

CONSERVATION PLAN

2096 Wonderland Road North Warner Family Farmhouse *Part Lot 20, Concession 5, Former Township of London* London, Ontario

Date:

26 March 2021

Prepared for:

Invest Group Ltd.

4308 Village Centre Court
Mississauga ON, L4Z 1S2

Prepared by:

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26 March 2021

Project No. 2107

Mr. Sinan Saltaji
Invest Group Ltd.

4308 Village Centre Court
Mississauga ON, L4Z 1S2

Re: Conservation Plan
2096 Wonderland Road North
London, Ontario

Dear Mr. Saltaji,

Attached is the Conservation Plan for the property located at 2096/2100 Wonderland Road North in regards to the residential development proposal incorporating the Part IV Designated Heritage building as provided by your company, Invest Group Ltd.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Ed van der Maarel
Partner, Principal Architect + Heritage Consultant
dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHP

with
Tara McLaughlin, OAA, Architect + Heritage Consultant

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EXECUTIVE SUMMARY

This Conservation Plan is intended as a tool to evaluate and review the three stages of conservation as it applies to the property located at 2096 Wonderland Road North (now 2100 Wonderland Road North) as part of a proposed future residential condo development for the site. As the first stage, *Understanding*, this plan identifies the site, context and the heritage value of the 2096 Wonderland Road North, and provides an assessment of its condition, including those elements considered of value, as outlined in the Structural Assessment by SBM Ltd. During the *Planning* stages of conservation, the document clarifies the primary treatment approach for conservation, based on the proposed future continued use as outlined in the Heritage Impact Statement, completed by Stantec Consulting Ltd. Finally, the Conservation Plan (CP) determines preferred methods for *Intervention*, and provides goals and conservation measures with reference to best practices as outlined in *the Standards and Guidelines*, the *MTCs Eight Guiding Principles*, and as provided by the expertise of heritage architects +LiNK Architecture Inc, and the consultant team.

The two-story, yellow-brick heritage farmhouse building will be rehabilitated by relocation (lifting) process and re-use as a residence, integrated into the proposed development. Renovation on the interior will be minimal to accommodate spaces as per the original residence. The proposal retains the structure as a unique presence within the neighbourhood along Wonderland Road and respects the cultural heritage value of the property and its deep connection to the development of the north of London.

Review of the Heritage Impact Assessment as part of this Conservation Plan helped to identify and provide guidance on the primary treatment for the Warner Family Farmhouse; **preservation**. Key goals for conservation were developed considering this approach, including: stabilizing the structure and building envelope system, preserving and restoration exterior heritage elements.

Suggestions for conservation measures made in Section 7 the Conservation Plan offer recommendations for the approach to interventions, the sequencing of this work considering short, medium and long-term implementation periods, and possible costs associated with the preferred approach and methods. Ultimately, the Warner Family Farm House will benefit from a conservation approach to rehabilitation that aligns with the goals and conservation measures as outlined in this report. One that considers the existing conditions, the proposed re-use as a residence, and the longterm viability of the property as part of the future development would be valuable to ensure the sustainability of the heritage fabric, and the success of its future integration and use within the proposed development for *North London*.

In closing, the preservation of this house, lifting, and integration into a larger plan is common place in City planning and Provincial Policy today. Based on our heritage experience, the preservation and integration of this existing residence is a relatively simple project and will be a welcome asset in London for years to come.

Respectfully submitted.



CONSULTANTS

Consultants

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1 INTRODUCTION

1.1 Purpose of the Report

Invest Grout Ltd. retained a+LiNK Architecture Inc. to prepare a Conservation Plan for the property located at 2096 Wonderland Road North, as part of the application requirements for a Heritage Alteration Permit by the City of London.

The proposal is currently in the Site Plan Application phase, and includes the proposed development. The proposed development and heritage alterations will involve both the heritage preservation and rehabilitation work: stabilizing and raising/setting of residence, restoration of heritage elements, and completing any new work required to make the home liveable as a single family home within the larger adjacent proposed condo development. The proposed condo development construction can occur in parallel to the work on the heritage residence, but the residence must be stabilized and reset on new foundations before any excavation work can be completed on the adjacent parking lot. A site plan of the proposed development and the phases of work is provided in Appendix D.

The proposed Conservation Plan provides conservation guidance for the heritage farmhouse at 2096 Wonderland Road N. by first identifying the appropriate primary treatment for conservation, highlighting goals for conservation based on previously completed reports such as the Structural Assessments and Heritage Impact Statement, and recommending appropriate conservation measures for the heritage farmhouse to achieve these goals. The interventions are recommended over the short, medium and long term as part of the proposed phasing of the project.

1.2 Methodology

The content and organization of this CP is guided by the Ministry of Tourism, Culture and Sport's (MTCS) InfoSheet #5 Heritage Impact Assessments and Conservation Plans (MTCS, 2006), and The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines, 2010), developed by Parks Canada, referred to as *the Standards and Guidelines* in this report. This report structures the Conservation Decision-Making Process into three stages, outlines The Standards (to help guide primary treatment), and provides The Guidelines (advice and direction on heritage elements requiring intervention). The Guidelines are further divided into various areas of focus, including Historic Places, Cultural Heritage Landscapes and Heritage Districts, Archaeological Sites, Buildings, Engineering Works and Materials.

The methods for conservation are based on the *Standards and Guidelines*, along with the MTCS Eight Guiding Principles in the Conservation of Built Heritage Properties (MTCS, 2007), outlined by The Ministry of Tourism, Culture and Sport and referred to as *the Eight Guiding Principles* in this report. These are included in the report under Section 2: Conservation Principles.

A site visit was conducted by Ed Van der Maarel of a+LiNK Architecture Inc., to review the proposed development in regards to considering relocation/lifting of the existing residence. Continental Building Movers Ltd. were also consulted by the project team to review relocation strategies as part of this process.

2. CONSERVATION PRINCIPLES

2.1 THE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Conservation Plan

The *Standard and Guidelines* have been developed as a general guideline for properties that are listed as part of the Canadian Register of Historic Places as National historic sites. These guidelines, often established as conservation strategies, provide framework that can be adopted and applied to many other historic sites and properties that are not listed as part of the register, but designated within municipalities throughout Canada.

As outlined in the *Standards and Guidelines*, there are three stages involved in the Conservation Decision-Making Process as it relates to historic places: understanding, planning and intervening. The Conservation Plan for 2096 Wonderland Road N. is framed using these three stages as a tool for conservation review, evaluation and implementation.

1. *Understanding*: Referring to a statement of significance and character-defining elements that are considered of heritage value, and assessing the major alterations and changes that have occurred to the property or site. This is critical and can often take time, as this builds the foundation on which the planning and intervening stages can depend, establishing a baseline for the site.

The first part of the report examines the Understanding stage with regards to the site, its context and condition.

2. *Planning*: involves either maintaining the current use or selecting an appropriate future use for the site that is sustainable, and identifying the key project requirements necessary to meet that use. Once the use has been identified, the appropriate conservation approach as a primary treatment can be determined by using and following the applicable Standards and Guidelines.

The second part of the Conservation Plan is structured such that the primary treatment options are considered and the appropriate approach determined, based on the understanding of heritage value and conditions, paired with the proposed development plans for the site. This is the Planning stage.

3. *Intervening*: undertake project work to actively intervene and address areas required to meet the use, based on the outcomes of the previous two steps. Once the work has been completed, carry out regular maintenance work-maintenance plans can help with this.

The third part of the plan provides recommendations for Intervention, by prescribing methods and actions to address conservation needs, using the primary approach (and secondary techniques) determined in stage two.

2. CONSERVATION PRINCIPLES

Conservation Treatments

Conservation is intended to protect the character-defining elements (or heritage attributes), that give a place heritage value and, where possible, ensure longevity of those elements. Conservation ensures the “safeguarding” of heritage value by selecting an appropriate process by which to intervene onto the site. The *Standards and Guidelines* outline three primary treatment options to achieve conservation goals for a heritage site:

Preservation

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Rehabilitation

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

Restoration

The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Conservation Standards

The *Standards and Guidelines* provide general standards for preservation, rehabilitation and restoration projects, as described below, and referred to by Parks Canada as *the Standards*:

1. Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable heritage attributes. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining elements of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken.
7. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

2. CONSERVATION PRINCIPLES

8. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
9. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
10. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference. (Parks Canada 2010)

Additional Standards Relating to Rehabilitation

11. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
12. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
13. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing components from the restoration period with new components whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

(Parks Canada 2010)

2. CONSERVATION PRINCIPLES

4.2 EIGHT GUIDING PRINCIPLES IN THE CONSERVATION OF HISTORIC PROPERTIES

The *Eight Guiding Principles* were established by the Ministry of Tourism, Sport and Culture to provide a basis for best practice decisions regarding heritage conservation and are based on international charters. These are similar to the *Standards and Guidelines* and include the following:

1. Respect for Documentary Evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
2. Respect for the original location: Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.
3. Respect for historic material: Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
4. Respect for original fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
5. Respect for the Building's history: Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
6. Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
7. Legibility: New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8. Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

(MTCS, 2007)

3. DESCRIPTION OF PROPERTY

3.1. DESCRIPTION OF RESOURCE

Constructed circa 1850, the Georgian farmhouse is located at 2096 Wonderland Road North (now 2100 Wonderland Road North) on the east side of Wonderland between Fanshawe Park Road and Sunningdale Road, Part Lot 20, Concession 5, Former Township of London. The two-storey brick structure is located to the northeast corner of the property, and is designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value. The following property description in *Italics* is taken from the Heritage Impact Statement, page 3.3, prepared by Stantec Consulting Ltd. for 2096 Wonderland Road N. in April, 2018.

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.



Image 1: Front façade (West elevation). Photo: a+LiNK architecture inc.



Image 2: North elevation. Photo: a+LiNK architecture inc.



Image 3: East elevation. Photo: a+LiNK architecture inc.



Image 4: South elevation. Photo: a+LiNK architecture inc.

3. DESCRIPTION OF PROPERTY

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. 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

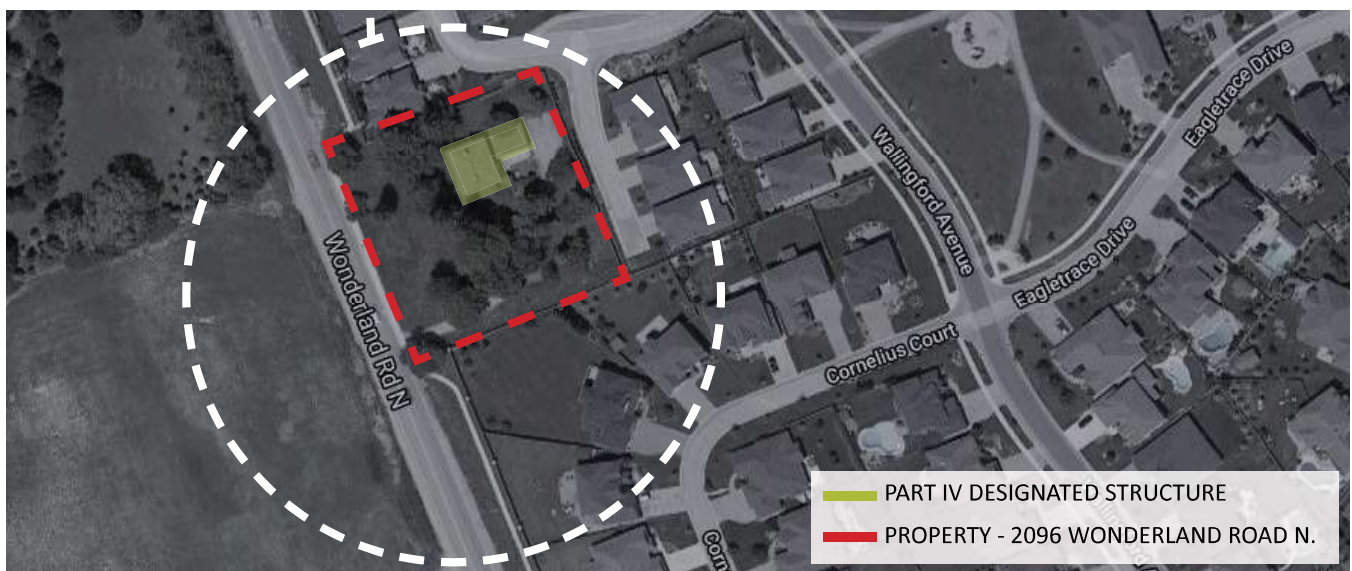


Image 5 + 6: Exist. Building in Context of City and Proposed Development Area- 2096 Wonderland Road N.; Basemap, Google Images, 2021.

3. DESCRIPTION OF PROPERTY

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. 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.

Current Management and Ownership

The property is currently owned by Invest Group Ltd. The two-storey structure is currently boarded up (mothballed) and vacant at the time of this report.

3.2 SIGNIFICANCE

The property at 2096 Wonderland Road North, inclusive of the Georgian farmhouse, was designated as being of cultural heritage value or interest, as per By-law No. L.S.P.-3477-475, on September 18, 2018. The By-Law is included with this report as Appendix A. As per the Statement of Cultural Heritage Value or Interest, “2096 Wonderland Road North is of cultural heritage value or interest because of its physical or design value, its historical or associative values, and its contextual values.”

The residence at 2096 Wonderland Road N. 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 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 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.

3. DESCRIPTION OF PROPERTY

Heritage attributes which support and contribute to the cultural heritage value or interest of the property at 2096 Wonderland Road N. include:

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

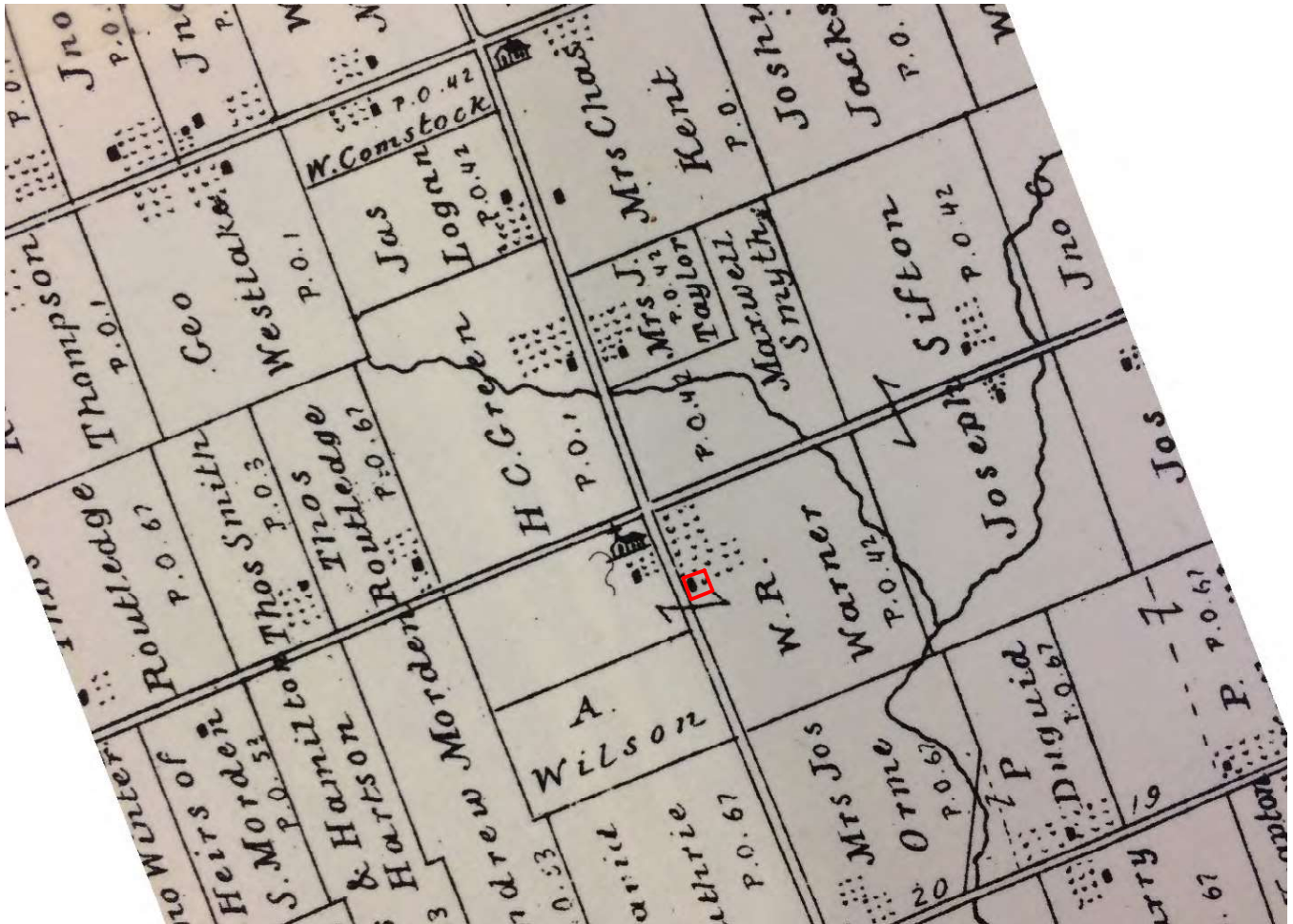


Image 7: Historic map of the Township of London, and the property at 2096 Wonderland Road North, owned by the Warner Family. Included from the HIS by Stantec Consulting Ltd., April 2018, p 2.5; Source: Page. H.R. & Co. 1878. Illustrated Historical Atlas of the County of Middlesex: Toronto, Ontario: Correll, Craig & Co. Lith. Toronto.

3. DESCRIPTION OF PROPERTY

3.3 PLANNING POLICY FRAMEWORK

The Provincial and Municipal authorities have set in place a number of policies and terms of reference for the purpose of protecting, preserving, and integrating cultural heritage resources within Ontario cities. The following Policies and Terms of Reference have been used in the preparation of this Conservation Plan:

A. The Planning Act and Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement (PPS) is the statement of the government's policies on land use planning. It applies province-wide and provides clear policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment.

The PPS is issued under Section 3 of the Planning Act and is utilized by municipalities to develop their official plans and to provide guidance and information in regards to planning matters. Specifically, and in regards to cultural heritage, the Planning Act has provisions respecting the province's cultural heritage. The PPS provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the Act, specifically 2.6.1, 2.6.3, 2.6.4 and 2.6.5 provides municipalities with rules as to the cultural resources within the community.

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS 2020 further provides definition to municipalities in regards to the terms used to describe cultural heritage.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Conserved: 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 retained 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.

3. DESCRIPTION OF PROPERTY

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Since the property is designated under Part IV of the Ontario Heritage Act as per City of London By-law No. L.S.P-3477-745 an Heritage Impact Statement was completed utilizing the PPS as a guide. The PPS also provides background information for the Conservation Plan approach.

B. The Ontario Heritage Act

The Ontario Heritage Act, R.S.O, 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. The criteria within the Ontario Regulation 9/06 of the Ontario Heritage Act provided the tools to determining the cultural heritage value of a property. This regulation provides the criteria which the property must meet in order to become designated.

C. The London Plan

The London Plan, Minister Approved, December 28, 2016, 'constitutes the Official Plan for the City of London, prepared and enacted under the authority of the provisions of Part III of the Planning Act, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the city.'

The London Plan provides for provincial interest and is designed to include the requirements of the Provincial Policy Statement (PPS) 2014. Section 24 of the Planning Act, R.S.O. 1990, c. P. 13, identifies that "no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with this Plan. This includes for approvals of planning and development applications such as official plan amendments, Zoning by-law Amendments, plans of condominium, site plans, consents to sever, and minor variances.

While 'The London Plan' is organized in nine (9) parts, Part 4 specifically outlines 'Cultural Heritage' in its City

3. DESCRIPTION OF PROPERTY

Building Policies. However other Parts, ie. Part 7 Secondary Plans contribute to the Planning Process and the preservation and integration of the City's cultural heritage.

The specific direction provided in The London Plan is to: "Protect our built and cultural heritage, to promote our unique identity and develop links to arts and eco-tourism in the London region" and "Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features."

The London Plan and its Policies apply to the proposed development site and therefore the preservation of the City's cultural heritage must align with these policies. The London Plan is currently partially under review by Local Planning Appeal Tribunal (LPAT) for appeals as of October 2020.

D. City of London CP Terms of Reference - Other

The site is not within a Heritage Conservation District (HCD) and therefore presently there are no guidelines required for review and adherence. Specifically, 2096 Wonderland Road is Designated under Part IV of the Heritage Act and therefore the architectural and historical 'Reasons for Designation' are important in identifying the specific approaches to conservation for the property.

The City of London does not have specific Terms of Reference for the preparation of Conservation Plans. Generally, municipal Terms of Reference are based on Provincial Policy Statements' Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the PPS. The methods for conservation approach in this report are based on the *Standards and Guidelines*, along with the MTCS Eight Guiding Principles in the Conservation of Built Heritage Properties (MTCS, 2007), outlined by The Ministry of Tourism, Culture and Sport and referred to as *the Eight Guiding Principles* in this report. These are included in the report under Section 2: Conservation Principles.

E. Municipal Regulatory Context for Designated Heritage Property Alterations and Easements

The property at 2096 Wonderland Road North is designated under By-Law 3477-475, July 26, 2016, of the OHA. The property is designated because of cultural heritage value or interest. Therefore, any proposed work on the property or the building requires a Heritage Alteration Permit (HAP) Application be submitted, and a Heritage Alteration Permit as part of any construction completed on the building and property. Any alteration work completed on the property must align with the requirements of the heritage easement and designation, as outlined in the Heritage Designation By-Law unless otherwise agreed upon through the alteration permit process. A Conservation Plan is required to fulfill the HAP Application with the City of London.

F. Zoning

The current zoning of the property is R5-6(11). As per the By-law, the current property is zoned for residential use medium density residential development in the form of cluster townhouses as of March 2019. A Heritage Impact Statement has already been completed for the property by Stantec Consulting Ltd April 2018, and submitted as part of the Zoning Bylaw Amendment Application.

Currently, the proposed development is in the Site Plan Application Review Process stage for the proposed development planned at 2096 Wonderland Road N. (now 2100 Wonderland Road N.). This includes the submission of the HAP.

4. ASSESSMENT OF PROPERTY

4.1 CONDITION OF RESOURCE

As part of the first step to good conservation practice, an assessment of the condition should be completed to ascertain the condition of the building with particular attention paid to the character-defining elements (heritage attributes in this case). A Structural Assessment letter was completed by Stirk Baldinelli Moniz (SBM) Civil and Structural Engineers in March 2018 in order to assess the condition of the property. Refer to Appendix B for the complete review letter by SBM.

4.2.1 Building Condition Assessment

The following review of the existing two storey dwelling is taken from the Structural Assessment by SBM dated March 29, 2018.

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 and 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.



Image 8: Existing basement joists on rubble/fieldstone foundation. Photo Source: HIS, Stantec Consulting Ltd, April 2018.

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.

The structural review of the property at 2096 Wonderland Road N. indicates that a move would likely cause extensive damage. It is likely that the rubble/fieldstone with mortar would likely need to be significantly upgraded to ensure its longevity if the building were to remain in-situ and withstand disturbances from nearby construction of the proposed development and underground parking. Confirmation of the extent of work needed on the foundations from a Structural Engineer is required. Further conservation measures to implement this work are outlined in the Conservation Measures, Section 7 of this report.

5. PROPOSED USE OF PROPERTY

5.1 MITIGATIONS + RECOMMENDATIONS

Heritage Impact Statement (HIS)

A Heritage Impact Statement was completed for the 2096 Wonderland Road N. in April 2018 by Stantec Consulting Ltd. The purpose of the HIS was to analyze the impact of the new development proposal on the existing residence at 2096 Wonderland Road N. At the time, the residence was a listed heritage property. The HIS determined that the property had significant cultural heritage value or interest, and was henceforth designated under Part IV of the Heritage Act, By-Law No. L.S.P.-3477-475, September 18, 2018. The following excerpt has been provided from the HIS Executive Summary. For the complete report, refer to the Heritage Impact Statement by Stantec Consulting Ltd., April 10, 2018, included as Appendix C with this Conservation Plan.

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.

5. PROPOSED USE OF PROPERTY

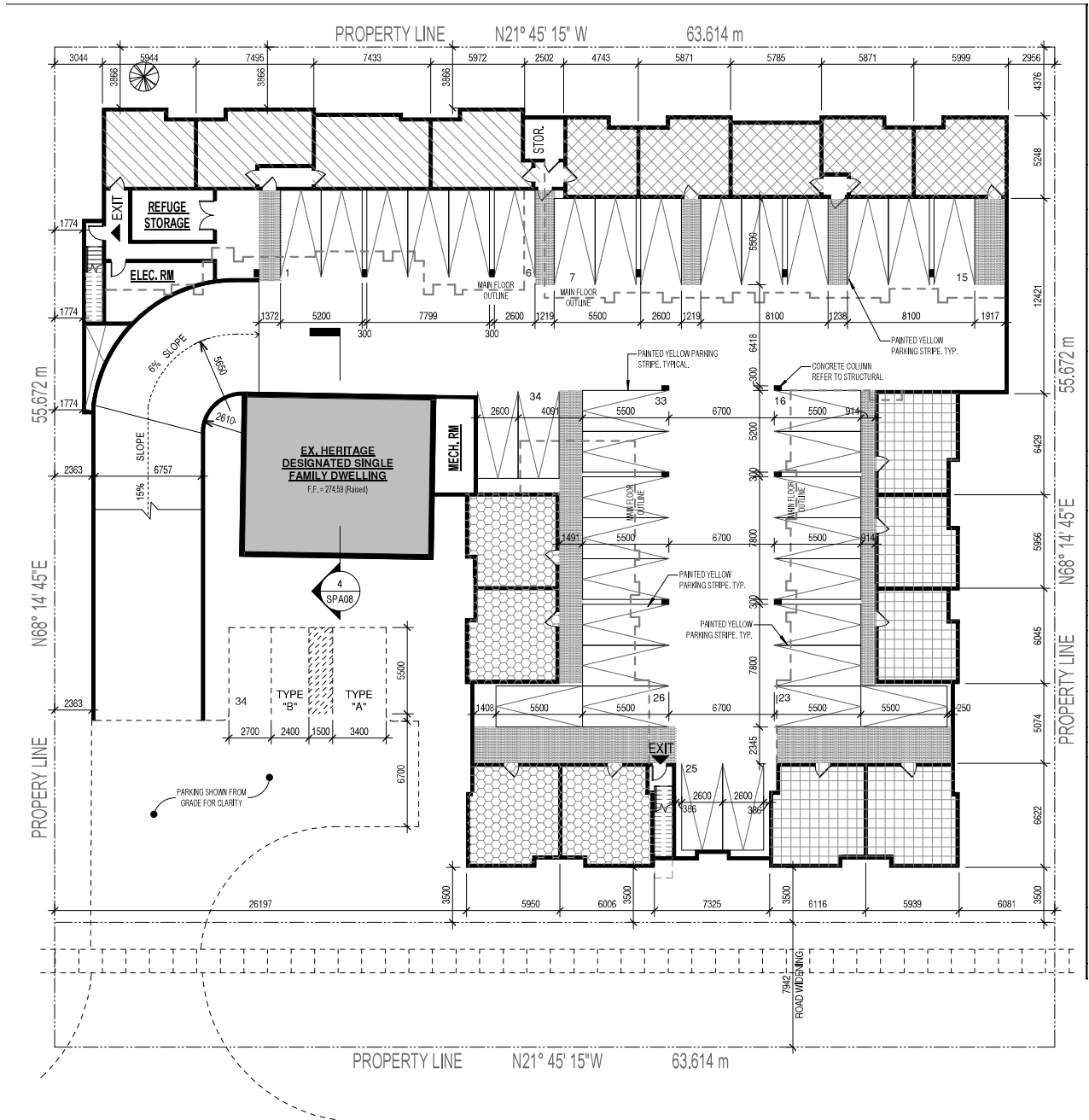
2) If relocation of the house is not feasible, if no prospective buyer can be found to relocate the house, or if the structure is deemed not structurally sound enough to survive relocation, then documentation and salvage (as applicable) of the property is the next preferred mitigation option. Documentation 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).

Since the submission of this HIS by Stantec in April 2018, the owner of the property, Invest Group Ltd. has investigated various options for the residence, as it was formally designated under Part IV of the OHA in September 2018. The option to relocate the designated building as well as the option to dismantle and reconstruct it in-situ as possible mitigation to protect the cultural heritage value of the property were reviewed. The owner also looked at retention in situ with reconstruction of the foundations. Ultimately, the owner has decided to pursue this third option; retention of the residence in-situ and incorporate it into the proposed residential development as a stand-alone residence (retaining its original use). Due to the structural concerns regarding the foundation, the structure will need to be raised up, the existing foundation demolished, and a new foundation constructed in place of the previous rubble/fieldstone foundation. The house can then be lowered onto the new foundations so that the construction of the proposed townhouse condos will not impact the structural integrity of the heritage residence. This approach is highlighted in the HAP Application. Further information pertaining to the process of raising the house is outlined under Section 7.0 Conservation Measures.



Rendering of 2096 Wonderland Road N. proposed development of townhouse condos located around the existing heritage house, in-situ. Retention of the existing designated heritage property in-situ is proposed by way of raising the structure to remove the existing foundations and construct new foundations. A proposed underground parking lot not pictured will be located adjacent to the heritage home. Drawing by ZEDD Architecture, Nov 2020.

5. PROPOSED USE OF PROPERTY



Site Plan of 2096 Wonderland Road N. proposed development of townhouse condos located around the existing heritage house, in-situ. Retention of the existing designated heritage property in-situ is proposed by way of raising the structure to remove the existing foundations and construct new foundations. The proposed underground parking lot is accessed from the ramp to the north of the existing heritage house. Drawing by ZEDD Architecture, Nedd 2020.

6. DETERMINING THE PRIMARY TREATMENT: PRESERVATION

6.1 IDENTIFY PROJECT REQUIREMENTS

The Standards and Guidelines outline the required actions as part of conservation activities that are relevant to this CP: understanding, planning, and intervening. The identification of heritage elements and heritage value, the description of the property and previous the Structural Assessment completed for the property at 2096 Wonderland Road N discussed in preceding sections of this report, provide a good baseline for understanding the property and its intended continued use as a single-family stand-alone residence, now included as part of a proposed townhouse condo residential development.

The Heritage Impact Statement completed for the property is also critical in helping to plan for the appropriate intervention onto the property, providing the anticipated design concepts for the future development and the inclusion of original Georgian farmhouse (Warner Family Farmhouse) as part of the project, continuing its use as a single family home. This helps to inform the *planning* stage of conservation. Through an assessment of the existing conditions of the building (Structural Assessment) and the assessment of the proposed use and impact of design (HIS), project requirements have been identified. These include:

- Stabilizing structure and building envelope;
- Restoring and preserving exterior heritage elements;
- Reinstating the building in-situ, upgrading systems and interior finishes as required to ensure sustainability as a single family residence within the proposed development while protecting its heritage value

6.1.2 Primary Conservation Treatment

To successfully conserve a historic place, or place of cultural value in the case of the property at 2096 Wonderland Road N., a decision must be made on the primary treatment, or approach, for conservation before appropriate methods can be recommended and implemented. This is considered stage two of the process, known as *Planning*. Once an understanding of the heritage resource exists, and considers the intended future use and plans for the property related to that use, the Planning can be implemented. According to the *Standards and Guidelines*, before conservation activity begins, a clear objective for conservation must be defined. The objectives, or primary treatments, include preservation, rehabilitation, and restoration. The definitions were outlined in Section 7.0 Conservation Principles, and reiterated in this section. When to apply each treatment has also been provided below.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value. Preservation is the recommended primary treatment when:

- Materials, features and spaces of the historic place are essentially intact and convey the historic significance, without extensive repair or replacement;
- Depiction during a particular period in its history is not appropriate; and,
- Continuation or new use does not require extensive alterations or additions.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value. Rehabilitation is the recommended primary treatment when:

- Repair or replacement of deteriorated features is necessary;
- Alterations or additions to the historic place are planned for a new or continued use; and,

6. DETERMINING THE PRIMARY TREATMENT: PRESERVATION

- Depiction during a particular period in its history is not appropriate.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Restoration is the recommended primary treatment when:

- An historic place's significance during a particular period in its history significantly outweighs the potential loss of existing, non-character-defining materials, features and spaces from other periods;
- Substantial physical and documentary or oral evidence exists to accurately carry out the work; and,
- Contemporary additions or alterations and are not planned.

(Parks Canada 2010: 15 – 17)

Most conservation projects have various treatments included as part of the overall plan. It is important to first establish a primary treatment plan so that each conservation method, can be compared to the original requirements, goals and objectives.

Preservation has been determined to be the best approach to property at 2096 Wonderland Road N., since the wide-ranging interventions all aim to enable the continued use of the farmhouse as a single family residence following the raising and resetting of the home after foundation construction. No additions or alterations are planned, and removal of the contemporary addition will bring the house back to its original form. Within the preservation approach, the conservation program includes retaining and restoring existing exterior heritage brick and wood elements where possible (preservation); accurately representing missing elements through reinstatement of the facade once the addition is removed (restoration); and ensuring the integrity of the structure by dismantling and constructing a more suitable foundation (rehabilitation). Both restoration and rehabilitation apply beyond the primary treatment of preservation.

Conservation measures outlined in this report under Section 7.0 assess the short, medium and long term plans for this approach, based on the continued use of the building as a residence as part of the proposed development plan for 2096 Wonderland Road N. The following section provides an overview of the goals of conservation for 2096 Wonderland Road N., based on the preservation approach to conservation.

6. DETERMINING THE PRIMARY TREATMENT: PRESERVATION

6.2 GOALS OF CONSERVATION - PRESERVATION

For a CP to be reasonably applicable, the goals of the conservation approach must align with the heritage values of the site as well as inform the future use and viability of a property. The goals of a conservation plan might be similar to a mission statement, and are specific to the needs of the property and the planned use. Based on the review of the property, and the planned integration of the building through continued for the proposed vision for the development of 2096 Wonderland Road N. by Invest Group Ltd., the following goals have been developed for the preservation of the original Georgian farmhouse. General Standards 1 through 9 of the *Standards and Guidelines* apply to all of the goals of conservation, but those that are specifically applicable are identified. Applicable aspects of the MTCS *Eight Guiding Principles* are also included for each goal.

6.2.1 Ensure the Integrity of the Building Envelope and Structure

Goal:

- ***Ensuring the structure is stabilized to withstand the intended use and longevity of the proposed plan during and after raising of the building, including any interventions made, as well as completing a re-pointing program for brick masonry as required to ensure the integrity of the building envelope and heritage value.***

Applicable *Standards*: 4, 5, 6, 7, 8, 9. Applicable *MTCS Eight Guiding Principles*: 3, 4, 5, 6, 7, 8.

The preservation of 2096 Wonderland Road N. is comprehensive in scope, and includes several aspects of the structural systems, with particular focus on the foundations and building envelope, to ensure its sustained use as an integral part of a new residential condo development project. The foundations have been assessed by the team's structural consultant as part of the Structural Assessment. At present, the foundations will not withstand disturbance from construction and occupancy habitation. In order to sustain the building for the long-term, these unstable foundations will need to be replaced with new foundations. The current rubble foundations will need to be documented, carefully removed, properly salvaged and stored. Stabilization of the entire building is required prior to raising the building, such that the structure and exterior building envelope, including the brick (heritage attribute) can withstand being lifted in order to construct new foundations on which it will be placed, in-situ. Proper mothballing and other protective measures might also be necessitated as part of the process, should there be a potential period of vacancy following the construction of the new foundations and repositioning of the heritage residence prior to the preservation, restoration and rehabilitation work as part of the continued use as a single family home within the future development adjacent. The condition of the roof may also need to be confirmed to determine if any stabilization is required as part of the overall structural work.

6.2.2 Preserve and Restore Exterior Heritage Elements where possible

Goal

- ***Repair and restore (rather than replace) exterior heritage elements that have degraded through a comprehensive conservation program, including original wood windows, doors, shutters and detailing along the facade and roofline. Document and remove contemporary addition and reinstate east elevation following removal to previous condition. These approaches will help ensure the sustainability and viability of the heritage attributes.***

6. DETERMINING THE PRIMARY TREATMENT: PRESERVATION

Applicable *Standards*: 1, 2, 3, 4, 7, 8, 9. *Applicable MTCS Eight Guiding Principles*: 1, 3, 4, 5, 7, 8.

Any exterior heritage elements that have fallen into disrepair may require restoration, including frames, storm windows. These heritage attributes are integral to the cultural heritage value of the property but are outside of the structure. A conservation program to repair, restore and preserve these as much as possible, while also considering the plans for raising the farmhouse and its continued use (including removing the garage and reinstating the east elevation) are important for the longevity of the property.

6.2.3 Enhance the Sustainability, Usability and Heritage Value of the Residence

Goal

- ***Reinstating the building in-situ, continuing its use as a single family residential home and attracting a family to reside in the home is important, especially as it is located within a unique and higher density condo development. Upgrading mechanical and electrical systems and renovating the interiors to improve the longevity of the home will also improve the overall sustainability, usability and heritage value by creating a desirable property to inhabit, and encourage its maintenance.***

Applicable *Standards*: 1, 5, 7, 8, 9. *Applicable MTCS Eight Guiding Principles*: 6, 7, 8.

The proposed development seeks to continue the use of the vacant heritage home as a single family residence as part of the overall residential project for the property. The opportunity to preserve the building and prolong its lifespan is present through rehabilitation. Resetting the original residence in-situ also means rehabilitating the residence on a holistic level. Replacement of the mechanical and electrical systems as needed, and removal of the interior finishes not protected by the designated and replaced with upgraded finishes that are complementary to the home will improve the overall aesthetic. These aspects fall outside of the heritage value of the farmhouse, but are mentioned as they can impact the heritage elements, such as integrity and building envelope. Considering exterior elements such as lights, vegetation and accessibility will enhance and conserve the overall heritage value of the property. Any new work must be physically and visually compatible with, subordinate to, and distinguishable from the heritage farmhouse.

7. CONSERVATION MEASURES

7.1 INTRODUCTION

The following measures provide an outline of the conservation methods necessary to meet the conservation goals for the Warner Family Farmhouse to rehabilitate the heritage resource for a residence as part of a larger development by Invest Group Ltd. The aspects of the measures proposed include considerations for conservation required prior to, during and immediately following the relocation of the structure. Further, the rehabilitation of the heritage building, including preservation, restoration/repair and alteration work may not begin for some time and proper mothballing of the building may continue for a prolonged period until the development project is implemented. Monitoring of the building will be required, and re-visiting of the proposed conservation methods considered as part of the long-term project may need to be completed in order to ensure that the work proposed has not changed in any significant way from the time of this report.

The conservation measures will be implemented once construction of the main development is underway, with preservation, restoration, repair and alteration work happening concurrently alongside new construction. Some of the exterior conservation methods will be implemented so that the work can be properly executed without disturbances related to the new construction, and coordinated with the site work and mobilization for new development so as not to interfere with the conservation programs for the heritage farmhouse.

Drawings are included as Appendix C of this report. The proposed drawings including the site plan, elevations and renderings for the use of the Warner Family Farmhouse and the future development are included as Appendix D of this report.

7.2 SHORT TERM CONSERVATION MEASURES

7.2.1 Documentation

Prior to any other conservation methods or relocation work, the resource must be properly documented and heritage elements recorded and reviewed for a baseline condition. Relocation for the purposes of this report is defined as lifting with new foundations to raise the main floor finished line to address grading issues for the development. These will form the baseline benchmark for maintenance and restoration should any issues or changes arise during relocation that could alter the heritage attributes.

7.2.2 Removal, Demolition and Salvage

Addition

Demolition of the rear addition is expected to be completed before any relocation is undertaken. The east addition removal should be undertaken with care, particularly where the addition is connected to the existing main heritage house. To protect the join area, the walls should be removed within two feet of the actual main farmhouse, such that a short stub wall can be ascertained and possibly even relocated with the main structure, then cut flush with the brick of the existing house. If any brick is removed during this process, it should be salvaged and stored for future use in the rehabilitation project.

During demolition, elements of the building that are of heritage value that are uncovered should also be carefully documented and noted, and consultation with the heritage architect regarding further steps to ensure the protection of those elements before further work or demolition is completed.

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7.2.3 Stabilization

The structural assessment of the building prepared in concert with discussion with experienced building movers Continental Movers, or other, should be adhered to during moving of the structure. Coordination and instillation of shoring is required to stabilize the existing building and remove the weight and load of the structure from the existing foundations. A new foundation will be constructed to support the moved structure in advance of the building move.

A complete assessment of the stone foundations should be completed in advance of the building move and monitored during the move process. The existing roof system must be confirmed for stability, but it is expected that the roof system is in good condition and will not require significant stabilization work beyond what is required to move the building.

Brick Tie-Back

As with most heritage buildings, review of masonry attachment to the wood frame must be assessed by the structural engineer in advance of the move. Re-securing the heritage fabric to the existing wood frame structure is imperative for the survival of the building in the long term, and specifically if it will be moved. Any horizontal tie-back of the brick to the building structure required to prepare the farmhouse for relocation should be ensured at this stabilization stage prior to any relocation measures. Bracing any major vertical cracks in the masonry should also be done at the same time, to prevent further cracking during lifting, relocation and setting the farmhouse in place. This brickwork must be completed with care, recognizing that negative impacts on the interior of the brick could adversely affect the exterior of the facade and the heritage fabric.

In order to tie-back the brick to the structure, the preferred rehabilitation method involves adding new ties to the original brick; in the original approach, the ends of nails were hammered into the outside face of the wood stud walls and the head of the nails embedded into the existing mortar bed. This results in corrosion of the nails, as water will have infiltrated the brick over time, causing the ties to weaken. The method for stabilizing the brick recommended by a+LiNK Architecture Inc. involves the use of brick-tie backs by way of helio-piers. Stainless steel drill bits are inserted into the brick and the stud to form helio piers, which re-secure the brick back to the stud wall of the wood framing. The actual methods would require determination, verification, detailing, and reviews by a structural engineer.

If any temporary interventions to stabilize the brick are needed prior to relocation, these should follow *the Standards and Guidelines*, and allow for ease of reversibility once the house is relocated, with minimal impact on the heritage elements to avoid compromising the integrity of the heritage fabric.

7.3 MEDIUM TERM CONSERVATION MEASURES

7.3.1 Preparation for Relocation

Preparation of the site for relocation involves some key elements to be addressed. First, the site will need to be prepared in order to remove the foundations, including possible trenching around the house to access the foundations. The vegetation surrounding the house, while not specifically a heritage element, will need to be removed as part of this site work. Any vegetation removed should occur with reference to any Tree Protection by-

7. CONSERVATION METHODS

laws, and as part of Building Permit regulatory requirements. These should be retained for future re-use once the building is relocated (depending on the outline for the landscape plan as agreed upon for the site).

In order to relocate the building within the site, a temporary roadway will need to be established with at least one foot of granular base to support the weight of the heritage building as it is being relocated. Shear weight of the structure is at more risk of weighing down the hydraulic relocation system without the base, putting pressure on the system that could cause it to become stuck or fail in loose, uneven or weak terrain. The actual methods would require determination, verification, detailing, and reviews by a structural engineer and/or geo technical engineer.

7.3.2 Foundation Alterations

The existing foundation walls below the house (stabilized as part of the short term measures), should be reviewed by the structural engineer and heritage architect once the building is lifted. Stone foundations should be stabilized for incorporation in the conserved building. If any other heritage elements are affected during the removal of the foundations, these should be addressed with the heritage architect and team.

7.3.3 Relocation and Stabilizing

Best practices for relocation recommend mild weather conditions for relocation; temperatures below even 30 degrees Celsius or can present problems for the operation of the hydraulic system. Rain and snow can also be problematic as this can contribute to changes in the terrain and increased risk to the building relocation.

The relocation of the structure and instillation onto altered foundations can take approximately a week to ten days. All detailing and foundations should be reviewed by a structural engineer prior to, during, and after the relocation. After the building is relocated, the farmhouse will require re-stabilization. The temporary shoring will be removed so that the house can be supported by its foundations. A complete a review of the structural system and building envelope as well as exterior elements for any signs of failure during the move is recommended. If there are any immediate concerns, these will need to be implemented and addressed promptly; any additional cracks, or shifting, or any increase in existing cracks, or critical brick and mortar failure may need to be addressed by way of a re-pointing program at the time once the building is sitting on its permanent foundations; any critical failure of specific exterior heritage elements identified post-move, that cannot withstand mothballing until a complete program is implemented, will need attention. Otherwise, any updates to the building review should be identified and if necessary, implemented into the Conservation Plan to be completed as part of the rehabilitation intervention.

Any immediate roof repair work required as part of the temporary work completed to-date on the roof should also be completed during this period, once the building has been relocated in order to prevent any moisture penetration into the heritage building, prior to mothballing.

7.3.4 Mothballing

Mothballing is a process that can effectively control and protect the viability of a heritage resource from potential long-term deterioration during a prolonged period where the building may be unoccupied while preparing for its future use. Deactivating the Warner Family Farmhouse once it has been relocated, may be necessary, depending on the timeline for site work and construction of the adjacent proposed development project. Beyond this, mothballing does not protect a building indefinitely, so even marginal interim uses or non-flammable storage might be considered.

7. CONSERVATION METHODS

Security

As part of the process to protect the building, securing the building and its component features to reduce vandalism or break-ins is recommended. Construction fencing is a good way to deter trespassing.

Pests

Another important step in this process involves controlling pests. Pests such as small rodents, vermin, raccoons, termites, bugs and birds can wreak havoc on heritage buildings. It is important to remove all animals or insects from the property and seal off any access to prevent deterioration of the heritage resource by these pests once the building is vacated.

Localized Critical Brick Repointing and Repair

Further, localized brick masonry repairs through repointing may be required in areas where very serious moisture penetration could occur as part of the mothballing process. These should be completed based on the updated review of the brick condition at the time of mothballing. The mortar should match the historic mortar in composition, colour and tooling. Further details regarding brick restoration are outlined in Section 7.4.1.

Ventilation

Finally, once the building is secured, pests removed and any critical brick repaired, adequate ventilation is recommended to provide air exchange throughout the building while vacant. If the building is unoccupied and mothballed for winter months, minimal heating at 7 degrees Celsius may be needed, with forced-fan ventilation in the summer months. Louvered openings should be added to wood window and/or door coverings to permit natural ventilation, and equipped with wire mesh to avoid wildlife ingress. Typically, 1-4 air exchanges per hour is considered the minimum for mothballed buildings. Assessment by a qualified Mechanical engineer should be done at the time of to determine the level of required ventilation.

Since the Warner Family Farmhouse exterior is a brick heritage building constructed without insulation and air barriers, keeping the interior temperature above the spring dew point to avoid damaging condensation should be followed. While the majority of the interior work will be altered and removed to re-use the building, it should still be protected from the elements through the means recommended above, as prolonged exposure to moisture or other issues could result in mold, rot and degrade structure beyond just the finishes. Retaining electrical services to London Hydro will be necessary to provide this ventilation.

7.3.5 Monitoring

Because of the intensive work to stabilize and relocate the building onto a new foundation footprint, periodic monitoring of the building structure and its impacts on any heritage fabric is critical. A monitoring program is recommended every two months or so, until the building has time to settle, and a review of any major changes to the exterior as a result should be documented and addressed, if necessary.

If the building is mothballed for an extended period of time, monitoring (and possible maintenance) will also be important to ensure the building remains well ventilated, sealed and protected until ready for future use. Periodic monitoring provides a known presence on the site, and can also detect any critical issues such as water ingress or failure to the systems or heritage elements. An updated assessment may be required prior to the implementation of the rehabilitation and restoration programs recommended in this Conservation plan, depending on the length of time the building is mothballed.

7. CONSERVATION METHODS

7.4 LONG TERM CONSERVATION MEASURES

7.4.1 Preservation and Restoration Work

While the primary treatment recommended for the conservation of the Warner Family Farmhouse is **rehabilitation**, some key aspects of the approach include preservation and restoration as secondary treatment programs to prolong the lifespan of the heritage property and its value. As outlined in the goals for conservation, these programs include measures for heritage elements: brick masonry restoration and mortar repointing, preservation and restoration of exterior wood attributes and re-instating of the original front porch. These should be completed outside of the addition work constructed so as to avoid interference. The replacement of the roof should be completed as part of these measures, and every effort should be made to replace the roof with material and design similar to the original. If no evidence of the original design can be confirmed, replacement with asphalt shingles would be appropriate, considering the colour and style choices: any new work should be complementary, and subordinate to, the original fabric.

Brick Masonry: Restoration

A comprehensive brick masonry repair and repointing program should be completed; a complete survey at the time to confirm percentage required and exact repointing locations should be performed using a boom lift as necessary to review all aspects of each elevation. Measured drawings locating areas and depth required should be completed as part of this program. Cracked and failing mortar joints will be repointed alongside repair and replacement of spalled bricks, as identified in the assessment. Mortar should be sympathetic to the original mortar beds used on the heritage fabric, avoiding the use of hard portland cement or vapour-impermeable waterproof coatings.

Exterior Wood Heritage Elements - Windows, Doors, Shutters, and Roofline Detail: Preservation and Restoration

Preservation and restoration of the wood heritage elements located on the exterior of the heritage resources. Primarily, the wood windows, door, shutters and detailed elements at the roof lines and porch should be preserved, restored and repaired where appropriate. This work is considered integral to the heritage value of the property, and should be completed as part of a comprehensive conservation program for exterior wood elements. The existing elements should be thoroughly assessed and planned by a qualified heritage architect, and completed by a qualified heritage restoration contractor.

Wood fenestration and windows, original doors and shutters should be repaired, in-situ, wherever possible. This includes stripping, sanding and repainting. Remove old caulking and replace with new. Storms should first be removed prior to work. Reinstall storms and replace with like for like on windows missing. The heritage attributes note that the storms are aluminum. Use wood restoration consolidator material to areas of wood window showing signs of decay, and Dutchman where small sections of damaged or decayed wood can be locally repaired. Where the damage of the window and shutter elements are too severe, or they are missing completed, replacement with exact replicas matching form, materials and detailing compatible with the original should be used. A program to review these elements should be conducted and should include a boom lift to access the upper level to properly ascertain the conservation interventions needed for each element.

There is minimal detailing along the roof soffit line. Any detailed cornices or brackets along the roof line should also be assessed, in situ, when reviewing the windows and shutters using a lift to determine the condition and evaluate if they require comprehensive restoration, or repainting and repair as needed. If possible, retain the

7. CONSERVATION METHODS

cornices in-situ, rather than remove them, to complete restoration work. If this is not an option, the woodwork restoration should be carefully removed, numbered and conserved before being reinstalled in the exact original location using methods similar to the original connections.

Interior Renovations

The existing building will be used as a residence and therefore interior wall systems will be maintained in their original location, for the most part. Any openings in walls to be created will be required to be reviewed by a structural engineer.

The system constructed should make every effort to avoid negatively impacting the heritage elements on the exterior, especially the brick and the roof system. The existing roof system is in good condition.

Mechanical and Electrical System Replacement

While not part of the heritage attributes, the replacement of these systems may impact the heritage fabric where new openings are created in the building envelope for these services. These openings must consider the heritage elements and ensure that careful attention in the design avoids the excess removal of, or degradation to, the original brick. Any bricks that must be removed should be salvaged and stored.

7.4.2 Monitoring

Upon completion of the preservation, restoration and alteration work to the exterior heritage elements, an updated baseline report for the building should be completed and referenced for any future reversibility or work that needs to be completed. Periodic monitoring of the heritage elements should continue beyond the completion of the adaptive re-use project to ensure there are no major changes to the structure evidenced through new cracks or brick failure, and to ensure that the restoration programs continue. This monitoring, paired with continued maintenance of the heritage building will ensure the longevity and sustainability of the Warner Family Farmhouse for generations to come.

8. RESOURCES

Federal and Provincial Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Tourism, Culture and Sport. *Eight Guiding Principles in the Conservation of Built Heritage Properties*. 2013.
3. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2020.
4. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.

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1. City of London. *Heritage Designation By Law L.S.P.-3455-204.*, September 18, 2018.
2. City of London. *Illustrated Urban Design Principles*. May 2010.
3. City of London - The London Advisory Committee on Heritage Department of Planning and Development. *Inventory of Heritage Resources 2006*. 2005.
5. City of London. *The London Plan*. Minister Approved December 28, 2016.
6. City of London. *Strategic Plan for the City of London 2015-2019*.

Other - Provided by Client and Team

1. Map Images: *London, Ontario*. 2021. Google Maps, <https://www.google.ca/maps/place/London,+ON>
2. Drawings and Images. Zedd Architecture, 2018 - 2020.

9. SUPPLEMENTARY INFORMATION

APPENDICES:

- A. PART IV DESIGNATING BY-LAW 2096 WONDERLAND ROAD N.
BY-LAW L.S.P. 3477-475, SEPTEMBER 18, 2018
- B. 2096 WONDERLAND ROAD NORTH - STRUCTURAL ASSESSMENT LETTER
STRIK BALDINELLI MONIZ LTD, MARCH 29, 2018
- C. HERITAGE IMPACT STATEMENT - 2096 WONDERLAND ROAD NORTH
STANTEC CONSULTING LTD, APRIL 10, 2018
- D. PROPOSED DRAWINGS - SITE PLAN + RENDERING CONCEPT
ZEDD ARCHITECTURE, NOV 2020
- E. TREE ASSESSMENT REPORT + LANDSCAPE PLAN
RON KOUDYS LANDSCAPE ARCHITECTS, OCTOBER 2020

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