



MEMO

TO: Kristina Brcic, Team Leader – Development Approvals, Municipality of Lakeshore

FROM: Joel Konrad, PhD, CAHP, Cultural Heritage Lead – Ontario;
Lindsay Benjamin, MAES, MCIP, RPP, CAHP, Cultural Heritage Specialist

SUBJECT: 7119 Tecumseh Road, Municipality of Lakeshore – Scoped Peer Review of the Scoped Heritage Impact Assessment and Commemoration Strategy

DATE: December 1, 2022

BACKGROUND

WSP Canada Inc. (WSP) was retained by the Municipality of Lakeshore in November 2022 to complete a Scoped Peer Review of the Scoped Heritage Impact Assessment and Commemoration Strategy for 7119 Tecumseh Drive, Municipality of Lakeshore, completed by Archaeological Research Associates (ARA). The subject property is known as the Church of Annunciation and is designated under Section 29 (Part IV) of the *Ontario Heritage Act* (OHA) by By-law 84-2007 and was later amended under By-law 32-2017 (only the legal description was changed). The church is proposed for demolition due to its structural condition and health and safety concerns.

PEER REVIEW SCOPE

To inform this review, the Municipality of Lakeshore provided WSP with ARA's Scoped Heritage Impact Assessment and Commemoration Strategy for 7119 Tecumseh Drive, Municipality of Lakeshore, dated September 2, 2022. To provide context to this scoped peer review, it should be noted that WSP can only review the results and information concerning the recommendations as they are described in the report prepared by ARA.

The scoped peer review will be limited to a review of the Conservation Strategy in Section 11 of the report and will confirm or provide revised recommendations for the heritage attributes that should be salvaged as a condition of a development request approval under the OHA.

This scoped peer review was undertaken in accordance with best practices and the requirements of the:

- *Provincial Policy Statement* (2020);
- *Ontario Heritage Act* (R.S.O. 1990);
- *Ontario Heritage Tool Kit series* (former Ministry of Culture 2006); and



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

List of Heritage Attributes – 7119 Tecumseh Drive, Municipality of Lakeshore

The scope of work included in this review of the Scoped Heritage Impact Assessment (HIA) and Commemoration Strategy for 7119 Tecumseh Drive focuses on the list of heritage attributes identified for the subject property in the Statement of Cultural Heritage Value or Interest included in designation By-law 84-2007 made under the OHA. The full statement and list of heritage attributes is included in Section 7.1 of ARA's report (pages 16-18), however the list of attributes include:

- Limestone foundation and detail;
- Brick walls with their decorative brickwork;
- Windows, round-arched transom light over the main entrance;
- Wooden stringcourse;
- Brackets and eaves around the belltower;
- Tin-covered belfry, parapet, pinnacles and spirelet;
- Date stones;
- Brick chimney;
- Church's footprint with the indented sanctuary/sacristy and the slopes of the roofs;
- Basement materials including:
 - Stained glass windows;
 - Wainscoting;
 - Six-paneled doors; and
 - Staircases with Tuscan newel posts in the east and west stairwells to the narthex;
- Narthex materials including:
 - Stained glass transom light and windows;
 - Pressed tin cornice and ceiling; and
 - Light fixtures;
- Layout of central nave, side aisles, columns separating the two, and sanctuary;
- In the main body of the church:
 - Columns, arcade and cornice;
 - Stained glass windows;

- Vaulted ceiling;
- Side aisle ceilings;
- Bible verse, cross and roundels painted on the ceiling above the altar; and
- Columns and balustrade at the gallery.

ARA'S SCOPED HIA RECOMMENDATIONS

The recommendations of ARA's Scoped HIA and Commemoration Strategy that are of relevance to the Implementation of the Conservation Strategy (see Section 11.5) include:

1. The heritage committee should provide comment on which heritage attributes should be explored as part of the commemoration plan and which are top priorities for salvage in general. The full list of heritage attributes is outlined in Table 3 and suggested priority level summarized in Section 11.2. The heritage committee should establish clear priority levels about which attributes are felt to be the most significant in the event that structural or health and safety concerns become critical. The priority list should consider the feasibility of removal and the potential for a viable reuse. For example, the bell, any intact stain glass windows, light fixtures etc., have an increased likelihood of being removed without exacerbating safety concerns. Similarly, the interior pressed tin may present challenges to find a suitable place for reuse.
2. The heritage committee should determine if a commemorative plaque should be employed as a means of symbolic conservation immediately. If so, salvage materials to be used should be clearly communicated prior to demolition efforts. ARA would recommend that, at minimum, a selection of brick and stone masonry units and exterior pressed tin such as the pinnacles and spirelet be salvaged and integrated into the design of the commemorative plaque.
3. The heritage committee should provide comment on which items (if any) might be able to be integrated into the local landscape as a form of symbolic conservation. This may include art installations in the surrounding public parks, etc.
4. The heritage committee should provide comment on which items (if any) should be stored long-term for potential reuse/integration into new development on the property, recognizing the risk that the materials may deteriorate or ultimately not be feasibly used at the time that a development plan is put forth.

It is noted that this scoped peer review has been requested by planning staff at the Municipality of Lakeshore as the municipal heritage committee has disbanded. WSP will assist with recommendations on behalf of the former committee to address ARA's recommendations.

The following sections will address each of ARA's relevant recommendations.



ANALYSIS OF CONSERVATION STRATEGY RECOMMENDATIONS

Response to ARA Recommendation #1

To address ARA's Implementation of the Conservation Strategy recommendation #1 (see section above), and following a review of ARA's recommendations in Section 11.2 Salvage of Heritage Materials, WSP supports the salvage recommendations as a result of the qualifications of the staff completing the condition assessment and reporting, their judgement after having been granted access to the property to view the materials on-site, and their consistency with best practices outlined in the *Standards & Guidelines*.

Specifically, WSP is supportive that the following materials, which best communicate the historical and architectural significance of the subject building, should be prioritized for salvage into public spaces or new design/building(s) on the property, public spaces in the local landscape (i.e., nearby local parks), or into a commemorative plaque or installation on the property through a commemoration plan:

- Round arched transom window over the entrance on the façade;
- Viable windows, or windows with the least deterioration;
- Belfry (WSP recommends the bell also be salvaged);
- Pinnacles/spirelet;
- Corinthian columns located throughout the nave and upper gallery; and
- Painted bible verse, cross and roundels are painted onto plain pressed tin/sheet metal panels.

In the event that structural or health and safety concerns become critical, it is agreed these priority attributes are the most significant to the cultural heritage value or interest of the subject property. They are also the most feasible to be removed intact without an increased likelihood of exacerbating safety concerns. As such, they hold the highest potential for viable reuse.

Following the salvage of priority attributes, WSP also supports consideration of the following slightly revised list of items for salvage and integration into nearby public spaces or new design/building(s) on the property through a commemoration plan:

- Foundation masonry units and voussoirs and keystone detailing around openings;
- Limestone cross on the façade;
- Date stone (revised addition by WSP);
- Selection of brick masonry units, or a portion of the decorative brick masonry such as the projecting brick voussoirs;
- Wooden exterior brackets (revised addition by WSP);
- Pressed tin/sheet metal ceiling tiles;

- Decorative cornice with dentils and egg-and-dart pattern located throughout the nave and upper gallery;
- Curved pressed tin/sheet metal arcade spanning between the nave's Corinthian columns; and
- Columns, balustrade and brackets at the gallery.

Finally, WSP supports the recommendation that items deemed worthy of salvage and reuse elsewhere but which are not a priority to be included as part of a commemoration plan include:

- Any materials listed above that are not determined to be feasible for integration in nearby public spaces or new design/building(s) on the property;
- Some exterior brick masonry if deterioration and mortar allows;
- Pressed tin/sheet metal components of the parapet wall;
- Basement beadboard wainscoting and six panel doors;
- Basement staircases with Tuscan newel posts; and
- Light fixtures.

It is important to reiterate that, based on the current scope of work, ARA nor WSP is able to provide commentary on the feasibility of safely extracting these materials in a manner that does not pose or contribute further to the structural and safety concerns associated with the building. Adding further complexity to the implementation of a material reuse/salvage approach, there are no proposed development or landscaping plans for the property. Therefore, the immediate integration of salvaged materials/elements for reuse is limited. In situations where there is no specific planned use for salvaged materials, there is a risk that the materials will be stored in perpetuity or left to further deteriorate to the point the effort to salvage becomes redundant.

Following WSP's review and confirmation of recommendations for specific attributes/materials deemed appropriate for salvage, the feasibility of their extraction and storage must be explored by a qualified professional.

WSP further recommends that in addition to salvage companies in Ontario, that educational organizations such as schools or local museums also be immediately contacted to determine if the materials proposed for salvage would be desirable and/or accepted. Contacts potentially willing to accept salvage donations may include:

- Willowbank School of Restoration Arts (<https://willowbank.ca/>);
- Algonquin College – Heritage Institute, Perth Campus (www.algonquincollege.com/perth/program/heritage-institute/);
- Comber & District Historical Society Museum (www.combermuseum.ca); and
- Maidstone Museum (www.maidstonemuseum.com).



If satisfactory to the Municipality of Lakeshore, salvage material donated for reuse in other local historical properties may also prove feasible. Sourcing materials for repair and replacement can be challenging, especially if the materials are from an historic source that no longer exists, such as a quarry, an old growth forest, or a manufacturing facility no longer in operation. As such, the careful salvage of these materials from one historic structure can represent an opportunity for the in-kind replacement of quality historic materials on another.

If there is a desire for potential acquisition from any organization or individual contacted, the feasibility of removal can be further explored.

Response to ARA Recommendation #2

WSP does not recommend the immediate design and construction of a commemorative plaque or installation as a means of symbolic conservation as there are no development or landscape plans prepared for the subject property. Future plans may pose a threat to the long-term conservation of the plaque/installation should it require storage then relocation to accommodate a new development. The impact of the plaque/installation in terms of public appreciation would also be better considered with a specific development/landscape plan in mind to aid in determining where best to site the commemorative element(s) to attract viewers both actively and passively.

However, WSP recommends that the design and construction of a commemorative plaque/installation be included as a condition of site plan approval for future development of the subject property to ensure that the cultural heritage value of the historic land use is recognized. An inclusive public engagement process should also be undertaken to ensure the commemoration reflects the interests of the community.

WSP also recommends that salvaged materials used in the future commemorative plaque/installation should be clearly communicated prior to demolition efforts to ensure these attributes are available for future plaque design and construction. WSP agrees with ARA's recommendation that, at a minimum, a selection of best preserved brick and stone masonry units and exterior pressed tin, such as the pinnacles and spirelet, be salvaged and stored for integration into the design of the commemorative plaque/installation. WSP also recommends that the bell be stored for potential use in a commemorative installation.

WSP suggests the best practices detailed in Section 11.3 Storage and Display Conditions of ARA's reporting inform the storage of all attributes salvaged from the subject property.

Response to ARA Recommendation #3

As WSP does not have detailed knowledge of land uses in the area surrounding the subject property (beyond the scope of this peer review), municipal staff should identify potential locations for commemoration and determine the feasibility of integrating salvaged attributes from the subject property into the local landscape as a form of symbolic conservation. Should appropriate locations for the construction of commemorative elements, such as art installations, be determined, and if these elements are not used on the subject property, WSP suggests that the following attributes be salvaged and stored for this purpose:

- Round arched transom window over the entrance on the façade;
- Viable windows, or windows with the least deterioration;
- Corinthian columns located throughout the nave and upper gallery;
- Painted bible verse, cross and roundels are painted onto plain pressed tin/sheet metal panels;
- Belfry and bell;
- Pinnacles/spirelet;
- Foundation masonry units and voussoirs and keystone detailing around openings;
- Limestone cross on the church's façade;
- Selection of brick masonry units, or a portion of the decorative brick masonry such as the projecting brick voussoirs;
- Wooden exterior brackets;
- Pressed tin/sheet metal ceiling tiles;
- Decorative cornice with dentils and egg-and-dart patterning located throughout the nave and upper gallery;
- Curved pressed tin/sheet metal arcade spanning between the nave's Corinthian columns; and
- Columns, balustrade and brackets at the gallery.

WSP suggests the best practices detailed in Section 11.3 Storage and Display Conditions of ARA's reporting inform the storage of all attributes salvaged from the subject property.

Response to ARA Recommendation #4

Based on a review of ARA's report and WSP's confirmation of support for ARA's recommendation #1, WSP suggests that, at minimum, the following prioritized list of heritage attributes should be stored long-term for potential reuse/integration into a new development on the subject property:

- Round arched transom window over the entrance on the façade;
- Viable windows, or windows with the least deterioration;
- Belfry and bell;
- Pinnacles/spirelet Corinthian columns located throughout the nave and upper gallery;
- Painted bible verse, cross and roundels are painted onto plain pressed tin/sheet metal panels; and
- A selection of the best preserved brick and stone masonry units.

WSP recognizes the risk that materials may deteriorate or ultimately not be feasibly used at the time a development plan is put forth. To proactively address this threat, WSP suggests the best practices detailed in Section 11.3 Storage and Display Conditions of ARA's reporting inform the storage of all attributes salvaged from the subject property.

RECOMMENDED NEXT STEPS

Consistent with ARA's recommendations, WSP recommends the following next steps:

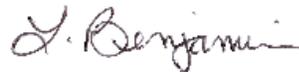
- Contact salvage companies, educational institutions and any local historic property owners to determine if materials proposed for salvage would be desirable and/or accepted;
- Following a determination of the items proposed for salvage, these items should be reviewed by a qualified professional to determine if their extraction is feasible;
- Staff at the Municipality of Lakeshore determine areas of the local landscape within the vicinity of the subject property that may be appropriate for commemoration and determine the feasibility of integrating salvaged attributes from the subject property as a form of symbolic conservation (i.e., art installations, interpretive display, seating area, garden, etc.);
- An approved Conservation Plan should be developed detailing the preferred commemoration and salvage approach(es) prior to issuance of a demolition permit; and
- The design and construction of a commemorative plaque or installation be included as a condition of site plan approval for future development of the subject property to ensure the cultural heritage value of the historic land use is recognized.

WSP has no further recommendations related to the Scoped Peer Review for the Scoped Heritage Impact Assessment and Commemoration Strategy for 7119 Tecumseh Drive, Municipality of Lakeshore.

WSP Canada Inc.



Joel Konrad, PhD, CAHP
Cultural Heritage Lead, Ontario



Lindsay Benjamin, MAES, MCIP, RPP, CAHP
Cultural Heritage Specialist