

Report to Planning & Environment Committee

To: Chair and Members
Planning & Environment Committee

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.

Public Participation Meeting on: May 28, 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 sand 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*.

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

May 18, 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.
Kalman, H. *A History of Canadian Architecture*. Volume 1. 1994.
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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

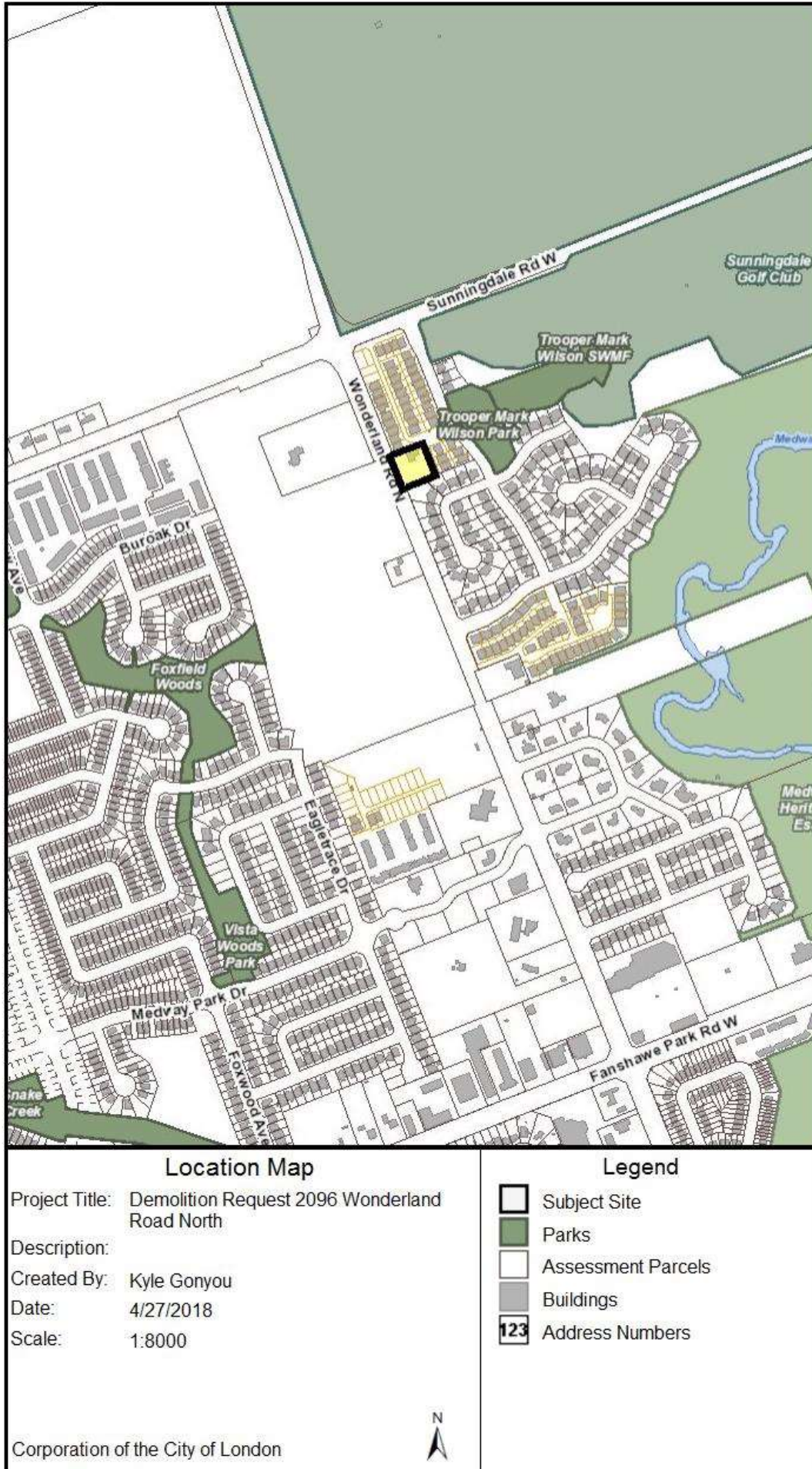


Figure 1: Property location of 2096 Wonderland Road North.

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.

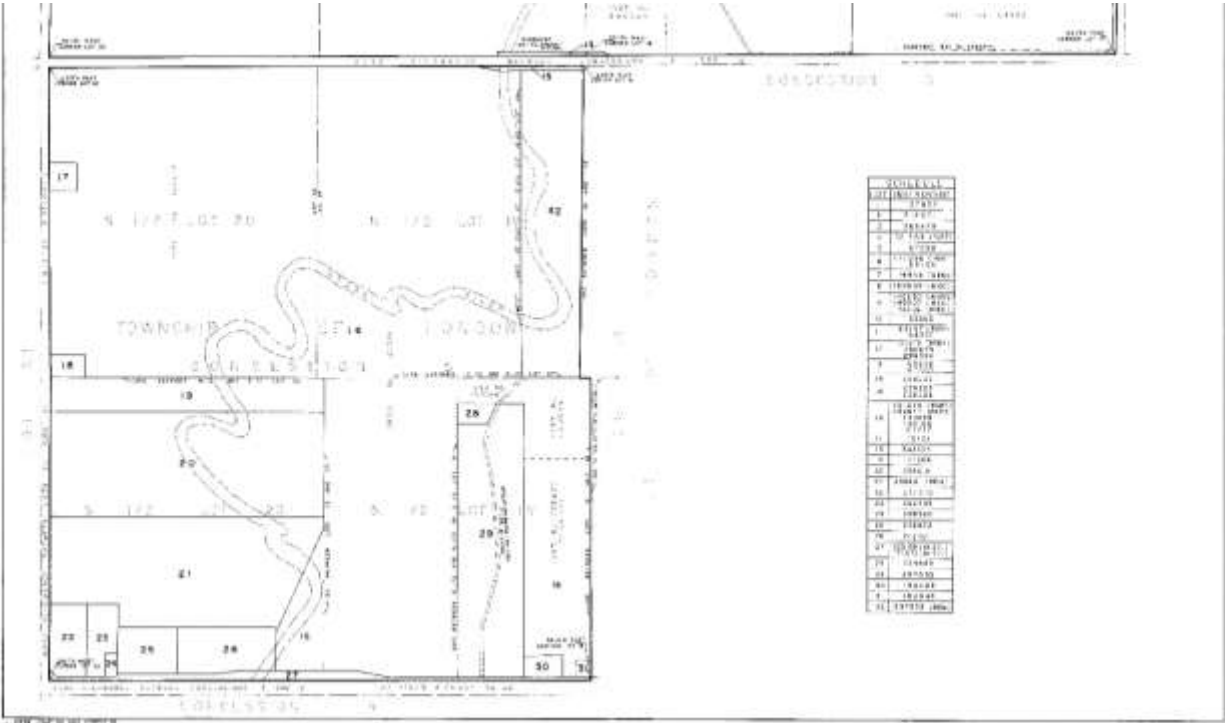


Image 3: Detail of Registrar's Compiled Plan 1028, all of Lots 19 and 20, Concession V, and all of Lots 17, 18, 19, and 20, Concession VI in the Township of London, County of Middlesex (1975). The property at 2096 Wonderland Road North is Lot 17, 208' by 208'.



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)

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-19th 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).