*. 1878.  
Rosser, F. *London Township Pioneers*. 1975.  
Raycraft-Lewis, J. *Llyndinshire*. 1967.  
*Sketch of Part of London Township*. 1850. Courtesy Western Archives.  
*Tremaine's Map of the County of Middlesex, Canada West*. 1862. Courtesy University of Toronto.

Appendix A

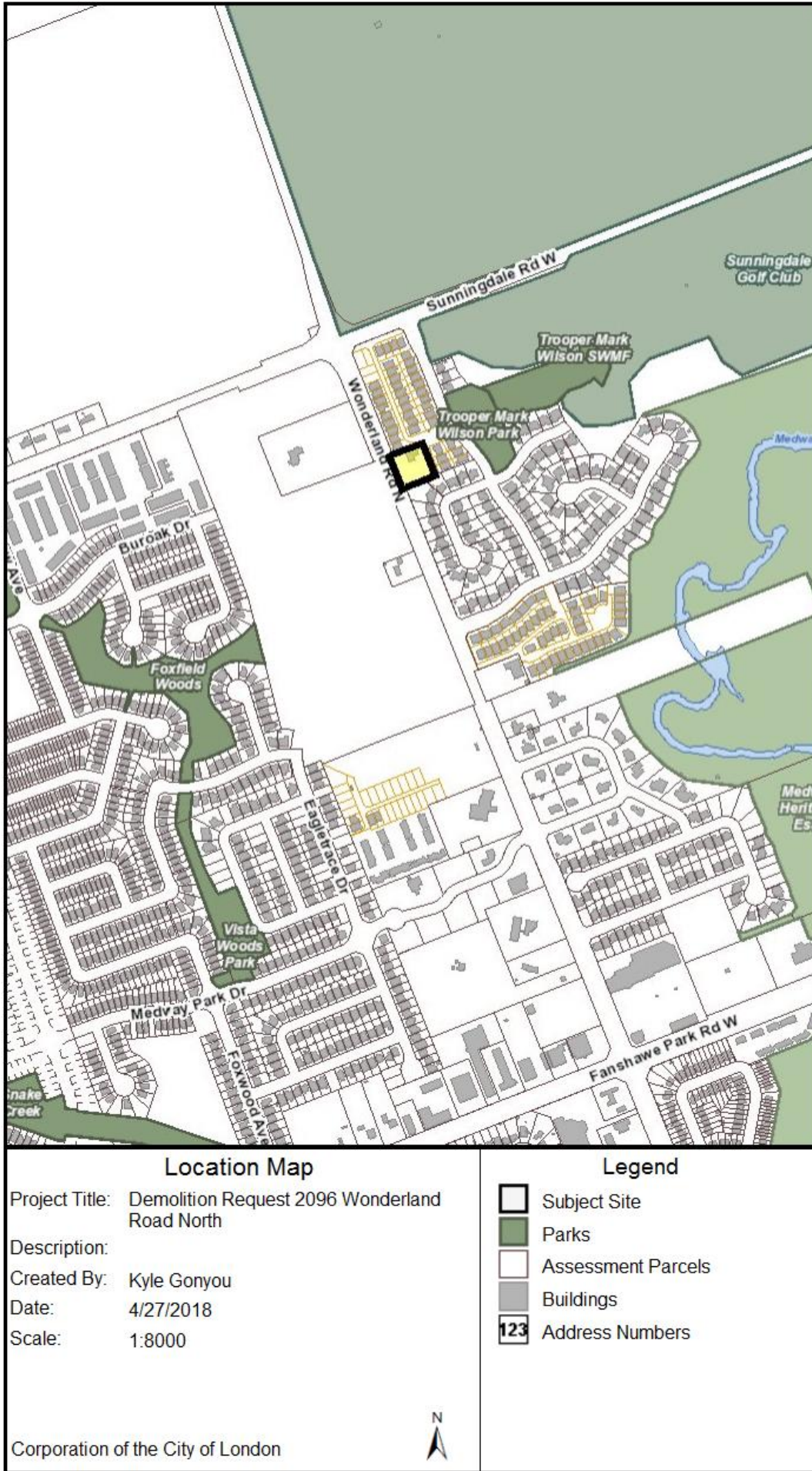


Figure 1: Property location of 2096 Wonderland Road North.

Appendix B



Image 1: Detail of Sketch of Part of the London Township (1850), identifying the Warner property on the north half of Lot 20, Concession V of the former London Township. The red mark indicates a building or structure. Courtesy Western Archives.

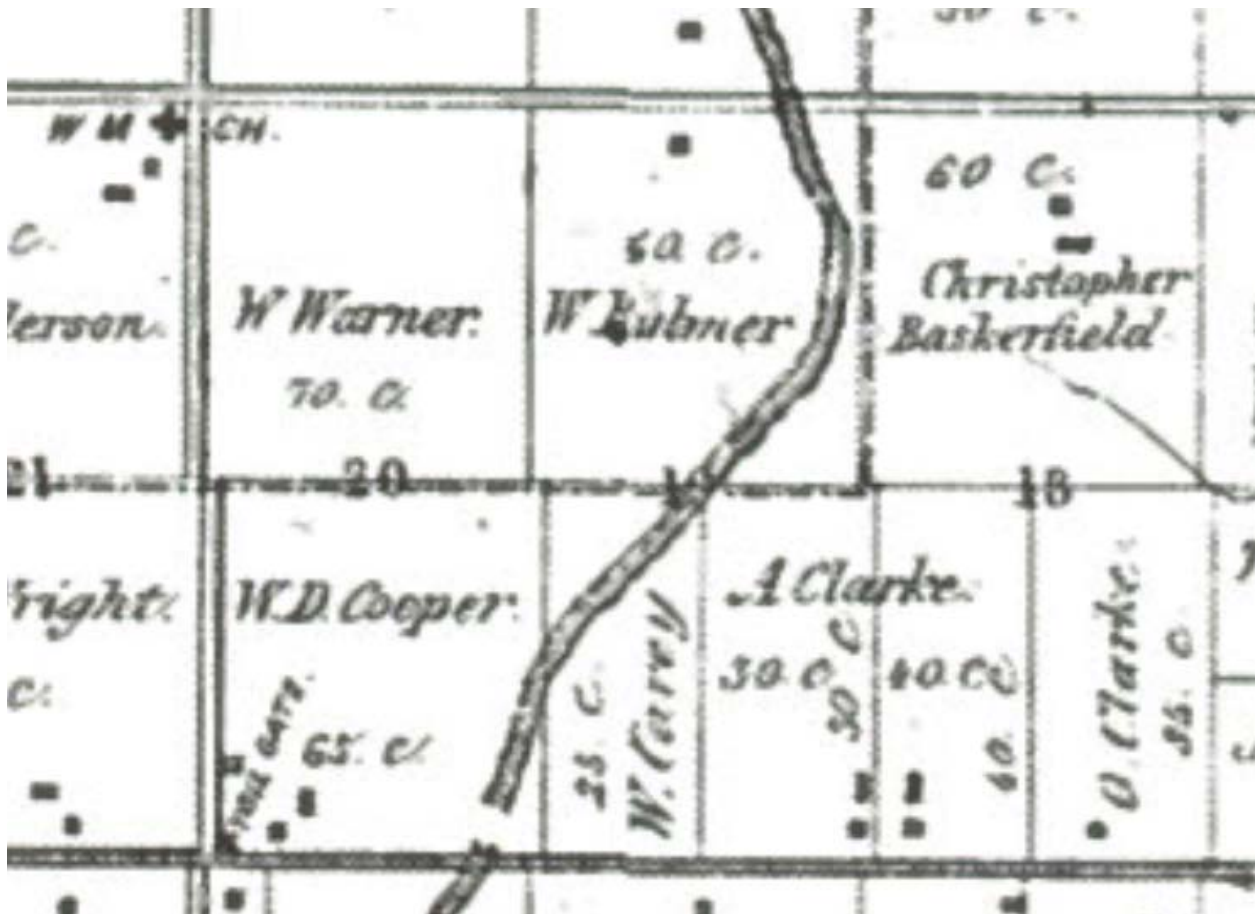


Image 2: Detail of Map of the Township of London, Canada West (1863) by Samuel Peters, identifying the W. Warner property. Note the "CH" refers to the Methodist Episcopal White Church located on the west side of what is now Wonderland Road North.

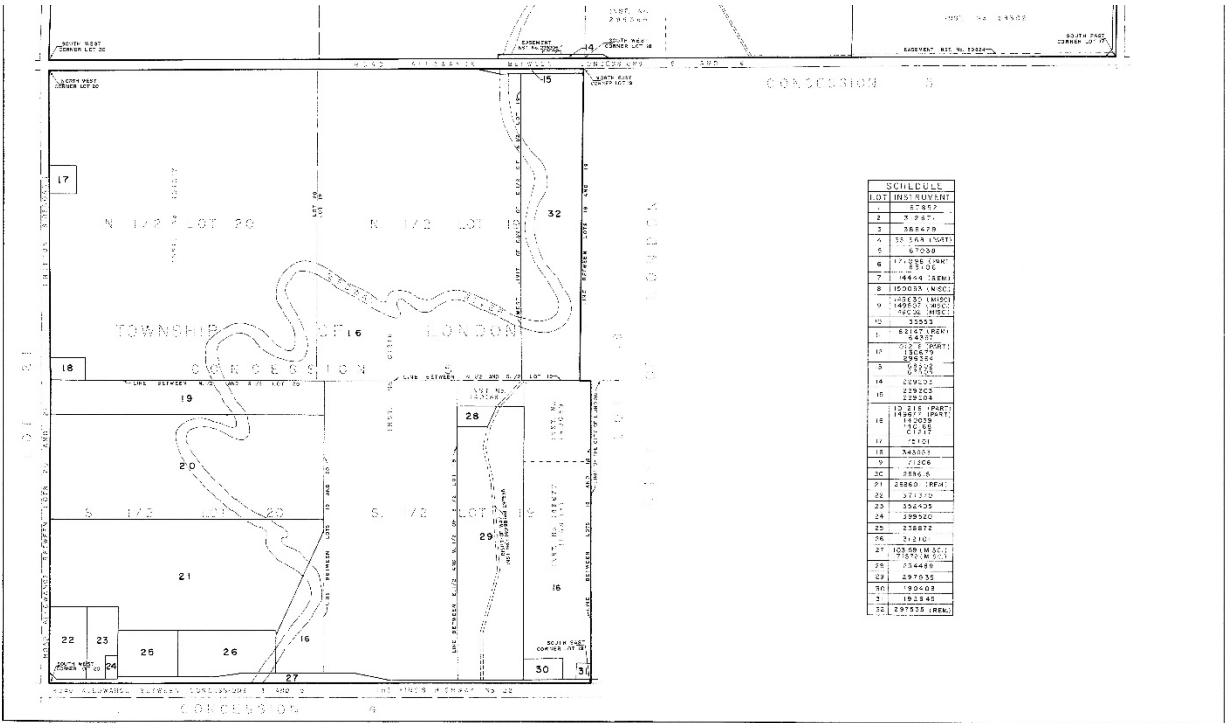


Image 3: Detail of Registrar's Compiled Plan 1028, all of Lots 19 and 20, Concession V, and all of Lots 17, 18, 19, and 20, Concession VI in the Township of London, County of Middlesex (1975). The property at 2096 Wonderland Road North is Lot 17, 208' by 208'.



Image 4: View of the main (west) façade of the building located at 2096 Wonderland Road North (1993).



*Image 5: View of the main (west) façade of the building located at 2096 Wonderland Road North on August 14, 2007.*



*Image 6: Detail of the main (west) façade of the building located at 2096 Wonderland Road North (November 2007).*



Image 7: Main (west) façade of the building located at 2096 Wonderland Road North.



Image 8: South façade of the building located at 2096 Wonderland Road North. Note the rear addition.



Image 9: View of the rear facade of the building located at 2096 Wonderland Road North.



Image 10: View of the north façade of the building located at 2096 Wonderland Road North. Note: the wood board and batten clad addition to the original brick structure.



*Image 11: View of the building located at 2096 Wonderland Road North from the southwest corner of the property (at Wonderland Road North), showing the driveway, lawn, and mature trees.*



**Appendix C – Comparative Analysis Images**



*Image 12: Property at 5 Paddington Avenue, built in 1849.*



*Image 13: Property at 1 Frank Place, built in 1862.*



*Image 14: Property at 475 Fanshawe Park Road East, built in circa 1850.*



*Image 15: Property at 130 Kent Street, built in 1863. Note the side hall plan of the building, painted brick, and asymmetrical massing.*



*Image 16: Property at 177 Kent Street, built circa 1860. Note the urban context of this property, which translates into projecting firewalls at the gable ends of the building.*



*Image 17: Property at 1057 Oxford Street West, built in 1855. This property is known as Elson.*



*Image 18: Property located at 2012 Oxford Street West, built in 1865.*



*Image 19: Property located at 40 Ridout Street South, built in circa 1850.*



*Image 20: Property located at 2700 Westminster Drive, built in 1869.*



*Image 21: Property located at 4594 White Oak Road, built in 1850. Note: building not visible from road; photograph from 1993.*



*Image 22: Property located at 444 York Street, built in 1863.*



*Image 23: Property located at 1458 Huron Street, built in 1853. This property is known as Flower House.*

**Planner: K. Gonyou**



*Image 24: Property located at 2297 Westminster Drive, built circa 1860.*



*Image 25: Property located at 3565 Westdel Bourne, built in 1855. This property is known as Whitney House.*

## **Appendix D – Heritage Impact Statement**

Heritage Impact Statement (prepared by Stantec Consulting Ltd., April 10, 2018)



**Heritage Impact Statement  
2096 Wonderland Road North  
City of London, Ontario**

Part Lot 20, Concession 5, Former Township  
of London

April 10, 2018

Prepared for:

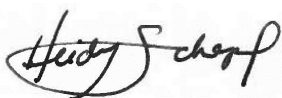
Invest Group Ltd.  
4308 Village Centre Court  
Mississauga ON, L4Z 1S2

Prepared by:

Stantec Consulting Ltd.  
600-171 Queens Avenue  
London ON, N6A 5J7

## Sign-off Sheet

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Prepared by \_\_\_\_\_

(signature)

**Heidi Schopf, MES, CAHP**



Reviewed by \_\_\_\_\_

(signature)

**Colin Varley, MA, RPA**



Approved by \_\_\_\_\_

(signature)

**Jim Wilson, MA**

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## Executive Summary

Invest Group Ltd. retained Stantec Consulting Ltd (Stantec) to conduct a Heritage Impact Statement (HIS) for the property at 2096 Wonderland Road North, in the City of London, Ontario. The property is included on the City of London's list of heritage properties as a Priority 2 building, though it is not designated under Part IV of the Ontario Heritage Act. Invest Group Ltd. is considering a draft plan to rezone the property for townhouses.

The study area at 2096 Wonderland Road North contains a two storey Georgian residence that dates to approximately 1850, with a later addition. Landscape features including plantings and mature trees. The property is historically associated with the Warner family, who owned the property from 1819 to about 1891.

Determination of cultural heritage value or interest (CHVI) was undertaken according to criteria outlined in *Ontario Regulation 9/06* made under the *Ontario Heritage Act*. The property at 2096 Wonderland Road North was determined to have CHVI based on the design of the residence, its association with the Warner family, and for its connection to the early settlement and development of the former London Township.

The two storey residence is an example of the Georgian style. The residence is a symmetrical structure, with a low-pitched hip roof, bookend chimneys, buff brick exterior, brick voussoirs, and stone foundation.

The proposed changes in land-use to townhouse development in the study area will have an effect on the heritage value of this property since the house will be directly impacted and the historical connection to the land will be permanently altered.

Based on the impacts identified to this cultural heritage resource, two mitigation options have been identified. These options are ranked in order of preference. The recommended mitigation options include:

- 1) Relocation of the house is the preferred mitigation option for this property, if feasible. Relocation within the property is preferred in order to maintain some aspect of the contextual and historical associations the house has with its setting. If relocation within the site is demonstrated not to be feasible, relocation to an adjacent site is also a valid mitigation option, if an adjacent site is available. If relocation to an adjacent site is not possible, advertising the house for sale at a discounted price with the condition that the buyer relocate the house is also a valid relocation strategy. A structural engineer has indicated that relocation may be difficult and could potentially cause damage to the house and brick fireplaces.
- 2) If relocation of the house is not feasible, if no prospective buyer can be found to relocate the house, or if the structure is deemed not structurally sound enough to survive relocation, then documentation and salvage (as applicable) of the property is the next preferred mitigation option. Documentation and salvage should be carried out prior to relocation or demolition. Documentation activities should consist of the full heritage recording of the house and landscape through photography, photogrammetry, or LiDAR scan. Salvage activities should consist of the identification and recovery re-useable materials by a reputable salvage company or charity. The documentation and salvage work should be carried out under the direction of a Cultural Heritage Specialist in good professional standing with the Canadian Association of Heritage Professionals (CAHP).

**HERITAGE IMPACT STATEMENT, 2096 WONDERLAND ROAD NORTH, CITY OF LONDON, ONTARIO**

*The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.*

## Project Personnel

Project Manager:	Lashia Jones, MA, CAHP
Heritage Consultant:	Heidy Schopf, MES, CAHP
Report Writers:	Frank Smith, MA, Heidy Schopf, MES, CAHP
Geographic Information Specialist:	Andrew White
Office Assistants:	Robyn Taylor, Carol Meerman
Quality Review:	Colin Varley, MA, RPA
Independent Review:	Jim Wilson, MA

## Acknowledgements

Kyle Gonyou	Heritage Planner, City of London
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## 1.0 STUDY PURPOSE AND METHODS

Invest Group Ltd. retained Stantec Consulting Ltd (Stantec) to prepare a Heritage Impact Statement (HIS) for the property located at 2096 Wonderland Road North, City of London, Ontario (Figure 1). The property is listed on the City of London's *Inventory of Heritage Resources* (City of London 2006) as a Priority 2 Property. The property is not designated under the *Ontario Heritage Act*. Redevelopment of the property is being proposed to remove the existing dwelling and rezone the property for townhouses (See Appendix A for Site Plans). As part of this approach, a HIS must be prepared. The overall objectives of the HIS will be to determine:

1. The cultural heritage value and heritage attributes (if applicable) of the property at 2096 Wonderland Road North.
2. The impact of the development proposal on identified heritage attributes or cultural heritage value of the property.
3. Appropriate alternatives and mitigation measures that will conserve the heritage value of the property.

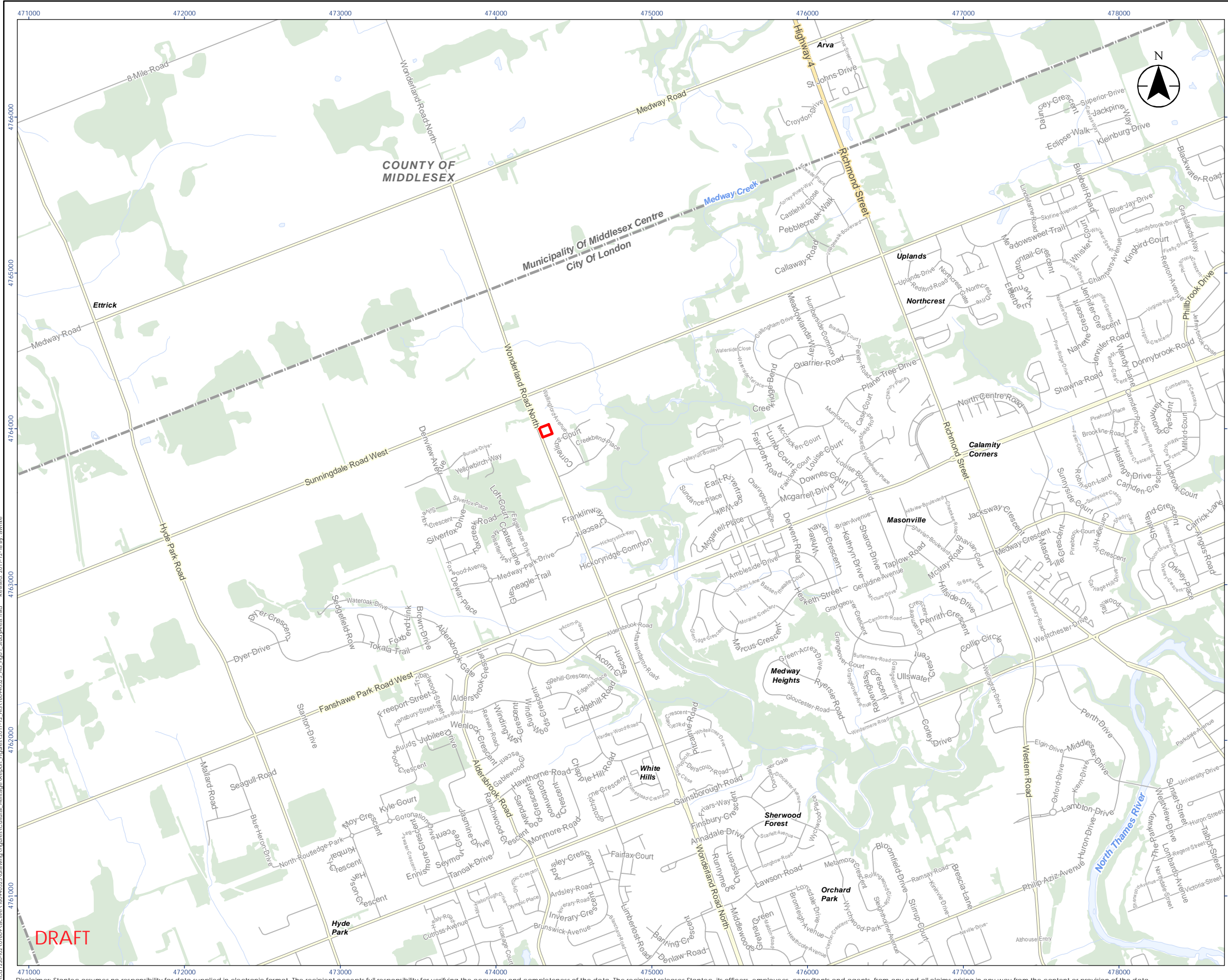
The City of London does not presently have a Terms of Reference for preparing HIS. The preparation of this report will be guided by the Ministry of Tourism, Culture and Sport's to InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006a) (Info Sheet #5). This document uses *Ontario Regulation 9/06* for determination of cultural heritage value or interest (CHVI) and also provides guidance on the assessment of impacts based on CHVI resulting from a proposed change.

As per the guidance contained in *Infosheet #5*, this report contains the following components:

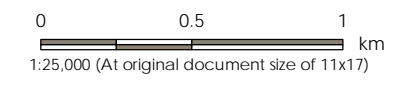
- historical research, site analysis and evaluation
- identification of the significant and heritage attributes of the cultural heritage resource
- description of the proposed development or site alteration
- measurement of development or site alteration impact
- consideration of alternative, mitigation and conservation methods
- implementation and monitoring
- summary statement and conservation recommendations

The study area, referred to throughout this HIS as the "property", contains two storey mid-19<sup>th</sup> century brick house and associated landscape features.

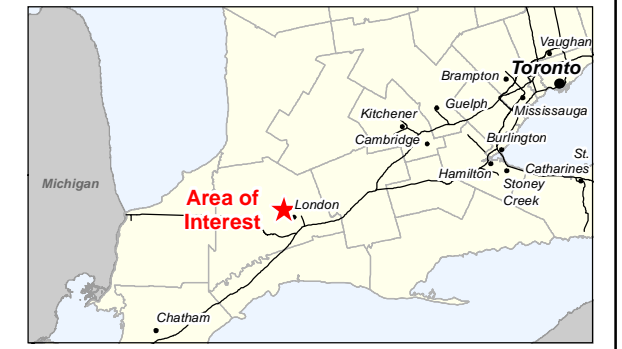
A site assessment of the study area was undertaken on December 11, 2017 by Frank Smith, MA, Cultural Heritage Specialist with Stantec. The weather conditions were overcast and calm. Historical research was conducted at the London Public Library and The University of Western Ontario to verify background information on the property and its context.



- Legend**
- Study Area
  - Highway
  - Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Waterbody
  - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017.



Project Location: City of London  
 Prepared by AMW on 2017-12-18  
 Technical Review by PD on 2017-12-08  
 Independent Review by ABC on www-mm-dd

Client/Project: INVEST GROUP, LTD.  
 2096 WONDERLAND ROAD NORTH  
 HISTORICAL IMPACT STATEMENT

Figure No. 1  
 Title: Study Area

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## 2.0 SITE HISTORY

### 2.1 INTRODUCTION

The study area is located at 2096 Wonderland Road North, in the former Township of London, now the City of London. The property is located at the northwestern edge of the City of London, approximately 1 kilometre south of the Municipality of Middlesex Centre. The study area is the property boundary of 2096 Wonderland Road North and is situated on part of Lot 20, Concession 5, former Township of London. The following sections outline the historical development of the study area from the time of Euro-Canadian settlement to the 20<sup>th</sup> century.

### 2.2 PHYSIOGRAPHY

The study area is situated with the Stratford Till Plain physiographic region of southern Ontario in undrumlinized till plain landform (Chapman and Putnam 1984). The Stratford Till Plain is a broad clay till plain extending from London to the Grand River Valley. The plain consists of a large ground moraine, interrupted by several terminal moraines. It is divided in its drainage by the Thames River in the centre and southern areas and by the Grand River in the northern area. The plain is included within the Lake Huron lake-effect belt and receives more precipitation than average in southern Ontario. This, combined with the good natural soil fertility, allows it to be one of the most agriculturally productive areas in Ontario (Chapman and Putnam 1984:133-134).

Till plains are large expanses of unstratified glacial drift deposited by glaciers and consisting of clay, sand, gravel or boulders intermixed in any proportion (Department of Agriculture 1976:40). The till plain within the study area was exposed following the retreat of the Laurentian glacier's Ontario lobe (Karrow and Warner 1990:15). The surficial geology of the study area indicates that it is underlain by deposits of glacial till. These till deposits are stone-poor and sandy-silt to silty sand in texture, and overlay a Paleozoic terrain (Ontario Geological Survey 1990).

The study area is located in proximity to Medway Creek. Medway Creek drains an area of approximately 205 square kilometres and is approximately 218 kilometres long. Medway Creek is documented to be habitat for the Rainbow Mussel, historically, an important resource for Aboriginal people (Government of Ontario 2012; Upper Thames River Conservation Authority 2012).

### 2.3 HISTORICAL DEVELOPMENT

#### 2.3.1 Survey and Settlement

In the Canada Constitution Act of 1791, the British Parliament divided the Province of Quebec in two, creating Upper and Lower Canada. This division was both cultural and geographic. Upper Canada was created to carve out a new colony for the United Empire Loyalists and other English-speaking colonists settling in Canada (Taylor 2007: 2). John Graves Simcoe was appointed Lieutenant Governor of Upper Canada and arrived in June 1792 with grand plans to mold the colony into "the very image and transcript of that of Great Britain" (Taylor 2007: 9).

Part of Simcoe's transformative plan for Upper Canada included the use of English place-names that could easily be remembered and pronounced by Loyalist settlers and British immigrants. Simcoe took great interest in the forks of the

Thames River, and selected it as the site for the capital of Upper Canada in 1791. In accordance with his plans, he named the site London. Merchants in Upper Canada, as well as Guy Carleton, Governor of Canada, objected to the proposed site because of its inaccessibility. The capital never moved to London and was eventually transferred from Niagara-on-the-Lake to Toronto (Armstrong 1986: 21).

The London District was created in 1798 by an act of Parliament and included the counties of Middlesex, Huron, Norfolk and Oxford. Initially the County of Middlesex was comprised of ten townships: Aldborough, Dunwich, Southwold, Yarmouth, Malahide, Bayham, Delaware, Westminster, Dorchester, and London (Brock and Moon 1972: 69). London Township was the largest in Middlesex County and contained 96,000 acres (Page 1878: 9).

The first surveyor in the region, Abraham Iredell, reported the agricultural conditions in Southwestern Ontario to be among the finest in North America. The first settler in London Township was Joshua Applegarth, who arrived in 1807, and attempted to cultivate hemp before switching to other crops (Page 1878: 5).

London Township remained almost entirely unsettled until Thomas Talbot, along with surveyor Mahlon Burwell, planned to develop the township in 1810. Talbot would eventually be instrumental in the settlement of 29 townships in Southwestern Ontario. Before the outbreak of the War of 1812, Burwell surveyed Concessions 1-6 of the township, which includes the land in the study area (London Township History Book Committee [LTHBC] 2001a: 12). Burwell completed the rest of the survey in 1818. The first London Township town meeting was held on January 4, 1819, in Joshua Applegarth's house. (Armstrong 1986: 29).

### 2.3.2 19<sup>th</sup> Century Development

Settlement progressed during the first decades of the 19<sup>th</sup> century under the guidance of Thomas Talbot. In 1818, he recommended his relative, Richard Talbot, settle about 25 new families in London Township. These settlers had come from Ireland. In 1819, the population further increased when Thomas Talbot settled an additional 98 immigrants in London Township (LTHBC 2001a: 14).

Within 10 years, the average settler usually built a log cabin, stable, smoke house, granary, and barn on his property. Wheat was the preferred crop, and was shipped abroad from Port Stanley (LTHBC 2001a: 46). Settlers were also tasked with improving the local roads. The road allowance in the study area between became known as Cameron Side Road (today Wonderland Road North) (LTHBC 2001b: vii). Travel conditions in the Township remained arduous until the arrival of the Great Western Railway in London in 1853 (LTHBC 2001a:87).

By the early 1860s, most of the Township had been settled, including the lot within the study area (Figure 2). In 1864, there were 92,489 acres of land settled in the township: 35,684 acres for crops, 11,983 acres for pasture, 1,162 acres for gardens and orchards and the remainder were still classified as woods. Crops grown in the township included barley, peas, oats, Indian corn, potatoes, and turnips (The City of London and Middlesex County Directory and Gazetteer 1864). The American Civil War (1861-1865) also increased demand for barley, oats and livestock, leading farmers to transition away from wheat as their main crop (LTHBC 2001a: 49).

As the City of London grew, portions of London Township were annexed into the City of London. Land in the Township was first annexed in 1840 when the Town of London was established. The Town of London became the City of London in 1855 and continued to grow. In 1885, the City expanded east and annexed the Village of East London from the Township (Curtis 1992:13).



### 2.3.3 20<sup>th</sup> Century Development

The development of the Township in the 20<sup>th</sup> century is highly interconnected with the development of the City of London. London Township remained largely agricultural at the turn of the 20<sup>th</sup> century, in part because of the City of London's annexations. The effects of the First World War, the Great Depression, and the Second World War curtailed demand for new development in the City of London and the city boundaries remained unchanged (Curtis 1992: 15).

Like much of North America, London experienced rapid development and growth in the post-war era. By the 1950s, the City of London was almost fully developed and needed new land to continue growth. As demand for housing in the post-war era grew, London and Westminster Townships began to see significant development along their borders with the City of London. Between 1951 and 1956 the population of London Township increased 66% (Meligrana 2000: 8). In 1958, the City began the process of annexing 57,000 acres of land in London, West Nissouri, and Westminster, and North Dorchester Townships.

Some township residents opposed annexation, and believed their taxes would increase, with little in return from the City. Township officials claimed businesses chose to locate themselves in the township and should not be forced into the City. In May 1960, the Ontario Municipal Board ruled in favour of annexation and awarded 30,000 acres of land in London Township to the City. The annexation became effective in 1961 (Globe and Mail 1960: 10).

The study area remained in London Township until London's next major annexation of surrounding land in 1993, which deducted 84,014 acres from the Township, and annexed the study area into the City of London (LTHBC 2001a:36). The remaining part of London Township amalgamated with Lobo Township and Delaware Township on December 31, 1997 to create the Municipality of Middlesex Centre (LTHBC 2001a: 37).

The City of London is continuing to grow and develop in the 21<sup>st</sup> century. In 2016, the City of London had a population of 383,822 an increase of 4.8% since 2011 (Statistics Canada 2017).

### 2.3.4 Property History

The study area includes the north half of Lot 20, Concession 5, in the former Township of London. Lot 20 was split into two 100 acre parcels. The south half was granted to Orange Clark in September 1818 and the north half was granted in October 1819 to William Warner (Figure 2).

William Warner was born in 1801 in Ontario. According to the 1871 Census of Canada, the Warner family was Wesleyan Methodist of English origin. William lived with his son Wesley Warner, aged 30, his son's wife Esther, aged 27, of Irish descent, Emily Warner, aged 25, William L. Warner, aged 4, and Wesley Warner, aged 2 (Census of Canada 1871).

The 1861 Agricultural Census of Canada shows that William Warner still held the original 100 acres granted to him. Of that 100 acres, 65 were under cultivation. 40 acres was used for crops, 19 for pasture, and 6 for orchards or gardens. 35 acres remained forested. The cash value of the farm was \$5,500, slightly above average compared to other farms on Concession 5 and 6. On his farm, Warner grew wheat, peas, oats, Indian corn, potatoes, turnips, carrots, and hay (Census of Canada East, Canada West, Prince Edward Island, New Brunswick and Nova Scotia 1861). William and his wife Margaret were originally buried at Methodist Episcopal White Church at the southeast corner of present day Fanshawe Park Road and Wonderland Road. In 1934, their tombstones were placed into a

## HERITAGE IMPACT STATEMENT, 2096 WONDERLAND ROAD NORTH, CITY OF LONDON, ONTARIO

cairn—a popular practice at the time (Globe and Mail 1949). In the 1990s, Fanshawe Park Road was widened and the cairn was moved to St. John's Anglican Church where it remains today (LTHBC 2001a: 198).

Page's 1877 map of London Township shows a building present at approximately the same location as the current structure on the property (Figure 3). The map also depicts orchards and that the Warner family owned part of the adjacent lot. The existing residence at the property is a Georgian style building, a style popular in Upper Canada from 1780 to 1860, and which usually replaced a settler's first log-cabin structure (Kyles 2016). The Georgian style residence fell out of favour by 1860 as more ornate Victorian styles, such as Italianate, Queen Anne, and Vernacular residences, became increasingly popular. Therefore, the City of London's Inventory of Heritage Resources date of construction for this residence as circa 1850 is supported, and matches the period of construction of other Georgian residences in the City of London. The Warner family had a farm of an above average value, so they were able to afford a statelier two storey Georgian residence. The prevailing building style at the time in Ontario was the one and a half storey Ontario Gothic Cottage (University of Waterloo 2009).

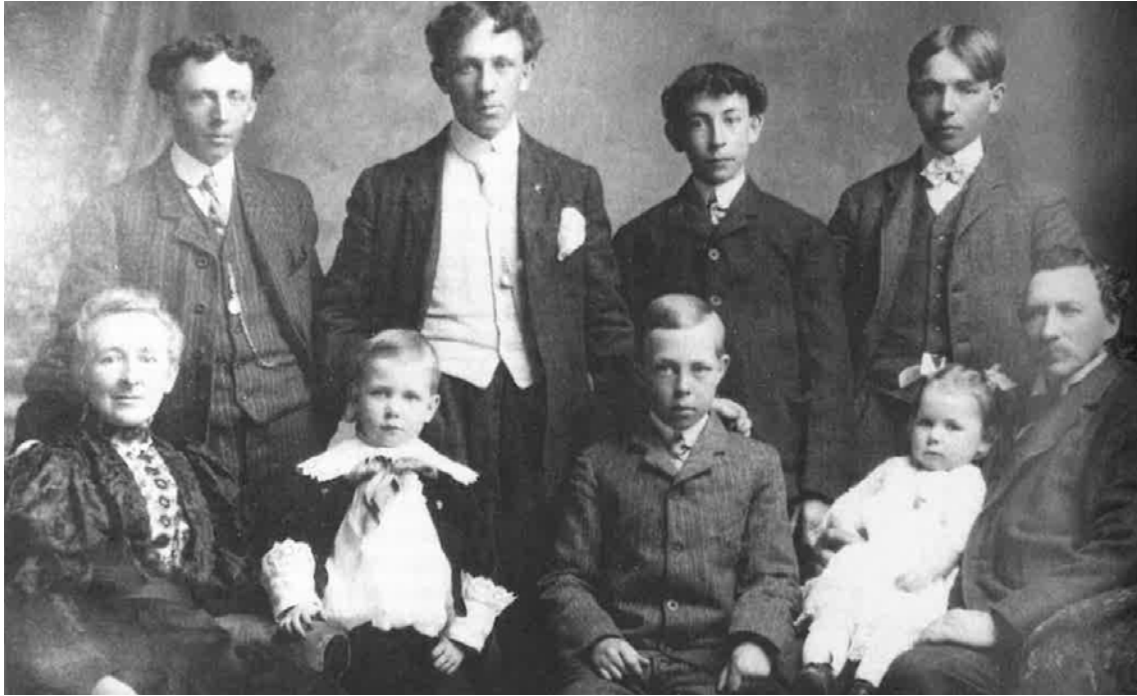
After the death of William, the farm was inherited by his oldest son Wesley. He was described in the *London Advertiser* as an earnest man with a full beard of red whiskers, and devout Methodist. His political beliefs were Reform and he was a noted member of the temperance movement (London Advertiser 1891). Wesley lived on the farm with his wife Esther, aged 38. Together they had five children, Clara, aged 6, William Louis aged 14, and Alice, aged 3. In the 1881 Census of Canada they also had one servant, Elizabeth Floyd, an 18-year-old from England (Census of Canada 1881). By 1890, Wesley and Esther had two more children, Maggie, born 1882, and Walter, born 1887.

Tragedy struck the Warner family on Saturday March 21, 1891. That morning, Wesley and two of his daughters, Clara and Maggie, drove their carriage to market in London. During their trip back, the carriage was struck by a Canadian Pacific Railway train at a notorious crossing with a steep bank that did not offer a view of the tracks until within 25 feet of the railroad. Wesley, Clara, Maggie, and their two horses were instantly killed. The driver of the train, Thomas Rutledge, of the City of London, could not understand how the disaster happened. He explained he blew the train whistle twice at 400 yards. The previous week, Wesley and Esther had celebrated their 25<sup>th</sup> wedding anniversary and invited his neighbors over for a gathering (London Advertiser 1891).

By 1893, the remaining Warner family had left their farmstead and moved to the City of London to reside at 10 Hope Street (The City of London and Middlesex County Directory 1893: 326). Esther lived with her son William Louis, who supported the family as a laborer. The other surviving children, Alice and Walter also lived with them (Census of Canada 1901).

In a 1917 map of London Township, the owners of the north half of Lot 20, Concession 5 are listed as J., J.S., and D. McLarty (LTHBC 2001b: xiv). The 1911 Census of Canada lists the McLarty family as comprising John McLarty, head of the household, aged 55, his wife Margarette, aged 58, their children, Francis, aged 25, John, aged 20, and their grandson, John, aged 4 (Census of Canada 1911).

A 1940 map of London Township shows that the owner of the north half of Lot 20, Concession 5 was William May. William M. May (1887-1963) was the third son of Donald and Mary May, who had settled on the nearby south half of Lot 22, Concession 5. William married Sheila Kennedy (1892-1964) and together they had three daughters, Mary Rose, Edna, and Irene. Mary Rose married Patrick Rondo and eventually moved back to the property in the study area (LTHBC 2001b: 286-287).



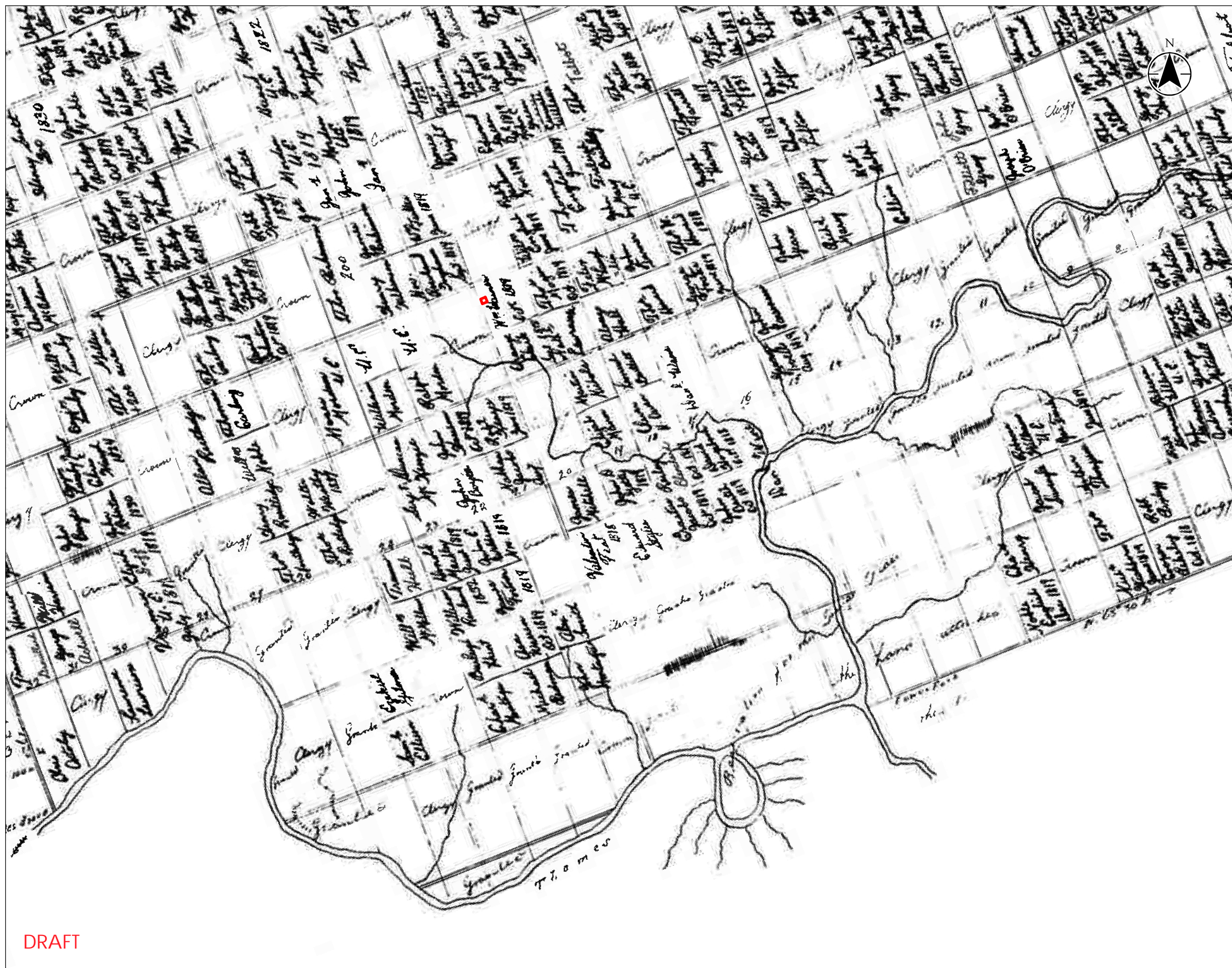
**Plate 1: The May family in 1906, William May is second from left, standing (Source: London Township 2001b: 286)**

In the post-war period, the property and surrounding area remained largely agricultural. A 1954 aerial photograph (Figure 4) of the study area shows an entirely agricultural landscape with the exception of a golf course (now part of Sunningdale Golf & Country Club) along Medway Creek, north of Sunningdale Road. By 1967, the Sunningdale Golf Course had been extended to the southern side of Sunningdale Road (Figure 5). Also during the mid-20<sup>th</sup> century, the Medway Valley Heritage Forest was created by the Upper Thames River Conservation Authority (Upper Thames River Conservation Authority n.d.). Included in the Medway Valley Heritage Forest-North is part of Lot 20, Concession 5. The study area remained mostly agricultural in the 1970s. Topographic mapping from 1973 shows the residence to be one of only four structures north of the intersection of Fanshawe Park Road and Wonderland and south of Sunningdale Road and Wonderland. Additionally, it shows that the Sunningdale Golf & Country Club owned land adjacent to the study area on the north side (Figure 6). By 1989, development was starting to take place north of Fanshawe Park Road along Wonderland, with the first subdivisions visible in aerial photos (Figure 7).

Wonderland Road in the study area was formerly called Cameron Side Road and by the 1960s it was officially called Hutton Road (Vernon's City Directory of London 1965). In 1978, the Guy Lombardo Bridge was constructed linking Hutton Road and Wonderland Road over the Thames River. The erection of the bridge led to the name Wonderland Road being applied to the entire north-south road in the area. Wonderland Road soon became one of the busiest north-south roads in London (Baker and Neary 2003:110).

By the turn of the 21<sup>st</sup> century, agriculture was still taking place on the lot, but the Sunningdale Golf & Country Club was now present in part of the north half of Lot 20, Concession 5 and development was accelerating along Fanshawe Park Road. In 2010, the farm on the property was developed into suburban housing. The Georgian residence remains, having been subdivided into an approximately 1 acre lot.

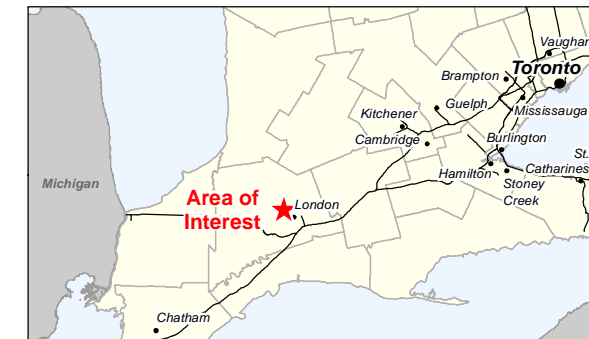
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Legend  
[Red square] Study Area (approximate)

FIGURE NOT TO SCALE

Notes  
1. Source: London Township History Book Committee. 2001b. London Township Volume 2: Families Past and Present. Aylmer, Ontario: London Township History Book Committee, page viii.



Project Location: City of London  
160940525 REVA  
Prepared by AMW on 2017-12-18  
Technical Review by PD on 2017-12-08  
Independent Review by ABC on www-mm-dd

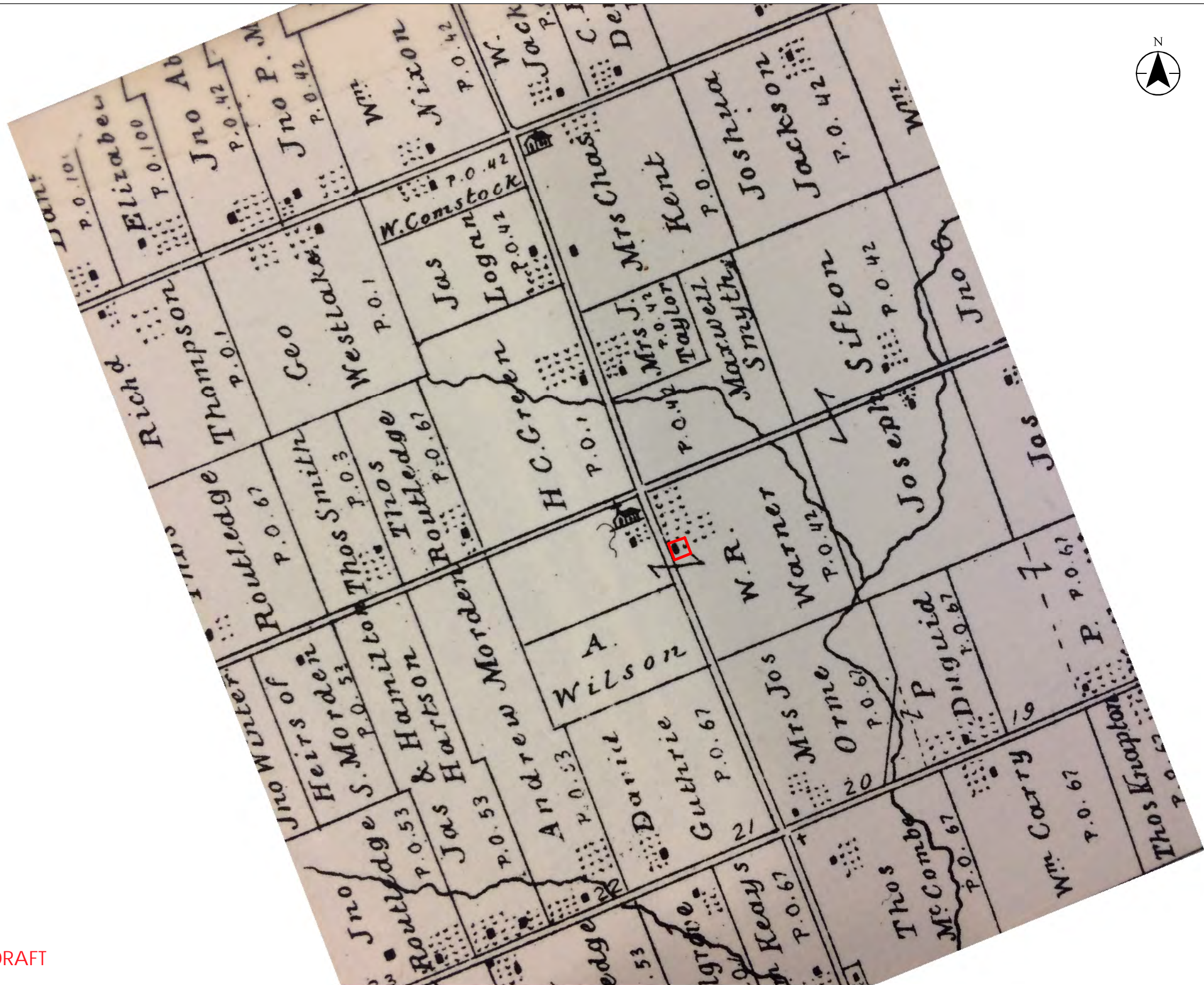
Client/Project: INVEST GROUP, LTD.  
2096 WONDERLAND ROAD NORTH  
HISTORICAL IMPACT STATEMENT

Figure No. 2  
Title: Map of Grants in London Township

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Legend  
[Red square] Study Area (approximate)

**FIGURE NOT TO SCALE**

Notes  
1. Source: Page. H.R. & Co. 1878. Illustrated Historical Atlas of the County of Middlesex. Toronto, Ontario: Correll, Craig & Co. Lith. Toronto.



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160940525 REVA  
Prepared by AMW on 2017-12-18  
Technical Review by PD on 2017-12-08  
Independent Review by ABC on yyyy-mm-dd

Client/Project  
INVEST GROUP, LTD.  
2096 WONDERLAND ROAD NORTH  
HISTORICAL IMPACT STATEMENT

Figure No.  
3

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Title  
Map of Study Area, 1877

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Legend

Study Area (approximate)

**FIGURE NOT TO SCALE**

Notes

1. Source: University of Toronto. n.d. 1954 Air Photos of Southern Ontario. Electronic Document: <https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>. Last Accessed: December 12, 2017



Project Location: City of London  
 Prepared by AMW on 2017-12-18  
 Technical Review by PD on 2017-12-08  
 Independent Review by ABC on yyyy-mm-dd

Client/Project:  
 INVEST GROUP, LTD.  
 2096 WONDERLAND ROAD NORTH  
 HISTORICAL IMPACT STATEMENT

Figure No.  
 4

**DRAFT**

Title  
 Aerial View of Study Area, 1954

**DRAFT**



Legend  
 Study Area (approximate)

**FIGURE NOT TO SCALE**

Notes  
 1. Source: Lockwood Survey Corporation. 1967. London 1967, Line 5, Photo 51.



Project Location: City of London  
 Prepared by AMW on 2017-12-18  
 Technical Review by PD on 2017-12-08  
 Independent Review by ABC on yyyy-mm-dd

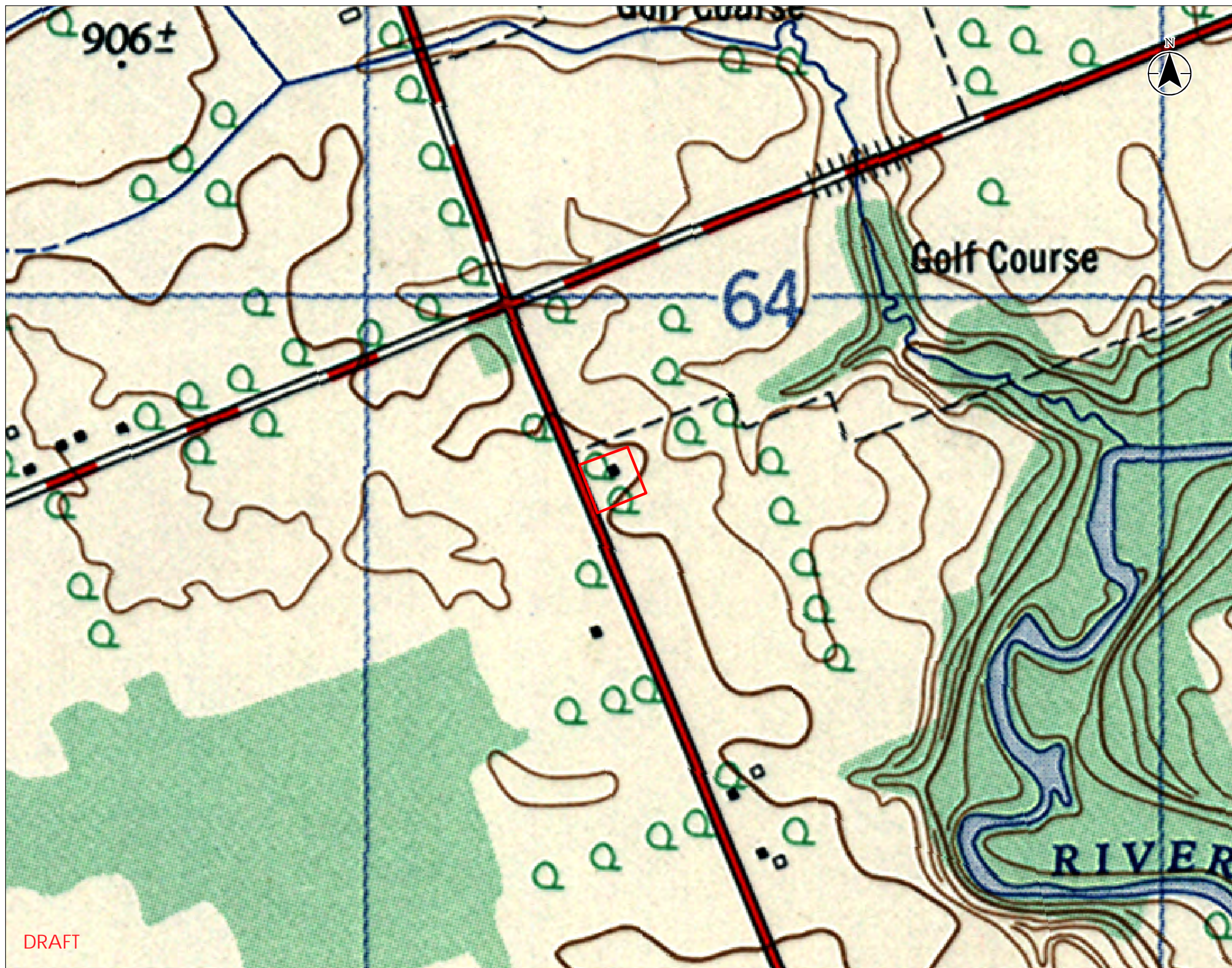
Client/Project: INVEST GROUP, LTD.  
 2096 WONDERLAND ROAD NORTH  
 HISTORICAL IMPACT STATEMENT

Figure No. 5 **DRAFT**

Title: Aerial View of Study Area, 1967

**DRAFT**

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Legend  
 Study Area (approximate)

**FIGURE NOT TO SCALE**

Notes  
 1. Source: Department of Energy, Mines and Resources. 1973. Arva, Middlesex County, London Township, Ontario. Canada Map Office: Ottawa.



Project Location: City of London  
 Prepared by AMW on 2017-12-19  
 Technical Review by PD on 2017-12-08  
 Independent Review by ABC on yyyy-mm-dd

Client/Project:  
 INVEST GROUP, LTD.  
 2096 WONDERLAND ROAD NORTH  
 HISTORICAL IMPACT STATEMENT

Figure No. **6** **DRAFT**

Title  
 Topographic Map of Study Area, 1973

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Legend  
 Study Area (approximate)

**FIGURE NOT TO SCALE**

Notes  
 1. Source: Northway Map Tech, Ltd. 1989. London 1989 Line 8 Photo Number 1040.



Project Location: City of London  
 Prepared by AMW on 2017-12-19  
 Technical Review by PD on 2017-12-08  
 Independent Review by ABC on yyyy-mm-dd

Client/Project:  
 INVEST GROUP, LTD.  
 2096 WONDERLAND ROAD NORTH  
 HISTORICAL IMPACT STATEMENT

Figure No. **7** **DRAFT**

Title  
 Aerial View of Study Area, 1989

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## 3.0 SITE DESCRIPTION

### 3.1 PLANNING FRAMEWORK

#### 3.1.1 City of London Official Plan

The subject property, 2096 Wonderland Road North is listed as a 'Priority 2' property on the City of London's Register as per s. 27 OHA (Inventory of Heritage Resources) (City of London 2006). It is not designated under the *Ontario Heritage Act*. According to the City's Inventory, Priority 2 properties are those that are considered to be "buildings [that] merit designation under Part IV of the Ontario Heritage Act. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages." The subject property was formerly listed as a 'Priority 1' property on the City of London's Register but was downgraded to a 'Priority 2' property in 2008. The letter confirming the amendment from a 'Priority 1' to a 'Priority 2' property is included in Appendix A.

The City of London Official Plan does not contain detailed policies with regard to properties listed on the City's heritage inventory. The City's Official Plan Section 13.1 contains the following objectives with regard to cultural heritage resources:

- Protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City; (Clause i) amended by OPA 438 Dec. 17/09).
- Encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community; (Clause ii) amended by Ministry Mod. #30 Dec. 17/09).
- Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources; and (Clause iii) amended by OPA 438 Dec. 17/09).
- Increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.

### 3.2 LANDSCAPE SETTING

The subject property, 2096 Wonderland Road North, is set in an area transitioning from agricultural use to suburban development. While lands to the immediate west of the residence on the opposite side of Wonderland Road North remain agricultural, lands to the immediate north, east, and south of the study area on the eastern side of Wonderland Road North have been developed into suburban residences (Plate 2, Plate 3, Plate 4). A review of Google Earth Imagery demonstrated that the residential subdivision to the southeast was constructed between 2009-2011. The subdivision to the east and north was constructed between 2011 and 2013. Both subdivisions were constructed after the subject property was downgraded from a 'Priority 1' to a 'Priority 2' property on the City of London's heritage register.

Wonderland Road North is a paved, two lane road with a gravel shoulder on the western side of the road across from the residence and a paved shoulder that narrows in the study area to accommodate the front yard of the residence.

**HERITAGE IMPACT STATEMENT, 2096 WONDERLAND ROAD NORTH, CITY OF LONDON, ONTARIO**

The residence is connected to Wonderland Road North by a gravel driveway that leads to an asphalt parking surface on the eastern side of the residence adjacent to the garage. The front yard of the residence has mature evergreen and deciduous trees interspersed on a grass lawn.



**Plate 2: Wonderland Road North looking North from subject property**



**Plate 3: Wonderland Road north looking South from subject property**



**Plate 4: Looking West across Wonderland Road North from subject property**

### 3.3 2096 WONDERLAND ROAD NORTH

#### 3.3.1 Residence Exterior

The residence at 2096 Wonderland Road North is a two-storey Georgian style farmhouse with a buff brick exterior and stone foundation. The house has a square shape plan, with an addition connecting to a modern garage on the east elevation. The addition likely dates to the 1970s or 1980s. According to the City of London Heritage Register, the original portion of the residence dates to about 1850. The original portion of the residence has a hip roof clad in asphalt shingles and bookend chimneys. The chimney on the south elevation is brick and the chimney on the northern elevation is clad in concrete, the original brick partially visible. The addition is a shed roof garage with loft that is connected to the residence by a buff brick flat roof addition to the original residence.

The front façade (western elevation) is symmetrical with a concrete partial entrance porch. Above the first storey are three modern windows with modern shutters. Each window has a brick voussoir. The first storey of the front façade has two modern windows with modern shutters that also have brick voussoirs. The main entrance has wooden lintels and a transom above the doorway. The door itself is modern (Plate 5).

The north elevation (side) on the second storey has two modern windows with brick voussoirs. The first storey also has two modern windows with brick voussoirs. The stone foundation of the residence is visible and this elevation has three modern basement windows with brick voussoirs just above the foundation where the buff brick exterior meets the stone foundation (Plate 6).

The east elevation (rear) of the second storey has two modern windows with brick voussoirs and a modern door that leads to the flat roof portion of the addition to the residence. The door has a brick voussoir above it. The first storey has one modern window with a brick voussoir and a slide doorway leading to a deck and detached sauna. The east elevation has a flat roof and buff brick addition that connects the original residence with the garage and loft. The flat roof addition has modern double doors and a transom. The garage has a shed roof with a loft and is clad in vertical wooden siding. The garage type is double (Plate 7).

The south elevation (side) has two modern windows on the second storey with brick voussoirs. The first storey has two modern windows with brick voussoirs. The foundation on this elevation is not as visible compared to the north elevation. Two basement windows are located below the first storey windows and these windows have brick voussoirs where the foundation meets the buff brick exterior (Plate 8).

Original architectural elements which form the heritage attributes of the residence are listed in Section 4.2.5 of this report.



**Plate 5: Front façade (western elevation)**



**Plate 6: Northern elevation**



**Plate 7: Eastern elevation**



**Plate 8: Southern elevation**

### 3.3.2 Residence Interior

The interior arrangement of the residence at 2096 Wonderland Road North is a typical layout for a 19<sup>th</sup> century Ontario farmhouse. The first storey contains a kitchen (Plate 9), a laundry room (part of the addition) (Plate 10), dining room (Plate 11, Plate 12), living room (Plate 13, Plate 14), bathroom (Plate 15), den (Plate 16), and foyer (Plate 17, Plate 18). The central portion of the first storey has a hallway with the front entrance door and a staircase which leads to the second storey (Plate 19, Plate 20, Plate 21, Plate 22). The dining room, central hallway, and living room, part of the foyer, and bathroom have wainscoting that is either painted white or naturally finished. The flooring in the foyer, bathroom, and kitchen is modern ceramic tile. The den is carpeted. The living room, dining room and central hallway feature wide plank wooden flooring that appears to be the original hardwood flooring.

The second storey is accessed through the staircase in the central hallway (Plate 23, Plate 24) of the residence and contains two bathrooms and four bedrooms. One bedroom was locked and inaccessible. One bedroom was carpeted, had a fireplace mantle, and an ensuite bathroom (Plate 25, Plate 26). The remainder of the accessible bedrooms had wooden flooring (Plate 27, Plate 28, Plate 29) and the bathroom accessible from the hallway had modern ceramic

**HERITAGE IMPACT STATEMENT, 2096 WONDERLAND ROAD NORTH, CITY OF LONDON, ONTARIO**

flooring (Plate 30). All of the rooms, except the ensuite bathroom, are connected by a hallway with a hardwood floor (Plate 31).

The house features a basement, which is accessed via a door in the foyer. The basement encompasses the entirety of the original portion of the residence. The basement has stone walls and a poured concrete floor. The basement has hand hewn joists (Plate 32).

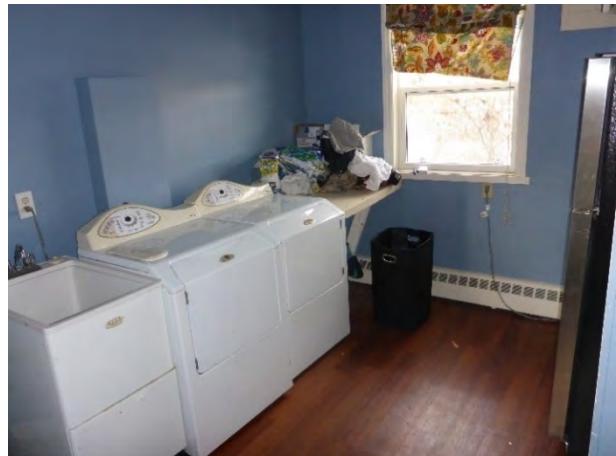
The doors in the residence are wooden and many of them feature skeleton key locks and ornate door knobs (Plate 33). The modern attached garage has a loft above it and is connected to the main residence via the laundry room (Plate 34).

Invest Group has advised Stantec that the roof of the residence leaks and that elevated levels of mold are present in the structure. A building condition specialist should be consulted to determine the impacts these issues may have on the residence. A copy of the Mold Report is in Appendix C.

Original architectural elements which form the heritage attributes of the residence are listed in Section 4.2.5 of this report.



**Plate 9: Kitchen**



**Plate 10: Laundry room**



Plate 11: Dining room, east half



Plate 12: Dining room, west half



Plate 13: Living room, west half



Plate 14: Living room, east half



Plate 15: 1<sup>st</sup> Floor bathroom

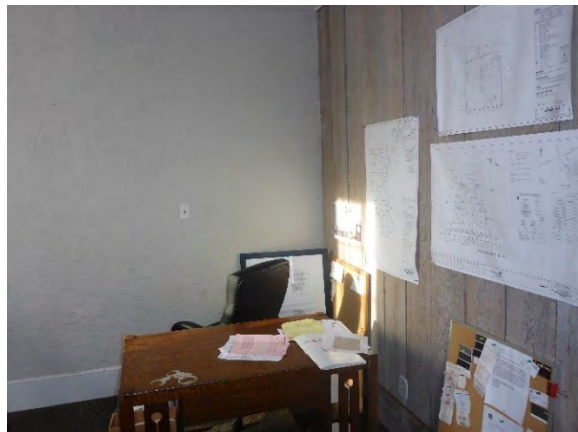


Plate 16: Den



Plate 17: Foyer



Plate 18: Foyer



Plate 19: Central hallway



Plate 20: Central staircase

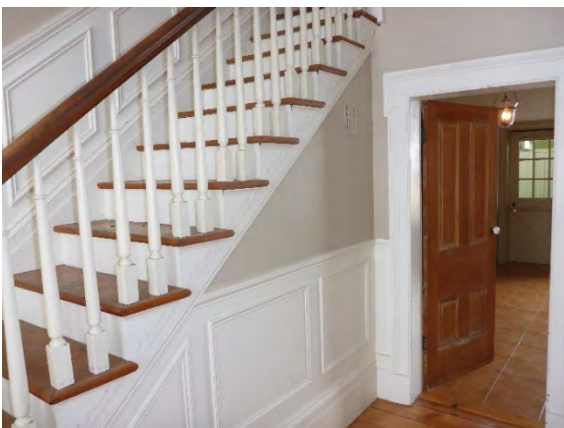


Plate 21: Central staircase



Plate 22: Entrance door





**Plate 23: Staircase from 2<sup>nd</sup> floor**



**Plate 24: Staircase from 2<sup>nd</sup> floor**



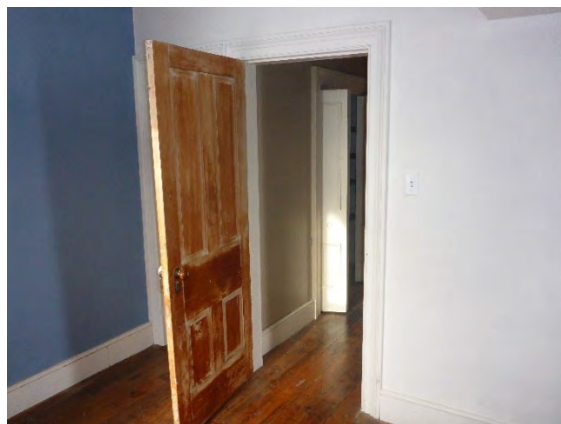
**Plate 25: Northwest upstairs bedroom**



**Plate 26: Northwest upstairs bathroom (ensuite)**



**Plate 27: East upstairs bathroom**



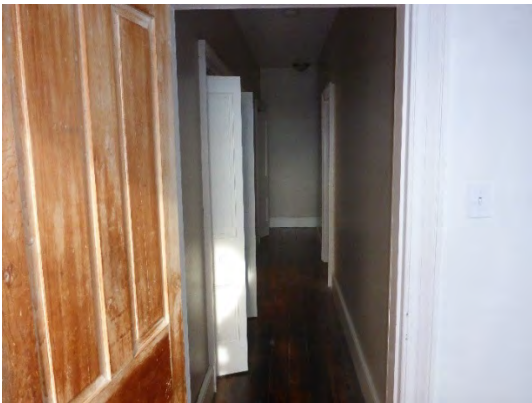
**Plate 28: Southeast upstairs bedroom**



**Plate 29: Southeast, upstairs bedroom**



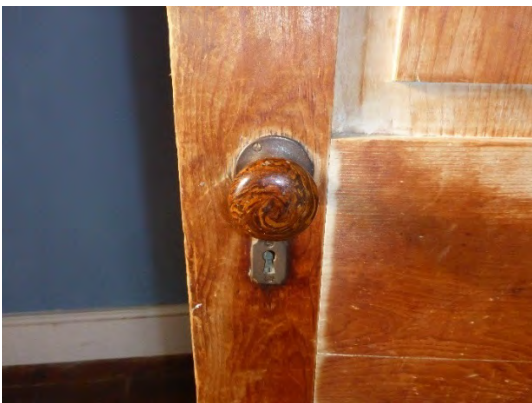
**Plate 30: Upstairs bathroom accessed from hallway.**



**Plate 31: Upstairs Hallway**



**Plate 32: Basement with joists and foundation**



**Plate 33: Door knob and skeleton key lock**



**Plate 34: Loft above garage**

### 3.3.3 Outbuildings

The subject property contains one outbuilding, which is a sauna located on the southeast corner of the residence (Plate 35). The sauna is adjacent to a deck. In aerial photography until at least 1967, outbuildings which may have been barns are present at the east elevation of the property. These barns do not appear in the 1973 Topographic Map or 1989 aerial photo of the area.



**Plate 35: Sauna and Deck**

### 3.3.4 Landscape Features

The subject property contains several landscape features. The property contains a gravel driveway which leads to an asphalt driveway and parking area (Plate 36). There are a number of mature evergreen and deciduous trees on the property (Plate 37). The southeast corner of the property has an ornamental garden (Plate 38). The residence is surrounded with bushes and shrubs including boxwood and yew (Plate 39). The east (rear) elevation has a wooden deck.

To the west of the residence, on the other side of Wonderland Road North, is an agricultural field. New subdivisions surround the property on the north, east, and south sides.



**Plate 36: Gravel driveway and mature trees on property, looking southwest**



**Plate 37: Mature trees on property, facing northwest**



**Plate 38: Garden area at southeast corner of lot.**



**Plate 39: Plantings at front façade of residence.**

## 4.0 HERITAGE EVALUATION

### 4.1 ONTARIO REGULATION 9/06

The criteria for determining CHVI are defined by *Ontario Regulation 9/06 (O. Reg. 9/06)* (Government of Ontario 2006b). If a property meets one or more of the below criteria than it merits designation under Part IV of the *Ontario Heritage Act*.

In order to identify CHVI at least one of the following criteria must be met:

1. The property has design value or physical value because it:
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method
  - ii. displays a high degree of craftsmanship or artistic merit
  - iii. demonstrates a high degree of technical or scientific achievement
2. The property has historical value or associative value because it:
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
3. The property has contextual value because it:
  - i. is important in defining, maintaining or supporting the character of an area
  - ii. is physically, functionally, visually or historically linked to its surroundings
  - iii. is a landmark

### 4.2 EVALUATION

The following table identifies which criteria of Ontario Regulation 9/06 are met. The following section is a detailed discussion of applying the criteria of Ontario Regulation 9/06 to the property. The evaluation is based on existing building conditions.

**Table 1: Evaluation According to Ontario Regulation 9/06**

Criteria of O. Reg 9.06	Y/N
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Y
Displays a high degree of craftsmanship or artistic merit	N
Demonstrates a high degree of technical or scientific achievement	N
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Y
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N
Is important in defining, maintaining or supporting the character of an area	N
Is physically, functionally, visually or historically linked to its surroundings	Y
Is a landmark	N

#### 4.2.1 Design or Physical Value

The residence at 2096 Wonderland Road North is a Georgian farm house. It was built in approximately 1850, and the addition at the rear elevation dates to the 1970s to 1980s. The residence is a two storey house with a square plan and stone foundation. The front façade has a symmetrical layout with a hip roof, two chimneys, and modern asphalt shingles. The exterior is buff brick, with a common bond. The architectural details on the front façade include a transom, sidelights, and brick voussoirs. The windows are modern and the sills are metal or plastic. The windows on the front façade have modern shutters. The eaves on the front façade project off the roof line. A partial concrete porch leads to the main doorway. The side elevations of the residence are also symmetrical, with modern windows, and brick voussoirs. The rear section of the house has an addition that was built between the 1970s and 1980s. The addition is not sympathetic in nature and detracts from the architectural features of the rear elevation. The original portion of the residence on this elevation has modern windows and brick voussoirs.

The interior of the residence has a number of original architectural features, including but not limited to: wooden window surrounds with plain sills, fireplaces, door surrounds, door hardware, a central staircase and bannister rail, wainscoting, and hardwood floors.

According to City of London data, there is a total of 13 other Georgian style residences with buff brick and centre hall plans within City limits. Most of these buildings were constructed in areas that were not considered urban at the time of construction. The period of construction for these other Georgian residences is 1850 to 1869, with the later dates including architectural influences from the Italianate style. As there are approximately 6,000 properties listed and designated in the City of London, 14 Georgian style residences including 2096 Wonderland Road would indicate that this type of construction is relatively rare in the City.

The house was determined to have design value and to satisfy O. Reg. 9/06 (i.i) as it is a representative example of Georgian farmhouse that dates to the 1850s in the former London Township.

#### 4.2.2 Historical or Associative Value

The residence at 2096 Wonderland Road North is historically associated with the Warner family, an early settler family in London Township (arriving in 1819). The residence was constructed for William Warner and he passed the

farmstead to his son Wesley Warner after his death. The residence's estimated date of construction on the London Heritage Register is 1850. This date is accurate because it matches the date of construction of other Georgian style residences within city limits and a date of construction after the early 1860s is unlikely as the Georgian style fell out of favour with architects and home owners around 1860.

William Warner is listed as receiving the northern half of Lot 20, Concession 5 from the Crown in 1819. William's son Wesley was a noted member of the community for his work in the temperance society but is not known to have made other notable contributions to the development of the community.

The property was determined to have historical or associative value and satisfy O. Reg. 9/06 (ii.i.) due to the property's association with the Warner family and the theme of agricultural settlement in London Township. The Warner family were the original settlers of Lot 20, Concession 5 and the family farmed the land for nearly 75 years, which establishes a direct historical association between the Warner family and the property, including the existing residential structure..

### **4.2.3 Contextual Value**

The property at 2096 Wonderland Road North is part of a landscape transitioning away from agricultural use. During the 2010s, the properties to the north, east, and south of the study area were developed and a residential subdivision was constructed. To the west, on the other side of Wonderland Road North, the landscape remains agricultural, but new residential subdivisions can be seen beyond the farm field.

The residence at 2096 Wonderland Road North is physically and historically linked to its surroundings. As a 19<sup>th</sup> century farmhouse at its original location it is physically linked to 2096 Wonderland Road North. The residence is historically linked because it contextualizes the prominent role agriculture played in the development of the study area and London Township. The residence is also historically linked to the study area because it remains in its original location on the Warner farmstead. Because of this, the property was determined to have contextual value and satisfy O. Reg. 9/06 (iii.ii).

### **4.2.4 Statement of Cultural Heritage Value or Interest**

The residence at 2096 Wonderland Road North has CHVI as a representative example of a mid-19<sup>th</sup> century Georgian farmhouse. The residence is a two storey structure with a low-pitched hip roof and bookend chimneys. It has a buff brick exterior with a common bond, brick voussoirs, and a stone foundation. The Georgian style of architecture is reflected in the symmetrical façade and minimal use of ornamentation and detailing.

The residence at 2096 Wonderland Road North has historical and associative value because of its link with the Warner family. William Warner was the original patent holder on the property, receiving it in 1819. His son, Wesley Warner, inherited the farmstead and was a noted member of London Township for his involvement in the temperance society.

The residence at 2096 Wonderland Road is physically and historically linked to its surroundings. It remains located in its original spot on the property and historically reflects the prominent role agriculture played in London Township.

The residence at 2096 Wonderland Road North has local significance for design/physical value, historical/associative, and contextual value. Accordingly, this resource meets the criteria for designation under Part IV of the Ontario Heritage Act.

#### 4.2.5 Heritage Attributes

Based on the evaluation of CHVI, the following heritage attributes were identified for the house:

- Georgian two storey Ontario farmhouse
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows
- Original interior features including fireplaces, central staircase with a bannister, hardwood floors, door hardware, door surrounds, window surrounds, and wainscoting.



## 5.0 ASSESSMENT AND MITIGATION

### 5.1 DESCRIPTION OF THE PROPOSED UNDERTAKING

Invest Group Ltd has proposed to remove the existing structure, driveway, and sidewalk at 2096 Wonderland Road North to construct 18 townhouse unit. A draft of the site plan is available in Appendix B. The plan includes the construction of three structures, containing 18 townhouse units, and a driveway in the centre of the property.

### 5.2 ASSESSMENT OF IMPACTS

The residence at 2096 Wonderland Road North has CHVI since it meets the criteria for determining cultural heritage value included in *O. Reg 9/06*. Accordingly, the assessment of potential impacts is limited to the heritage attributes of 2096 Wonderland Road North (See section 4.2.5). Impacts are defined by Info Sheet #5, as discussed in Section 1.0.

**Table 2: Evaluation of Potential Direct Impacts**

Direct Impact	Relevance to 2096 Wonderland Rd. N.
<b>Destruction</b> of any, or part of any, <i>significant heritage attributes</i> or features.	Removal of the residence will result in the destruction of the identified heritage attributes and its historical and physical connection to the property. <b>Therefore, mitigation measures are required.</b>
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The owner is proposing to remove the residence. No alterations or modifications are planned for the structure. <b>Therefore, no mitigation measures are required.</b>

**Table 3: Evaluation of Potential Indirect Impacts**

Indirect Impact	Relevance to 2096 Wonderland Rd. N.
<b>Shadows</b> created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden	The owner is proposing to remove the residence, so there will be a direct impact. Once removed indirect impacts will not be a concern. <b>Therefore, no mitigation measures are required.</b>
<b>Isolation</b> of a <i>heritage attribute</i> from its surrounding environment, context or a <i>significant</i> relationship	The owner is proposing to remove the residence, so there will be a direct impact. Once removed indirect impacts will not be a concern. <b>Therefore, no mitigation measures are required.</b>
<b>Direct or indirect obstruction</b> of <i>significant</i> views or vistas within, from, or of built and natural features	The owner is proposing to remove the residence, so there will be a direct impact. Once removed indirect impacts will not be a concern. <b>Therefore, no mitigation measures are required.</b>
<b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces	The owner is proposing to remove the residence, so there will be a direct impact. Once removed indirect impacts will not be a concern. <b>Therefore, no mitigation measures are required.</b>
<b>Land disturbances</b> such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>	The owner is proposing to remove the residence, so there will be a direct impact. Once removed indirect impacts will not be a concern. <b>Therefore, no mitigation measures are required.</b>

## 5.3 MITIGATION OPTIONS

The residence at 2096 Wonderland Road North has CHVI since it meets the criteria set out in O. Reg 9/06 of the *Ontario Heritage Act*. Further, this house is listed on the City of London Heritage Register as a Priority 2 Building.

As identified in Tables 2 and 3, the proposed change in land use will have an adverse impact on the CHVI of this property. Accordingly, three mitigation options are presented, including:

- permanent retention of the house on site
- permanent relocation of the house
- demolition preceded by documentation and salvage

### 5.3.1 Retention

Generally, retention *in situ* is the preferred option when addressing any structure where CHVI has been identified, even if limited. The benefits of retaining a structure, or structures, must be balanced with site-specific considerations. Not only must the level of CHVI be considered, so too must the structural condition of the heritage resource, the site development plan and the context within which the structure, or structures, would be retained.

In the case of 2096 Wonderland Road North, the proposed change in land use and demolition of the residence will negatively impact the CHVI of the property. The scale of the development of the townhouses requires the removal of the existing residence. Retention of the residence *in situ* would require that the proposed townhouse plan be revised to allow for the existing house to remain. If retained, and townhouses are constructed around the house on the property, the contextual setting of the house will be diminished and the house may be isolated from its historical association with Wonderland Road North. Further, when the broader context of the area is considered, the lands adjacent to the study area are transitioning away from rural, agriculture use and towards new residential development. The residential subdivisions to the south, east, and north were constructed between 2009 and 2013, after the subject property was downgraded from a 'Priority 1' to a 'Priority 2' property on the City of London heritage register. Should the property be retained *in situ*, it would soon constitute a remnant landscape contextually removed from its historic surroundings and land use patterns. Accordingly, retention *in situ* is not considered the preferred mitigation option for the residence at 2096 Wonderland Road North.

### 5.3.2 Relocation

Where retention *in situ* is not feasible or preferred, relocation is often the next option considered to mitigate the loss of a heritage resource. As with retention, relocation of a structure or structures must be balanced with the CHVI identified. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes, particularly those identified to be of design or physical value (see Section 4.2.1). This is a viable option where the CHVI identified merits preservation and the integrity of the structure is determined to be sound.

The residence at 2096 Wonderland Road North is one of 14 Georgian style or Georgian influenced residences in the City of London's Heritage Register. There is approximately a total of 6,000 buildings on the list, making the Georgian style a relatively rare building style in the City of London. Therefore, relocation within the City of London is the preferred mitigation option to conserve the remaining Georgian residences in the City.

To retain the CHVI of the house, three relocation options should be considered, including:

- Relocation within the property
- Relocation to an unknown, but sympathetic, site such as the rural/agricultural land on the west side of Wonderland Road North
- Sale of the building at a discounted price if the buyer agrees to cover relocation expenses to a sympathetic site.

Of the three relocation options, relocation within the property is preferred since this would maintain the historical and contextual relationship between the house and the landscape. Relocation to an unknown, but sympathetic, property is the next preferred option since this would still maintain the CHVI of the residence, although to a lesser degree. An example of an appropriate, sympathetic location is the rural/agricultural land adjacent to the subject property on the west side of Wonderland Road North. Another possible relocation strategy is to offer the building for sale to the public or City of London for a discounted price (i.e. \$1) with the condition that the buyer agreed to relocate the residence. Advertising the house for sale will demonstrate that this mitigation option has been explored.

It is noted that a letter has been prepared following assessment of the house by Strik, Baldinelli, Moniz (SBM) Engineers (Appendix E), suggesting that relocating the house would be costly and difficult due to the brick construction, and may result in damage to the house and fireplaces.

### 5.3.3 Documentation and Salvage

Detailed documentation and salvage is often the preferred mitigation strategy where retention or relocation is not feasible or warranted. Documentation creates a public record of the structure, or structures, which provides researchers and the general public with a land use history, construction details, and photographic record of the resource. Through the selective salvage of identified heritage attributes and other materials, the CHVI of the property can be retained, if in a different context. Documentation and salvage acknowledges the heritage attributes in their current context and, where feasible, allows for reuse. Documentation should be carried out in advance of any changes made to the property.

In the event that relocation is not viable for the house at 2096 Wonderland Road North, documentation and salvage is an appropriate mitigation option. Documentation should be carried out in advance of any change to the property, including relocation or demolition activities. Documentation activities should consist of the full heritage recording of the house and landscape through photography, photogrammetry, or LiDAR scan. Salvage activities should consist of the identification and recovery re-useable materials by a reputable salvage company or charity such as The Timeless Material Company, Artefacts Salvage & Design, or Waterloo ReStore. If Documentation and Salvage is the chosen mitigation option, the client has already agreed to utilize architectural elements of the existing residence in the new development (see Appendix D for additional details).

## 6.0 RECOMMENDATIONS

The residence at 2096 Wonderland Road North has CHVI and was identified as a 'Priority 2' heritage resource on the City of London Heritage Inventory. Further, the heritage evaluation carried out in this HIS determined that the resource meets criteria set out in O. Reg. 9/06.

Based on the adverse impacts identified to this cultural heritage resource and the proposed site plan, the following mitigation measure are recommended:

1. Relocation of the house is the preferred mitigation option for this property, if feasible. Relocation within the property is preferred in order to maintain some aspect of the contextual and historical associations the house has with its setting. If relocation within the site is demonstrated not to be feasible, relocation to an adjacent site is also a valid mitigation option, if an adjacent site is available. If relocation to an adjacent site is not possible, advertising the house for sale at a discounted price with the condition that the buyer relocate the house is also a valid relocation strategy. A structural engineer has indicated that relocation may be difficult and could potentially cause damage to the house and brick fireplaces.
2. If relocation of the house is not feasible, if no prospective buyer can be found to relocate the house, or if the structure is deemed not structurally sound enough to survive relocation, then documentation and salvage (as applicable) of the property is the next preferred mitigation option. Documentation and salvage should be carried out prior to relocation or demolition. Documentation activities should consist of the full heritage recording of the house and landscape through photography, photogrammetry, or LiDAR scan. Salvage activities should consist of the identification and recovery re-useable materials by a reputable salvage company or charity. The documentation and salvage work should be carried out under the direction of a Cultural Heritage Specialist in good professional standing with the Canadian Association of Heritage Professionals (CAHP).

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# APPENDICES



## Appendix A **AMENDING LETTER**



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

February 5, 2008

Chair and Members  
London Advisory Committee on Heritage

I hereby certify that the Municipal Council, at its session held on February 4, 2008 resolved:

5. That, on the recommendation of the London Advisory Committee on Heritage (LACH), the property located at 2096 Wonderland Road North **BE AMENDED** from a Priority 1 listing to a Priority 2 listing in the 2006 *Inventory of Heritage Resources*. (5/5/PC)

Kevin Bain  
City Clerk  
/hw

cc: R. Panzer, General Manager of Planning and Development  
G. Barrett, Manager, Land Use Planning Policy  
D. Menard, Heritage Planner

The Corporation of the City of London  
Office: 519-661-2500 ext. 0969  
Fax: 519-661-4892  
www.london.ca



## Appendix B PROPOSED DEVELOPMENT



2096 WONDERLAND RD N  
LONDON, ON  
PROPOSED DEVELOPMENT

## 1.0 EXISTING SITE AND SURROUNDING AREAS

### 1.1 City Map: POINTS OF INTEREST





## 1.0 EXISTING SITE AND SURROUNDING AREAS

### 1.3 City Map: SUBJECT SITE



## 1.0 EXISTING SITE AND SURROUNDING AREAS

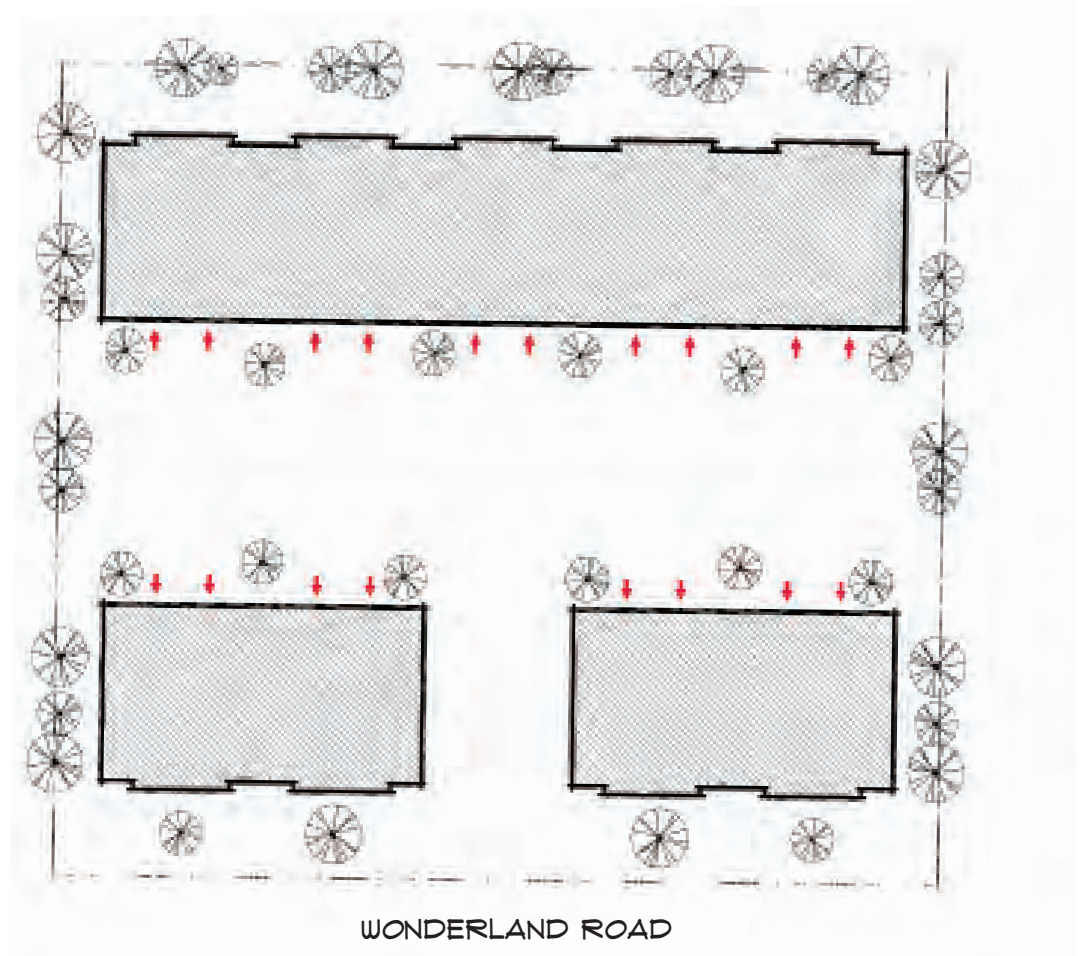
### 1.4 NEIGHBOURHOOD HOUSES





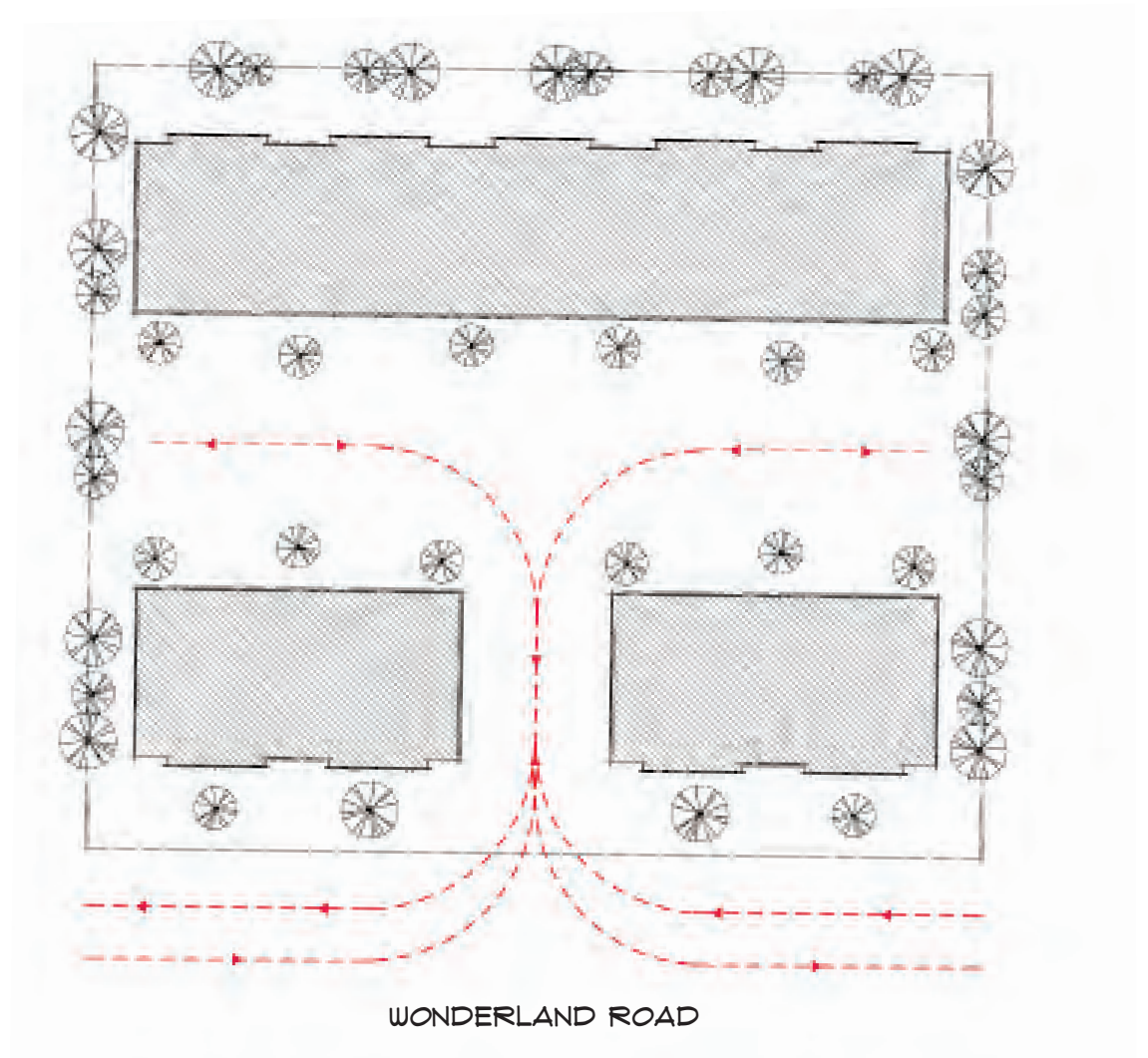
## 1.0 EXISTING SITE AND SURROUNDING AREAS

## 1.5 MASSING AND TOWN HOUSE ENTRANCE

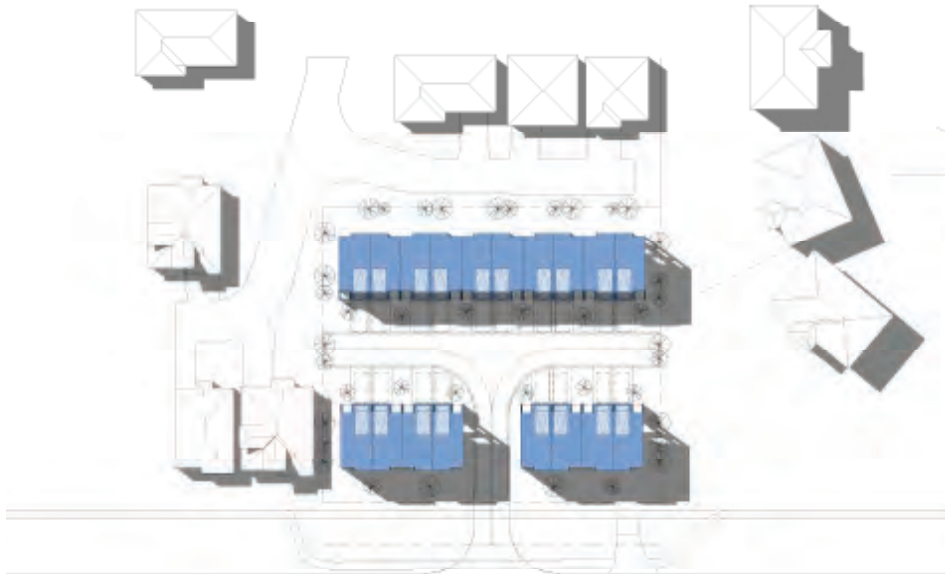


## 1.0 EXISTING SITE AND SURROUNDING AREAS

### 1.6 SITE ACCESS

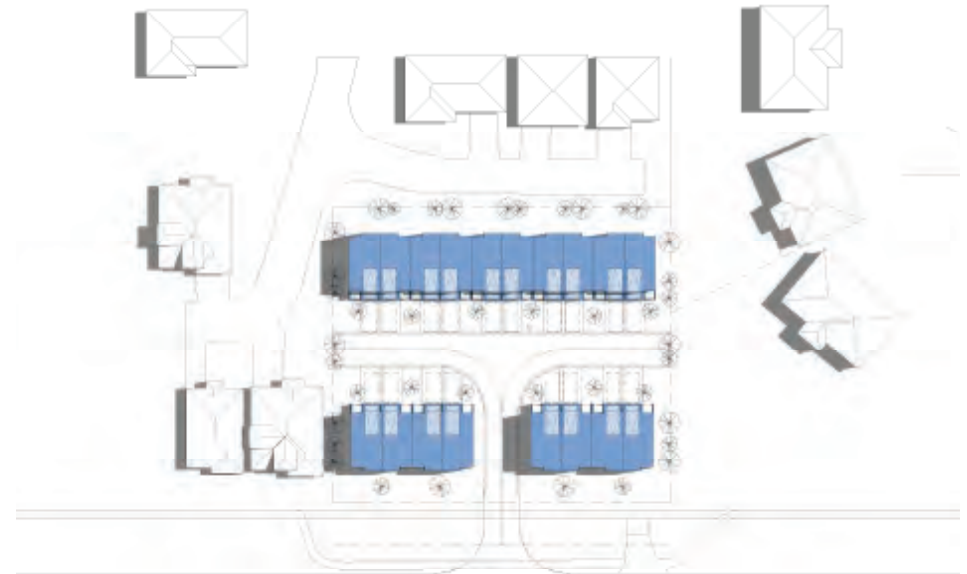


## 2.0 MASSING AND SHADOW STUDY



WONDERLAND ROAD NORTH

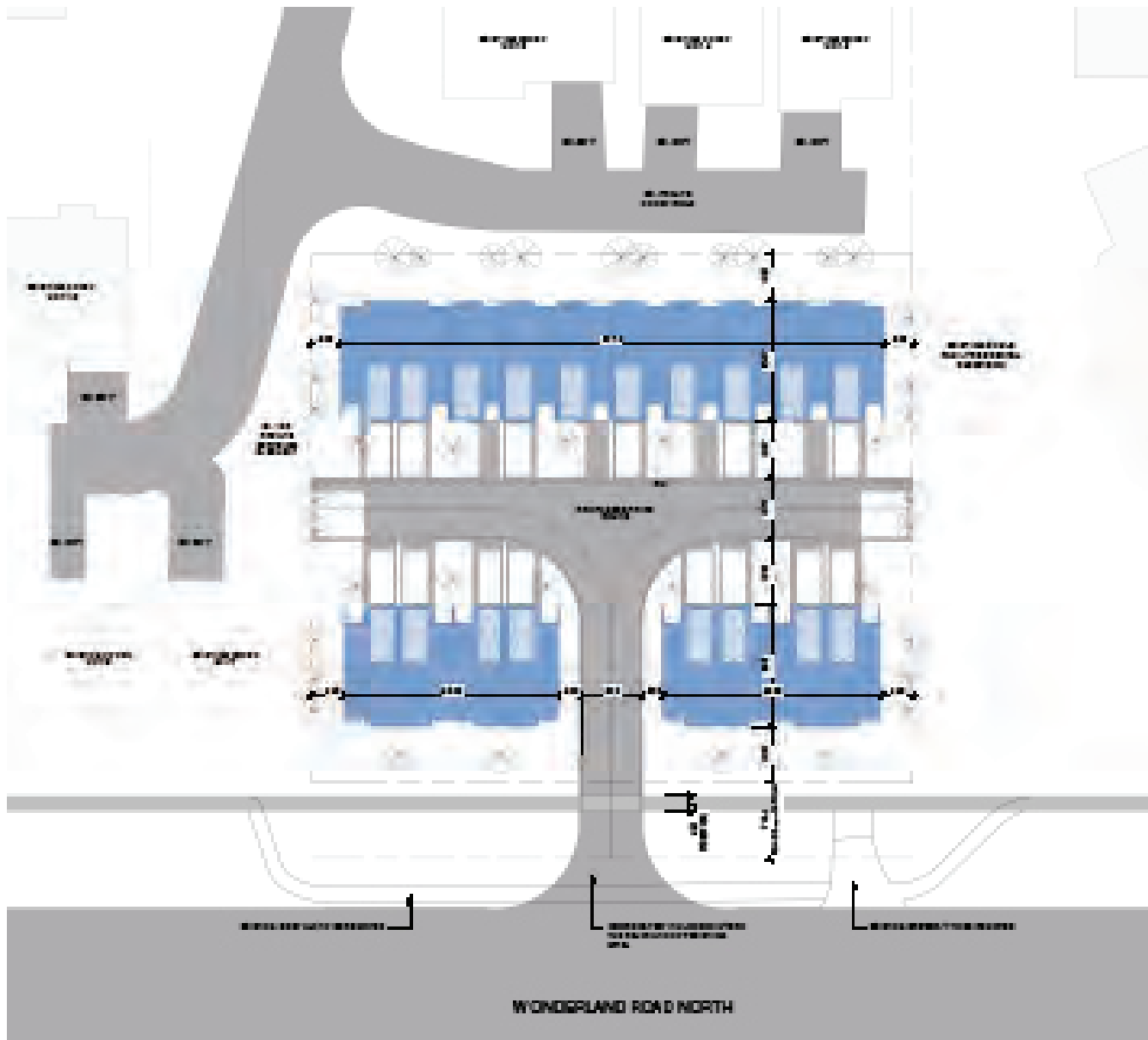
*Shadow Study : June 15 @ 9.00am*



WONDERLAND ROAD NORTH

*Shadow Study : June 15 @ 2.00Pm*

### 3.0 SITE PLAN AND STATISTICS



Site Statistics		
Address: 2096 Wonderland Road North Zoning: RB-5		
LEGAL DESCRIPTION:	xxx	
ZONING	REQUIRED/ALLOWED	PROPOSED
SITE (LOT) AREA:(min.)	800m <sup>2</sup>	4046m <sup>2</sup> GROSS 3,641m <sup>2</sup> NET
LOT FRONTAGE (min.)	16 m	68.6 m
FRONT YARD (min.)	6 m	6 m
EXTERIOR YARD (min.)	8 m	6 m
INTERIOR AND REAR YARD (min.)	3m TO 6m DEPENDING ON BUILDING HEIGHT AND WINDOWS	3m TO 6m
LOT COVERAGE (max.)	40%	81.80%
LANDSCAPE, OPEN SPACE (min.)	30%	81.52%
BUILDING HEIGHT (max.)	12m	12m
UNITS		18
DENSITY (max.)	28 UNIT/ Ha	34.6 UNIT/ Ha GROSS 38.8 UNIT/ Ha NET
PARKING:	1.8 SPACE/ UNIT (min. 27)	36

## 4.0 REFERENCE ELEVATION





## Appendix C MOLD REPORT



ICON HOME INSPECTIONS INC.  
1867 PARKHURST AVE  
LONDON, ON N5V 2C4

## Certificate of Mold Analysis

Prepared for: ICON HOME INSPECTIONS INC.  
Phone Number: (519) 495-4227  
Fax Number:  
Project Name:  
Test Location: 2096 WONDERLAND RD N  
LONDON, ON N6G 5C3  
Chain of Custody #: 1014446  
Received Date: February 7, 2017  
Report Date: February 8, 2017

Carlos Ochoa, Technical and Quality Control Manager

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Currently there are no Provincial regulations for evaluating potential health effects of fungal contamination and remediation. This information is subject to change as more information regarding fungal contaminants becomes available. For more information visit: <http://www.hc-sc.gc.ca/ewh-semt/air/in/poll/mould-moisissure/index-eng.php> or [http://www.cmhc-schl.gc.ca/en/co/maho/yohoyohe/momo/momo\\_005.cfm](http://www.cmhc-schl.gc.ca/en/co/maho/yohoyohe/momo/momo_005.cfm). This document was designed to follow currently known industry guidelines for the interpretation of microbial sampling, analysis, and remediation. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. The client is solely responsible for the use or interpretation. PRO-LAB/SSPTM Inc. makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis. The Client is hereby notified that due to the subjective nature of fungal analysis and the mold growth process, laboratory samples can and do change over time relative to the originally sampled material. PRO-LAB/SSPTM Inc. reserves the right to properly dispose of all samples after the testing of such samples are sufficiently completed or after a 7 day period, whichever is greater. PRO-LAB/SSPTM Inc. participates in the AIHA EMPAT program (Lab # 184065)

**For more information please contact PRO-LAB at (800) 427-0550 or email [info@prolabinc.com](mailto:info@prolabinc.com)**





Prepared for : ICON HOME INSPECTIONS INC.

Test Address :

2096 WONDERLAND RD N  
LONDON, ON N6G 5C3

ANALYSIS METHOD	Spore trap analysis			Spore trap analysis			Spore trap analysis			INTENTIONALLY BLANK		
LOCATION	KITCHEN			FRONT FOYER			BEDROOMS					
COC / LINE #	1014446-1			1014446-2			1014446-3					
SAMPLE TYPE & VOLUME	AIR-O-CELL - 150L			AIR-O-CELL - 150L			AIR-O-CELL - 150L					
SERIAL NUMBER	23095008			23095003			23095004					
COLLECTION DATE	Feb 6, 2017			Feb 6, 2017			Feb 6, 2017					
ANALYSIS DATE	Feb 8, 2017			Feb 8, 2017			Feb 8, 2017					
CONCLUSION	ELEVATED			ELEVATED			ELEVATED					
IDENTIFICATION	Raw Count	Spores per m <sup>3</sup>	Percent of Total	Raw Count	Spores per m <sup>3</sup>	Percent of Total	Raw Count	Spores per m <sup>3</sup>	Percent of Total	Raw Count	Spores per m <sup>3</sup>	Percent of Total
Chaetomium				20	130	3						
Cladosporium	392	2,600	59	472	3,100	60	552	3,700	83			
Epicoccum				4	27	1						
Other Ascospores	28	190	4				12	80	2			
Other Basidiospores	4	27	1	12	80	2	20	130	3			
Penicillium/Aspergillus	236	1,600	36	264	1,800	35	80	530	12			
Polythrincium							4	27	1			
Stachybotrys				8	53	1						
<b>TOTAL SPORES</b>	660	4,417	100	780	5,190	100	668	4,467	100			
Minimum detection limit:	4	27		4	27		4	27				
BACKGROUND DEBRIS	Light			Light			Light					
OBSERVATIONS & COMMENTS												

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is 'Heavy' or 'Too Heavy for Accurate Count'. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%.

**Minimum Detection Limit.** Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample. **NA** = Not Applicable.

**Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.**

**Interpretation Guidelines:** A determination is added to the report to help users interpret the mold analysis results. A mold report is only one aspect of an indoor air quality investigation. The most important aspect of mold growth in a living space is the availability of water. Without a source of water, mold generally will not become a problem in buildings. These determinations are in no way meant to imply any health outcomes or financial decisions based solely on this report. For questions relating to medical conditions you should consult an occupational or environmental health physician or professional.

**Control** is a baseline sample showing what the spore count and diversity is at the time of sampling. The control sample(s) is usually collected outside of the structure being tested and used to determine if this sample(s) is similar in diversity and abundance to the inside sample(s).

**Elevated** means that the amount and/or diversity of spores, as compared to the control sample(s), and other samples in our database, are higher than expected. This can indicate that fungi have grown because of a water leak or water intrusion. Fungi that are considered to be indicators of water damage include, but are not limited to: *Chaetomium*, *Fusarium*, *Memnoniella*, *Stachybotrys*, *Scopulariopsis*, *Ulocladium*.

**Not Elevated** means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are lower than expected and may indicate no problematic fungal growth.

**Unusual** means that the presence of current or former growth was observed in the analyzed sample. An abundance of spores are present, and/or growth structures including hyphae and/or fruiting bodies are present and associated with one or more of the types of mold/fungi identified in the analyzed sample.

**Normal** means that no presence of current or former growth was observed in the analyzed sample. If spores are recorded they are normally what is in the air and have settled on the surface(s) tested.



40 Hanlan Road, Suite #45, Vaughan, ON, L4L 3P6 Canada (800) 427-0550

**Chain of Custody #** 1014446

 Kitchen  


**Spores per cubic meter**



40 Hanlan Road, Suite #45, Vaughan, ON, L4L 3P6 Canada (800) 427-0550

**Chain of Custody #** 1014446



Front Foyer



**Spores per cubic meter**



40 Hanlan Road, Suite #45, Vaughan, ON, L4L 3P6 Canada (800) 427-0550

**Chain of Custody # 1014446**



Bedrooms



**Spores per cubic meter**

Identification	Outdoor Habitat	Indoor Habitat	Allergic Potential	Comments
Chaetomium	Growing on dung, dead leaves, wood.	Cellulose substrates, especially wallboard, cardboard and wood. Not normally seen growing indoors unless the building material has been wetted. Unusual / Not Normal to be growing indoors.	Type I (hay fever and asthma) allergies.	Chaetomium is a water-indicating mold. Spores of this type of mold should not be observed in significantly higher numbers in the air above background/control. If growth and/or significantly higher than background/control spore numbers are reported, corrective action should be considered to reduce the source of water, moisture levels and/or spore numbers in the living space.
Cladosporium	The most common spore type reported in the air worldwide. Found on dead and dying plant litter, and soil.	Commonly found on wood and wallboard. Commonly grows on window sills, textiles and foods.	Type I (hay fever and asthma), Type III (hypersensitivity pneumonitis) allergies.	A very common and important allergen source both outdoors and indoors.
Epicoccum	Commonly found everywhere. Grows on plant debris, insects and soil.	Capable of growing on several different substrates, notably wallboard and paper.	Type I (hay fever and asthma) allergies.	Very common in the summer, especially in the midwest and during harvest time.
Ascospores	Common everywhere. Constitutes a large part of the airspora outside. Can reach very high numbers in the air outside during the spring and summer. Can increase in numbers during and after rainfalls.	Very few of this group grow inside. The notable exception is Chaetomium, Ascotricha and Peziza.	Little known for most of this group of fungi. Dependent on the type (see Chaetomium and Ascotricha).	
Basidiospores	Commonly found everywhere, especially in the late summer and fall. These spores are from Mushrooms.	Mushrooms are not normally found growing indoors, but can grow on wet lumber, especially in crawlspaces. Sometimes mushrooms can be seen growing in flower pots indoors.	Some allergenicity reported. Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis).	Among the group of Mushrooms (Basidiomycetes) are dry rot fungi Serpula and Poria that are particularly destructive to buildings.
Penicillium/Aspergillus	Common everywhere. Normally found in the air in small amounts in outdoor air. Grows on nearly everything.	Wetted wallboard, wood, food, leather, etc. Able to grow on many substrates indoors.	Type I (hay fever and asthma) allergies and Type III (hypersensitivity pneumonitis) allergies.	This is a combination group of Penicillium and Aspergillus and is used when only the spores are seen. The spores are so similar that they cannot be reliably separated into their respective genera.
Polythrincium	Rarely seen in air samples. Grows only on specific plants.	Does not grow indoors.	None known.	
Stachybotrys	Grows in the soil and decaying plant material.	Wallboards and other paper products that are wetted. Needs high water content in the substrate to grow. Not normally seen growing indoors unless the building material has been wetted. Unusual / Not Normal to be growing indoors.	Type I (hay fever and asthma) allergies.	Wet spored mold that generally must be dried out and disturbed before spores can be found in the air. Spores of this type of mold should not be observed in significant numbers in the air above background/control. If growth and/or significantly higher than background/control spore numbers are reported, corrective action should be considered to eliminate the water source, reduce moisture levels and/or spore numbers in the living space.

**Prepared for :** ICON HOME INSPECTIONS INC.

**Test Address :**

2096 WONDERLAND RD N  
LONDON, ON N6G 5C3

### **Indoor Air Quality Testing**

#### **Introduction**

The fungi are a large group of organisms that include mold. In nature, the fungi and mold help breakdown and recycle nutrients in the environment. Mold are the most common type of fungi that grow indoors. Mold are microscopic organisms that live on plants, in the soil, and on animals, in fact almost anywhere food and moisture are available. Mold is everywhere present in the outdoor and normal indoor environments. It is in the air and on surfaces as settled dust. Exposure to mold is inevitable in everyday life. Thus, exposure to mold is considered part of a normal activity for most people. Only environments for which extraordinary preparations have been taken don't have mold present in the air or on surfaces.

#### **Understanding Mold**

Under the right conditions (moisture, a food source, and time) mold will grow, multiply and produce spores. Mold grows throughout nature as well as the built environment. Mold reproduces by microscopic cells called "spores" that can be spread easily through the air. Mold spores are always present in the indoor and outdoor air. There are mold that can grow on any organic substrate including wood, paper, carpet, food, ceiling tiles, dried fish, carpet, or any surface where dust has accumulated. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold spores in the indoor environment. The way to control indoor mold growth is to control the amount of moisture available to the mold.

Mold growth can become a problem in your home or office where there is sufficient moisture and the right foodstuff is available. The key to preventing mold growth is to prevent all moisture problems. Of course, hidden mold can grow when there is water available behind walls, sinks, floors, etc. Indications of hidden moisture problems are discoloration of ceiling or walls, warped floors or condensation on the windows or walls.

#### **Controlling Moisture**

The most critical step in solving a mold problem is to accurately identify and fix the source(s) of moisture that allowed the growth to occur. In order to prevent mold from growing, it is important that water damaged areas be dried within a 24-48 hour period. If a small amount of mold is present in the home, the mold can be cleaned up with a mild detergent and the excess water or moisture removed. It is not necessary to try and kill the mold or its spores. You can carefully remove the moldy materials if necessary. There are many common sources of excess moisture that can contribute to indoor mold growth. Some of the primary means of moisture entry into homes and buildings are water leakage (such as roof or plumbing leaks), vapor migration, capillary movement, air infiltration, humidifier use, and inadequate venting of kitchen and bath humidity. The key to controlling moisture is to generally reduce indoor humidity within 35% - 60% (depending what climate you live in) and fix all leaks whatever their cause.

#### **Mold Growth Sources**

If the source of moisture is not easily detected or you have a hidden water leak, mold testing can be helpful. Often a roof leak or a plumbing leak can be identified as the source. The difficulty arises when there is an odor present or when an occupant shows signs of mold exposure but no visible mold can be seen. Excess water intrusion can also lead to dry rot of lumber and cause a serious structural defect in buildings.

#### **Health Related Risks**

Based on the Institute of Medicine and the National Academy of Sciences, dampness and mold in homes is associated with increases in several adverse health effects including cough, upper respiratory symptoms, wheeze, and exacerbation of asthma. Mold and fungi contain many known allergens and toxins that can adversely affect your health. Scientific evidence suggests that the disease of asthma may be more prevalent in damp affected buildings. Dampness and mold in homes, office buildings and schools represent a public health problem. The Institute of Medicine concluded, "When microbial contamination is found, it should be eliminated by means that not only limit the possibility of recurrence but also limit exposure of occupants and persons conducting the remediation".

## **Mold Sampling Methods**

The goal of sampling is to learn about the levels of mold growth and amplification in buildings. There are no EPA or OSHA standards for levels of fungi and mold in indoor environments. There are also no standard collection methods. However, several generally accepted collection methods are available to inspectors to study mold (and bacteria) in indoor environments. Comparison with reference samples can be a useful approach. Reference samples are usually taken outdoors and sometimes samples can be taken from “non-complaint” areas. In general, indoor fungal concentrations should be similar to or lower than outdoor levels. High levels of mold only found inside buildings often suggest indoor amplification of the fungi. Furthermore, the detection of water-indicating fungi, even at low levels, may require further evaluation. There are several types of testing methods that can detect the presence of mold. They can be used to find mold spores that are suspended in air, in settled dust, or mold growing on surfaces of building materials and furnishings. There are different methods that can identify types of live mold and dead mold in a sampled environment. Mold spores can be allergenic and toxic even when dead.

All sampled material obtained in the laboratory is analyzed using modern microscopic methods, standard and innovative mycological techniques, analyzed at 630 – 1,000 times magnification.

Testing for mold with an accredited laboratory is the best way to determine if you have mold and what type of mold it is.

## **Surface Sampling Methods**

Surface sampling can be useful for differentiating between mold growth and stains of various kinds. This type of sampling is used to identify the type of mold growth that may be present and help investigate water intrusion. Surface sampling can help the interpretation of building inspections when used correctly. The following are the different types of surface samples that are commonly used to perform a direct examination of a specific location. Spore counts per area are not normally useful.

### **Tape (or tape-lift)**

These samples are collected using clear adhesive tape or adhesive slide for microscopic examination of suspect stains, settled dust and spores. Tape lifts are an excellent, non-destructive method of sampling. The laboratory is usually able to determine if there is current or former mold growth or if only normally settled spores were sampled.

### **Bulk**

This is a destructive test of materials (e.g., settled dust, sections of wallboard, pieces of duct lining, carpet segments, return-air filters, etc.) to determine if they contain or show mold growth. Bulk sampling collects a portion of material small enough to be transported conveniently and handled easily in the laboratory while still representing the material being sampled. A representative sample is taken from the bulk sample and can be cultured for species identification or analyzed using direct microscopy for genus identification. The laboratory is usually able to determine if there is current or former mold growth or if only normally settled spores were sampled.

### **Swab**

A sterile cotton or synthetic fiber-tipped swab is used to test an area of suspected mold growth. Samples obtained using this method can be cultured for species identification or analyzed using direct microscopy for genus identification. The laboratory is usually able to determine if there is current or former mold growth or if only normally settled spores were sampled. Identified spores are generally reported as “present/absent”.

### **Carpet (filter-type) Cassette**

A carpet cassette is used with a portable air pump (flow rate usually doesn't matter) to collect mold, pollen and other particulates. Samples obtained using this method can be cultured for species identification or analyzed using direct microscopy for genus identification. This method is usually used to determine a presence or absence of water-indicating mold in a carpet. The laboratory is usually able to determine if there is current or former mold growth or if only normally settled spores were sampled.

## Air Sampling Methods

Air samples are possibly the most common type of environmental sample that investigators collect to study bioaerosols (mold, pollen, particulates). The physics of removing particles from the air and the general principles of good sample collection apply to all airborne materials, whether biological or other origin. Therefore, many of the basic principles investigators use to identify and quantify other airborne particulate matter can be adapted to bioaerosol sampling. Common to all aerosol samplers is consideration of collection efficiency. The following are the two most common forms of air sampling methods.

**“Non-Viable Methods”** *(The Laboratory results are reported in “spores per cubic meter (sp/m<sup>3</sup>)”)*

### **Z5 Cassette**

The Z<sup>5</sup> spore trap is used with a portable air pump (5 liters/minute for 1 to 5 minutes) to rapidly collect airborne aerosols including mold, pollen and other airborne particulates. Air is drawn through a small slit at the top of the cassette and spores are trapped on a sticky surface on a small glass slide inside the cassette. They are efficient at collecting spores as small as 1µm.

### **Micro5 Cassette**

The Micro5 Microcell spore trap cassette is used with a portable air pump (5 liters/minute for 1 to 5 minutes) to collect airborne aerosols including mold, pollen and other airborne particulates. Air is drawn through a small circular hole at the top of the cassette and spores are trapped on a sticky coated glass slide inside the cassette. They are efficient at collecting spores as small as 0.8µm.

### **Air-O-Cell Cassette**

The Air-O-Cell spore trap cassette is used with a portable air pump (15 liters/minute for 1 to 10 minutes) to collect airborne aerosols including mold, pollen and other airborne particulates. Air is drawn through a small opening at the top of the cassette and spores are trapped on a sticky coated glass slide inside the cassette. These cassettes are efficient at collecting spores as small as 2.6µm.

### **Allergenco-D Cassette**

The Allergenco-D spore trap cassette is used with a portable air pump (15 liters/minute for 1 to 10 minutes) to collect airborne aerosols including mold, pollen and other airborne particulates. Air is drawn through a small opening at the top of the cassette and spores are trapped on a sticky coated glass slide inside the cassette. These cassettes are efficient at collecting spores as small as 1.7µm.

**“Viable Methods”** *(The Laboratory results are reported in “colony forming units per cubic meter (CFU/m<sup>3</sup>)”)*

### **Agar Impaction Plates**

The agar impaction plates are used with a portable air pump (28.3 liters/minute for 1 to 3 minutes) to collect airborne mold. This is called “viable sampling” because it only grows what is alive at the time of testing. Air is drawn through a 200-400 holes at the top of the impactor and spores are trapped in the agar media. The agar plate should be shipped to the laboratory immediately or kept cool until it can be shipped. These cassettes are 90% efficient at collecting spores as small as 0.7µm. The laboratory results are reported in “colony forming units per cubic meter (CFU/m<sup>3</sup>)”.



## **Data Interpretation**

Information (data) on mold in buildings can consist of the simple observation of fungal growth on a wall, analytical measurements from hundreds of environmental samples, or the results of a survey of building occupants with and without particular building-related conditions. Data interpretation is the process whereby investigators make decisions on (a) the relevance to human exposure of environmental observations and measurements, (b) the strength of associations between exposure and health status, and (c) the probability of current or future risks. These interpretation steps are followed by decisions on what measures can be taken to interrupt exposure and prevent future problems.

## **Remediation of Mold**

Prevention of mold growth indoors is only possible if the factors that allow it to grow are identified and controlled. When prevention has failed and visible growth has occurred in a home or building, remediation and/or restoration may be required. The extent of the mold growth will determine the scope of the remediation required. The goal of remediation is to remove or clean mold-damaged material using work practices that protect occupants by controlling the dispersion of mold from the work area and protect the workers from exposure to mold. You should consult a professional when contemplating fixing a large area of mold growth. Generally, remediation requires (a) removal of porous materials showing extensive microbial growth, (b) physical removal of surface microbial growth on non-porous materials to typical background levels, and (c) reduction of moisture to levels that do not support microbial growth. Identification of the conditions that contributed to microbial proliferation in a home or building is the most important step in remediation. No effective control strategy can be implemented without a clear understanding of the events or building dynamics responsible for microbial growth. Following the completion of the remediation process, mold testing should be performed to obtain clearance.

## **Symptoms of Mold Exposure**

The most common symptoms of mold exposure are runny nose, eye irritation, cough, congestion, and aggravation of asthma. Individuals with persistent health problems that appear to be related to mold or other types of air quality contaminant exposure should see their physicians for a referral to specialists who are trained in occupational/environmental medicine or related specialties and are knowledgeable about these types of exposures. Decisions about removing individuals from an affected area must be based on the results of such medical evaluation. Mold is naturally present in outdoor environments and we share the same air between the indoor and outdoor, it is impossible to eliminate all mold spores indoors.

## **Ten Things You Should Know About Mold**

- 1) Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory problems.
- 2) There is no practical way to completely eliminate mold and mold spores in the indoor environment. The way to control indoor mold growth is to control moisture.
- 3) If mold is a problem in your home or building, you must clean up the mold and eliminate sources of moisture.
- 4) To prevent mold growth any source of a water problem or leak must be repaired.
- 5) Indoor humidity must be reduced (generally below 60%) to reduce the chances of mold growth by: adequately venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing and cleaning.
- 6) Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
- 7) Clean mold off of hard surfaces with water and detergent and dry completely.
- 8) Prevent condensation: reduce the potential for condensation on cold surfaces (e.g., windows, piping, exterior walls, roof, or floors) by adding insulation.
- 9) In areas where there is a perpetual moisture problem on the floor, do not install carpeting
- 10) Mold can be found almost anywhere. Mold can grow on wood, paper, carpet, foods; almost anything can support some mold growth provided there is moisture, time to grow and food to eat.

## References & Resources

Bioaerosols: Assessment and Control, Janet Macher, Sc.D., M.P.H., Editor. 1999. ACGIH, 1330 Kemper Meadow Drive, Cincinnati, OH 45240-1634.

Health Implications of Fungi in Indoor Environments, Edited by R.A. Samson. 1994. Elsevier Science, P.O. Box 945, Madison Square Station, New York, NY 10159-0945.

Damp Indoor Spaces and Health, Institute of Medicine of the National Academies, Washington, DC, 2004

Field Guide for the Determination of Biological Contaminants in Environmental Samples, 2<sup>nd</sup> Edition, Edited by L-L. Hung, et al. AIHA, Fairfax, VA, 2005.

Recognition, Evaluation, and Control of Indoor Mold, Edited by B. Prezant, et al. AIHA, Fairfax, VA, 2008.

## Useful Websites

[www.acgih.org/resources/links.htm](http://www.acgih.org/resources/links.htm)

American Conference of Governmental Industrial Hygienists - information on Indoor Air Quality and useful links

[www.cal-iaq.org](http://www.cal-iaq.org)

California Indoor Air Quality Program - California Indoor Air Quality resources and useful links

[www.health.state.ny.us/environmental/indoors/air/mold.htm](http://www.health.state.ny.us/environmental/indoors/air/mold.htm)

New York State Department of Health - New York state recommendations for IAQ, indoor mold inspections, remediation, and prevention

<http://www.nyc.gov/html/doh/html/epi/moldrpt1.shtml>

Guidelines for Assessment and Remediation of Fungi in Indoor Environments – a good reference for mold clean up and removal

[orf.od.nih.gov/PoliciesAndGuidelines/ORFPolicies/MoldPrevPolicy.htm](http://orf.od.nih.gov/PoliciesAndGuidelines/ORFPolicies/MoldPrevPolicy.htm)

National Institutes of Health - information mold prevention and remediation

<http://www.niehs.nih.gov/health/topics/agents/mold/index.cfm>

National Institute of Environmental Health Sciences - information on mold

[www.epa.gov/mold/](http://www.epa.gov/mold/)

United States Environmental Protection Agency website on mold and moisture

[www.aaaai.org/nab/index.cfm?p=faq](http://www.aaaai.org/nab/index.cfm?p=faq)

American Academy of Allergy, Asthma, and Immunology – information on mold and allergies and outdoor allergens

<http://www.aanma.org/?s=mold>

Allergy & Asthma Network – information for homes about allergies and asthma

<http://www.homeenergyresourcecenter.org>

Minnesota Department of Commerce Energy Information Center – good information on moisture control in homes

<http://eetd.lbl.gov/ie/>

Governmental Indoor Environment Department – good information on indoor health, comfort and energy efficiency in buildings

<http://www.osha.gov/dts/shib/shib101003.html>

Occupational US Department of Labor (OSHA) - A Brief Guide to Mold in the Workplace

## **Appendix D** DOCUMENTATION AND SALVAGE PLANS

Invest letterhead

January 12, 2018

**Heidy Schopf, MES, CAHP  
Cultural Heritage Specialist  
Stantec Consulting Ltd.  
300W-675 Cochrane Drive  
Markham ON  
L3R 0B8**

**Re: HIA for 2096 Wonderland Road North, City of London -- Invest Group**

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**Dear Heidy:**

This is to confirm that Invest Group will make every effort to utilize and recycle the existing salvageable heritage materials from the existing residence at 2096 Wonderland Road North in its proposed 18-unit townhouse development to be located on the same site. For example, the yellow brick could be used for landscape design elements such as garden walls and gateway entrance piers.

Also, if the City finds it valuable and has a place to show the existing residence, Invest Group is prepared to have a table model built of the residence as part of the heritage documentation option .

Thank you.

Sincerely,

**Sinan Saltaji  
Managing Partner  
Invest Group**

## Appendix E **ENGINEERING LETTER**

SBM-18-0566  
29 March 2018

**Kirkness Consulting**  
Attn: Laverne Kirkness

**2096 Wonderland Rd N**  
**London, Ontario**

Laverne;

This is to confirm we visited the above site on the afternoon of 23 March 2018, as per your request, to review the existing two storey dwelling on the above site.

The existing building was found to be a two storey home built around 1860 with a one storey addition & garage at the rear of the original house. The main floor & second floor of the home were mostly finished at the time of inspection. Partial access to the existing attic space was provided at the time of inspection. The existing roof framing was timber trusses with stick framed rough lumber rafters. The existing floor construction was 2"x12" rough lumber floor joists at 16" o/c spanning front to back with an approximate span of 17'-0". The existing main floor wall construction was found to be triple wythe masonry construction with an approximate wall height of 10'-0". The existing second floor wall construction was found to be triple wythe masonry construction with an approximate wall height of 9'-0". The existing crawl space had an approximate ceiling height of 6'-2". The existing foundation wall was rubble/fieldstone with mortar. We were unable to inspect the existing foundation wall thoroughly as the crawl space had approx. 16" of water on the floor at the time of inspection.

Two masonry fireplaces were on the main floor with chimneys extending up through the roof structure. The fireplaces continued down to a double wythe masonry foundation in the basement. We completed a walkthrough of the exterior of the building. Some brick cracking was noted with some areas having previous re-pointing. All sides of the existing building had large window openings on both the main floor & second floor.

Based on the weight of the existing building, the lateral strength of the existing wall framing, and the wall, roof & floor construction of the existing building, moving the building to a different location either on the site or off the site would be extremely difficult and costly, if even possible. The existing masonry fireplaces would likely be damaged during moving due to the height & construction of the fireplaces. Due to the construction of the existing building, the building is likely to be extensively damaged during moving.

We trust this report meets your satisfaction, if you need further clarification please do not hesitate to contact us.



Regards,  
**Strik Baldinelli Moniz Ltd.**

*Aaron Strik*

Aaron Strik, P.Eng  
Principal

## Appendix E – Statement of Cultural Heritage Value or Interest

**Legal Description** Lot 17, RCP 1028, London

### **Statement of Cultural Heritage Value or Interest**

#### **Description of Property**

The property at 2096 Wonderland Road North is located on the east side of Wonderland Road North between Fanshawe Park Road East and Sunningdale Road East. A two-storey brick building is located near the northeast corner of the property.

#### **Statement of Cultural Heritage Value or Interest**

The residence at 2096 Wonderland Road North has local significance for design/physical value, historical/associative value, and contextual value.

The residence at 2096 Wonderland Road North has physical or design value as a rare and representative example of a mid-19<sup>th</sup> century Georgian farmhouse. The residence is a two storey structure with a low-pitched hip roof and bookend chimneys. It has a buff brick exterior with a common bond, brick voussoirs, and a stone foundation. The Georgian style of architecture is reflected in the symmetrical façade and minimal use of ornamenting and detail.

The residence at 2096 Wonderland Road North has historical and associative value because of its link with the Warner family. William Warner was the original patent holder on the property, receiving it in 1819. His son, Wesley Warner, inherited the farmstead and was a noted member of London Township for his involvement in the temperance society.

The residence at 2096 Wonderland Road North has contextual value because it is physically and historically linked to its surroundings. It remains located in its original spot on the property and historically reflects the prominent role agriculture played in London Township.

#### **Heritage Attributes**

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 2096 Wonderland Road North include:

- Georgian two storey farmhouse
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows
- 

The addition at the rear of the brick building is not considered to be a heritage attribute.

Appendix F – Heritage Attributes



1. Georgian two storey farmhouse



2. Square shaped plan



3. Low pitched hip roof



4. Bookend chimneys (one of two)



5. Buff brick construction



6. Fieldstone foundation



7. Brick voussoirs above windows

Figure 2: Heritage attributes of the property located at 2096 Wonderland Road North, as identified in the Statement of Cultural Heritage Value or Interest (see Appendix E).