

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Demolition Request for the Heritage Listed Property at 1588
Clarke Road, Ward 3
Public Participation Meeting

Date: Monday, September 18, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request for the heritage listed property at 1588 Clarke Road:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the built resources on the property;
- b) The property at 1588 Clarke Road **BE REMOVED** from the Register of Cultural Heritage Resources; and,
- c) The property owner **BE ENCOURAGED** to commemorate the historic contributions of the Tackabury family in the future development of this property.

Executive Summary

The subject property at 1588 Clarke Road is listed on the *Register of Cultural Heritage Resources*. A demolition request has been received for the subject property, which triggers a formal review process pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual. A Heritage Impact Assessment was submitted with this request and determined that the property does not meet the criteria of *Ontario Regulation 9/06* and does not merit designation pursuant to the *Ontario Heritage Act*. Staff have undertaken additional research and comparative analysis and agree with the recommendation of the HIA. Staff encourage this opportunity to commemorate and celebrate the history of the property.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan areas of focus:

- London has safe, vibrant, and healthy neighbourhoods and communities.
 - Londoners have a strong sense of belonging and sense of place.
 - Create cultural opportunities that reflects arts, heritage, and diversity of community.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

March 18, 2019 – Report to Planning and Environment Committee – Demolition Request for Heritage listed Property at 1588 Clarke Road.

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=59891>

1.2 Property Location

The property at 1588 Clarke Road is located on the east side of Clarke Road, just south of Kilally Road, at the intersection of Clarke and Kilally Roads (Appendix A). The property is part of the former London Township that was annexed by the City of London in 1993. The property is near the north-east limits of the City of London, just west of the

Fanshawe Dam and Fanshawe Conservation Area. The recent Veterans Memorial Parkway extension is to the south of the property.

1.3 Cultural Heritage Status

The property at 1588 Clarke Road is a heritage listed property. The property was first listed in 1993 as being of potential cultural heritage value or interest and appeared in the City's *Inventory of Heritage Resources* (1998) which added properties to the *Inventory* as part of the City's annexation of this area in 1993. The *Inventory of Heritage Resources* was adopted as the *Register* pursuant to Section 27, *Ontario Heritage Act*, in 2007.

There are several properties adjacent to 1588 Clarke Road that are listed on the *Register of Cultural Heritage Resources* as having potential cultural heritage value or interest:

- 1424 Clarke Road (c1860), Ontario Farmhouse
- 1511 Clarke Road (1865), Ontario Farmhouse
- 2304 Kilally Road (1910), Georgian Revival, known as Edgewood

1.4 Description

The 1588 Clarke Street is an agricultural property approximately 38 acres (15 hectares) in size and is historically known as the north half of Lot 4, Concession III, in the former London Township. Portions of the original 100-acre parcel were previously sold (Appendix A).

The current entrance to the property is from Clarke Road. The entrance driveway is bordered by a partial allée that crosses a small culvert leading up from a wooded ravine to a small hill and clearing. The property comprises several buildings clustered around a looped drive and includes a farmhouse, drive shed, and two ancillary modern metal sheds. The farmhouse is currently vacant. The drive shed is a timber frame outbuilding that was likely used to house agricultural equipment. It is clad in the same plank paneling that was used on the exterior of a granary barn that was located to the west of drive shed; the barn was demolished in 2019. The remainder of the property is agricultural fields that are fallow.

1.4.1 Farmhouse

The house at 1588 Clarke Road consists of a 1 ½ storey Ontario Farmhouse, side gable roof design constructed with buff brick and stone foundation. Typical of many similar farmhouses, the gabled roof ridge runs parallel with the façade. A chimney is positioned at the west gabled end of the farmhouse. A small dormer is located on the southern face to vent a bathroom that is located within the eave at the top of the staircase on the upper floor (Appendix B).

The construction of the original, main portion of the house is estimated to be circa 1865, with multiple references citing an approximate date of 1862 to 1863. Research conducted as part of the *Stage 1 Archaeological & Built Heritage Assessment, Kilally East Area Plan* (pp47-48) further elaborates that: "the only house on this property in the 1861 census is a log structure, however, the stylistic qualities and the quality of the brick suggest that the house was built soon after, in the 1860s" (Archaeologix, pp47-48). The footprint of the original portion of the farmhouse is approximately 8.5m x 11.5m (27.9ft x 37.7ft) with the principal elevation facing Kilally Road to the north.

Several one-storey additions – constructed in brick in a similar coloured "buff" brick – have been made at the rear to the south and at the east side of the house. The kitchen addition to the south dates from circa 1875, with the other smaller additions to the south and east being constructed more recently (Archaeologix, pp47-48). The additions to the east and south obscure the exterior elevations of the original farmhouse at the first-floor level.

The principal, north elevation is symmetrical and features three bays with a centre doorway opening with a small gable positioned above which contains a modern window. The centre doorway is flanked by two rectangular windows openings. The first and second-floor levels are visible on the gabled end on the west elevation with four window openings being symmetrically arranged. The additions to the east and south obscure the exterior elevations of the original farmhouse at the first-floor level. The first-floor

level of the south elevation consists of several additions with an entrance door and windows openings of various sizes and types. The east façade of the farmhouse contains a second storey with two window openings. The east addition contains a picture window and 1/1 window. Flat arch brick lintels are located above all the window and door openings on the original portion of the house. Windows have been replaced with vinyl windows, along with the centre door on the north elevation, including the sidelight and transom window.

The basement is partially excavated, and the walls are constructed of the fieldstone foundation for the house. The floor of the basement consists of a mix of gravel/dirt floor and some brick that appear to have been laid to form a partial masonry floor.

The interior layout of the house has changed to accommodate multiple additions and the relocation of the primary entrance to a rear 'mud room'. The original center hall room layout is still discernable on both the first and second floors. The second storey would have historically been used for bedrooms, and the configuration suggests at one time the house included five bedrooms in the upper storey. Interior materials and finishes have been altered. Original flooring, baseboards and historic trim have been removed. The fireplace is one of the few historic interior features that remains in the house. The centre staircase remains in place, as well as parts of what appears to be the original stair rail.

1.5 History

The Euro-Canadian history of this property begins with land records for Lot 4, Concession III, former London Township, which indicate that the whole 200 acres was granted to the Honorable John Hale in 1817 (Archaeologix, p17). In 1853, Edward Hale was listed as the owner of the property at N½ Lot 4 Con III, followed by John Tackabury. The Index to London Township Map (1878) illustrates the division of the property among J. Tackabury's male children after his death in 1877 (Jason, Robert and Samuel) noting that Nathan already held 50 acres at N½ Lot 3 Con III. Samuel Tackabury assumed ownership of the farmstead at 1588 Clarke Road which, based on the 1863 Samuel Peters map, was likely already established by his father J. Tackabury. The house at 1424 Clarke Road was built by Nathaniel Tackabury and he resided there for some time and the house at 1926 Huron Street was built by John Tackabury and he resided there as well (Appendix C).

The 1588 Clarke Road property is associated with the Tackabury family who are among the earliest settlers in this community commonly referred to as 'The Grove' (a hamlet south of the subject property). The Tackabury family originated from Ireland. They emigrated from upstate New York to London Township in 1819 and are associated with the Irish Methodist pioneer settlement in this area. Throughout the 19th century, the Tackabury family were active members in The Grove community. In 1862, they donated land on their property (Lot 4, Concession III – at the southwest corner) for the construction of a church and school. The church was erected in 1883 and stood until 1980 as The Grove United Church. The S.S. #27 Grove School was opened in 1865 with a new building being constructed on the same site; it operated until 1960. Into the 20th century, many descendants of John Tackabury remained in London Township on Lot 4, Concession III, including the property at 1588 Clarke Road (London Township History Book Committee 2001b: 487-488). At The Grove-Webster Cemetery (located at 1425 Huron St), 17 descendants of John Tackabury are buried (Find a Grave).

Oral tradition passed down through the Tackabury family notes associations of 1588 Clarke Road with the Underground Railroad, but no documented evidence has been uncovered.

For further details on the history of the property and Tackabury family, please see Appendix D.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *The London Plan*.

2.1.1 Provincial Policy Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “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.”

2.1.2 Ontario Heritage Act

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

The only cultural heritage protection afforded to heritage listed property is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACP) is consulted, and a public participation meeting is held at the Planning & Environment Committee. A Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is required for a demolition request for a building or structure on a heritage listed property.

Section 29, *Ontario Heritage Act* enables municipalities to designate property to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual property. These criteria are consistent with Policy 573_ of *The London Plan*. These criteria are:

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

A property is required to meet two or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual property under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual property will be evaluated.

2.1.4 Register of Cultural Heritage Resources

Municipal Council may include property on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." The property is not designated but is considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed property. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The property at 1588 Clarke Road is included on the Register of Cultural Heritage Resources as a heritage listed property.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Previous Reports

Previous reports have evaluated the property at 1588 Clarke Road including its history, built resources and potential for cultural heritage value. There have been varying conclusions reached regarding the property's potential for cultural heritage value or interest (CHVI). The following is a list of previous evaluations; extracts of the evaluations can be found in Appendix C:

- *Built Heritage Assessment, Killaly South (East) Area Plan* (Archaeologix, 2001)
 - The report included a history of the property and description of the built resources on the property. The assessment supported the inclusion of the property on the *Inventory of Heritage Resources* and that is Priority Ranking -#2 was appropriated assigned.
- *Kilally South Area Plan* (City of London, 2003)
 - The report supports previous assessments regarding the inclusion of the property on the *Inventory of Heritage Resources*.
- *Heritage Impact Assessment, 1588 Clarke Road* (AECOM, 2018)
 - The report was submitted as a requirement of a complete application for a Draft Plan of Subdivision, Official Plan and Zoning By-Law Amendments (39T-20502; OZ-9244). The assessment included a comprehensive review of the history and description of the built resources on the property and a cultural heritage evaluation of the property using 9/06 evaluation criteria. The evaluation concluded that the property does not meet the criteria for designation and does not retain cultural heritage value. As a result, designation of the property under the *Ontario Heritage Act* was not recommended by this Heritage Impact Assessment.
- *Cultural Heritage Assessment Report Clarke Road Improvements* (Stantec, 2019)
 - The report was prepared for the Clarke Road Improvements proposed between the Veterans Memorial Parkway Extension and Fanshawe Park Road East as part of an Environmental Assessment. The Cultural Heritage Assessment Report was completed to identify cultural heritage resources, including built heritage and cultural heritage landscapes present within the

study area and to recommend mitigative measures to potential impacts of road improvements. The property at 1588 Clarke Road was evaluated according to O.Reg. 9/06 and found the property to have CHVI (meeting four of nine criteria).

- *Cultural Heritage Assessment Report, Kilally South East Basin-EA* (ARA, 2019)
 - The report evaluated resources with potential, or identified cultural heritage value in the study area, for the Kilally South, East Basin stormwater service strategy. The assessment referenced previous conclusions of Stantec's Clarke Road Improvements-EA (2019) O.Reg. 9/06 evaluation for the property at 1588 Clarke Road. The report and reiterated findings that the property has CHVI (meeting four of nine criteria).
- Demolition Request for Heritage Listed Property at 1588 Clarke Road (City of London, 2019)
 - This was a staff report to the Planning and Environment Committee at its meeting on March 18, 2019, in response to a request by the property owner to demolish the granary barn on the property. The evaluation of the barn and associated farmstead property and structures on the property at 1588 Clarke Road found that the property did not meet the criteria for designation under Part IV of the *Ontario Heritage Act*. Municipal Council consented to the demolition of the barn on the heritage listed property at 1588 Clarke Road and requested that the property owner commemorate the historic contributions of the Tackabury family in the future development of this property (3.3/6/PEC-a, b).
- Memo to Monteith Brown Planning Consultants from AECOM Canada Ltd. (2021)
 - This memo reconfirms conclusions of the Heritage Impact Assessment (AECOM, 2018) and previous conclusions of the staff report (City of London, 2019) that the structures on the property at 1588 Clarke Road did not meet the criteria for designation pursuant to the *Ontario Heritage Act*. The memo further states that the property owner is encouraged to move forward with commemorative measures that acknowledge the historical contributions of the Tackabury family. Suggested commemoration measures mentioned include: 1) Dedicating a location in the open space, parkland for an interpretive sign; 2) Naming a street or a public walking trail after the family; and/or, 3) Naming the storm water management pond area after the family.

4.2 Demolition Request

Written notice of intent to demolish the built resources at 1588 Clarke Road, along with a previously submitted Heritage Impact Assessment (AECOM, 2018), was received as a complete application by the City on August 22, 2023.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage-listed property within 60 days, or the request is deemed permitted. During this 60-day period, the Community Advisory Committee on Planning (CACP) is consulted, and pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 1588 Clarke Road expires on October 21, 2023.

Staff undertook a recent site visit of the property on August 29, 2023, and had also previously inspected the property and buildings on February 14, 2019, and March 14, 2022. The interior of the farmhouse including the basement and the drive shed were viewed – accompanied by a representative of the property owner – on March 14, 2022.

4.2.1 Consultation

Per Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property, as well as community groups and interested parties including the Architectural Conservancy Ontario – London Region Branch, the London &

Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

In accordance with Section 27(4) and Section 27(9), *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACP, the City's municipal heritage committee) is required. The CACP was consulted on this request at its meeting held on September 13, 2023.

4.3 Cultural Heritage Evaluation of 1588 Clarke Road

An HIA (AECOM, 2018) was submitted as a part of the demolition request for the heritage listed subject property at 1588 Clarke Road. The HIA was previously submitted as a requirement of a complete application for a Draft Plan of Subdivision, Official Plan and Zoning By-Law Amendments (39T-20502; OZ-9244). The assessment included the history and description of the built resources on the property and a cultural heritage evaluation of the property using *Ontario Regulation 9/06* evaluation criteria. The evaluation concluded that the property does not meet the criteria for designation and does not retain cultural heritage value. As a result, designation of the property under the *Ontario Heritage Act* was not recommended by the HIA.

Since 2019, staff have continued to undertake research to contribute to the evaluation of the property at 1588 Clarke Road. Staff's further evaluation of cultural heritage value or interest (CHVI) include the following analysis:

- Criteria 1 – The farmhouse on the property at 1588 Clarke Road is a typical representation of the Ontario farmhouse typology and not rare or unique within the City of London. The integrity of the farmhouse has been compromised due to multiple additions that impact the original portion of the farmhouse, and the alteration of the window opening in the gable above the entrance. The farmhouse is typical of its period with no outstanding or unusual details or ornamentation. There are other farmhouses within The Grove which are better conserved and are more representative of this style (e.g., the farmhouse at 1511 Clarke Road).
- Criteria 2 – There is no evidence of a high degree of craftsmanship or artistic merit in the subject property at 1588 Clarke Road.
- Criteria 3 – There is no evidence of a high degree of technical or scientific merit exhibited in the design of the farmhouse.
- Criteria 4 – The property is associated with the Tackabury family who are among the earliest settlers in this area. The family is identified with Irish Methodist pioneer settlement in the area and the establishment of The Grove.
- Criteria 5 – The farmhouse and property are not believed to yield, or have the potential to yield, additional information that contributes to an understanding of a community or culture.
- Criteria 6 – The farmhouse is built in a vernacular tradition and not attributed to a particular builder or architect who is significant to the community. Commemoration of the historic contributions of the family in the future development of this property is encouraged.
- Criteria 7 and 8 – The property is reflective of original survey road patterns and, though not actively farmed, it is linked to the rural, agricultural setting through its past function. The rural connection of this farmstead property, however, is no more unique or significant than any other agricultural property. As well, the surrounding area is transitioning from an agricultural area to an area that will likely be more residential in character. The widening of Clarke Road and extension of the Veteran's Memorial Parkway is likely to isolate the property at 1588 Clarke Rd and compromise the historic lot and development pattern of its surrounding agricultural area. Regrettably, if retained, the farmstead property risks becoming 'a contextual', isolated and devoid of the meaning once derived from its rural setting. This will irrevocably diminish the potential for this property to be recognized as a tangible link to the agricultural past of this area. Further, the property once comprised all the primary elements of a 19th-century farmstead but now is severely diminished with the demolition of the granary barn.
- Criteria 9 – The property at 1588 Clarke Road is not locally recognized as a landmark.

4.3.1 Comparison

To better understand the potential cultural heritage value or interest of this property, staff completed additional comparative analysis of similar properties on the *Register of Cultural Heritage Resources*. While there are many farmhouses, or former farmhouses, identified on the *Register of Cultural Heritage Resources*, approximately 30 properties of comparable type/style and date of construction were identified. This demonstrates that the property at 1588 Clarke Road is not rare or unique. There are other Ontario Farmhouses located within The Grove noted in the *Archaeological & Built Heritage Assessment* (Archaeologix, 2001) and *Cultural Heritage Assessment Report* (Stantec, 2019); including the properties at 1395 Sandford Street, 1424 Clarke Road, and 1511 Clarke Road. Specifically, the Ontario farmhouse 1511 Clarke Road was described as comparable in proportions and details yet exhibiting a higher degree of integrity than the farmhouse at 1588 Clarke Road.

4.4 Summary

A property is required to meet two or more of the criteria to merit protection under Section 29, *Ontario Heritage Act*. Upon further analysis of the property's evaluation, staff have identified that one criterion has been met (Criteria #4).

Table 1: Summary of Evaluation of the property at 1588 Clarke Road

Criteria	Evaluation
1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method.	No
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No
9. The property has contextual value because it is a landmark.	No

Staff agree with the conclusions of the Heritage Impact Assessment (AECOM, 2018) that the property does not meet the criteria for designation. As a result, designation of the property under the *Ontario Heritage Act* is not recommended. Because the property is associated with the Tackabury family who were early settlers in the area and significant to the establishment of 'The Grove' community, the property owner is encouraged to commemorate the historic contributions of the family in the future development of this property.

Conclusion

A request to demolish the heritage listed property at 1588 Clarke Road was received by the City. A Heritage Impact Assessment (HIA, AECOM 2018) was submitted with this request and determined that the property does not meet the criteria of *Ontario Regulation 9/06* and does not merit designation pursuant to the *Ontario Heritage Act*. Staff have undertaken additional research and comparative analysis in the evaluation of the property at 1588 Clarke Road. Staff agree with the conclusion of the HIA and further add that commemoration could celebrate the history of the property.

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Recommended by: Heather McNeely, RPP, MCIP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Planning and Economic
Development

Appendices

Appendix A Property Location
Appendix B Images
Appendix C Historic Maps
Appendix D 1588 Clarke Road – Extracts of Previous Cultural Heritage Evaluations

Selected Sources

2019, March 18 – Report to Planning and Environment Committee: Public Participation Meeting - Demolition Request for Heritage Listed Property - 1588 Clarke Road. Agenda Item 3.3, pp232-252. Link: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=59891>.

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2021, August 25 (rev. Feb 26) – Memo to Larry Mottram, Senior Planner, from Laura E. Dent, Heritage Planner. re: 2331 Kilally Road & 1588 Clarke Road (39T-20502/OZ-9244) Review of Heritage Impact Assessment and Related Document – Heritage Commenting.

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

Peters, S. 1863. Map of the Township of London, Canada West.

Rosser, F.T. 1975. *London Township Pioneers*. Belleville, Ontario: Mika Publishing Co. Stantec (2022, December 22). Heritage Impact Assessment – 1745, 1880, 2112 Kilally Road and 1511, 1588 Clarke Road, London (Draft Report).

Stantec (2019, January 8). Cultural Heritage Assessment Report Clarke Road Improvements (VMP Extension to Fanshawe Road East) Environmental Assessment.

Tremaine, G. 1862. Tremaines' Map of the County of Middlesex, Canada West. Compiled and Drawn from Actual Surveys by the Publishers.

Appendix A – Property Location

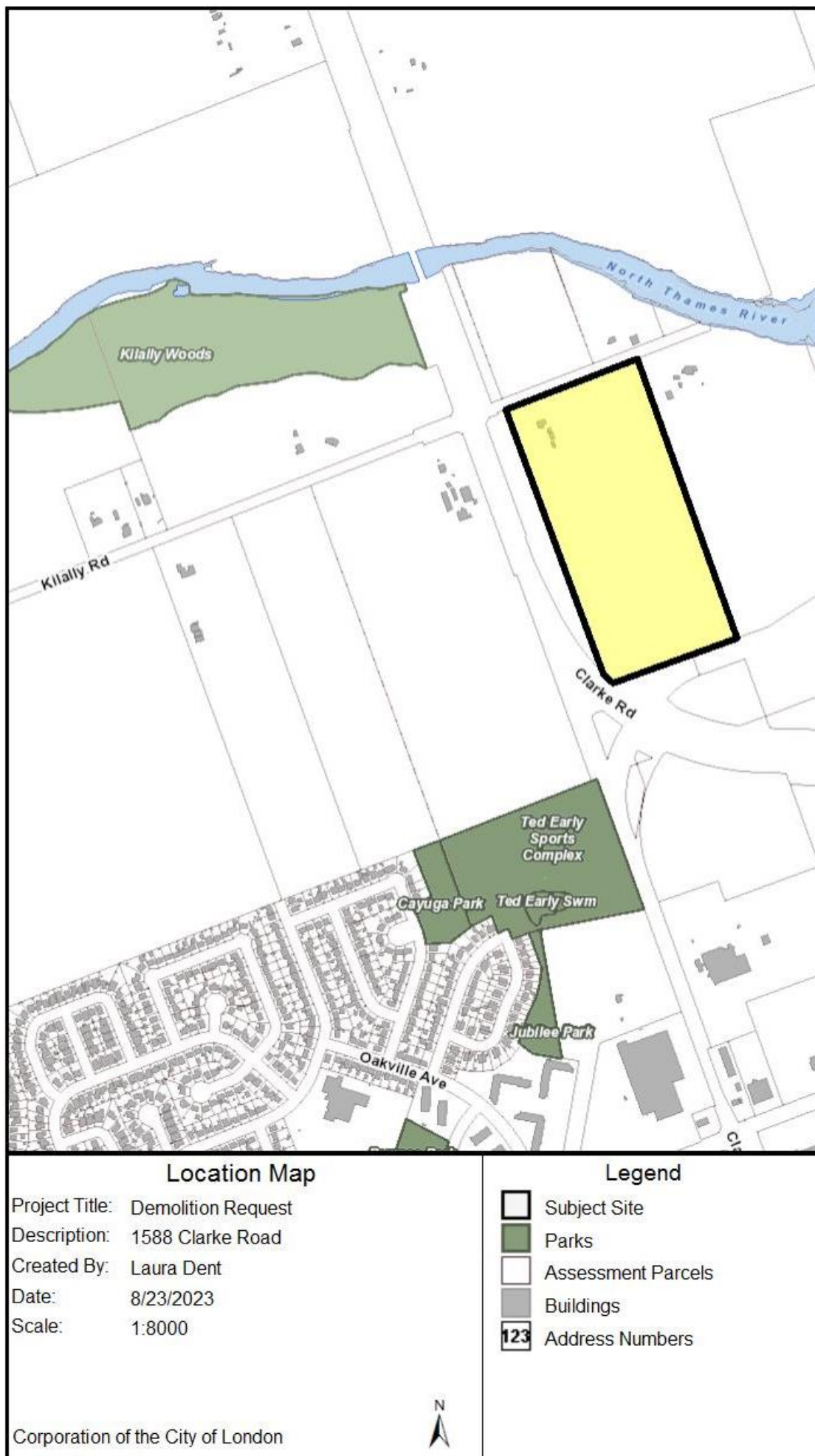
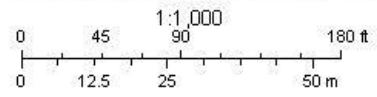


Figure 1: Property Location Map showing the location of the subject property at 1588 Clarke Road.

Corporate City Map



8/26/2023, 11:38:39 AM



The Corporation of the City of London
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Figure 2: Property Map showing an aerial view of the built resources on the subject property at 1588 Clarke Road.

Appendix B – Images



Image 1: Photograph facing east of entrance driveway bordered by a partial allée (L.Dent, August 29, 2023).



Image 2: Photograph of farmhouse set on a small hill and clearing – southwest elevation (L.Dent, August 29, 2023).



Image 3: Photograph showing timber drive shed and two ancillary modern metal sheds (L.Dent, August 29, 2023).



Image 4: Photograph of south elevation of farmhouse showing multiple additions (L.Dent, August 29, 2023).



Image 5: Photograph showing west elevation of farmhouse (L.Dent, August 29, 2023).



Image 6: Photograph showing north elevation of farmhouse (L.Dent, August 29, 2023).



Image 6: Photograph showing entrance door with sidelight and transom prior to being boarded up – north elevation (L.Dent, March 14, 2022).



Image 7: Photograph showing north elevation of farmhouse noting flat arch brick lintels located above the window and door opening as well as vinyl window in gable (L.Dent, August 29, 2023).



Image 8: Photograph showing stone foundation – west elevation (L.Dent, March 14, 2022).



Image 9: Photograph showing addition at northeast corner of farmhouse (L.Dent, August 29, 2023).



Image 10: Photograph of the southeast corner of farmhouse; upper level of original farmhouse can be seen behind additions (L.Dent, August 29, 2023).



Image 11: Photograph showing interior centre hall and stairway (L.Dent, March 14, 2022).



Image 12: Photograph of upper level interior, central hall and stair with partial rail (L.Dent, March 14, 2022).



Image 13: Photograph of fireplace with insert and wooden mantel (L.Dent, March 14, 2022).



Image 14: Photograph of basement access showing stone foundation wall (L.Dent, March 14, 2022).



Image 15: Photograph of basement and stone foundation wall (L.Dent, March 14, 2022)

Appendix C – Historic Maps

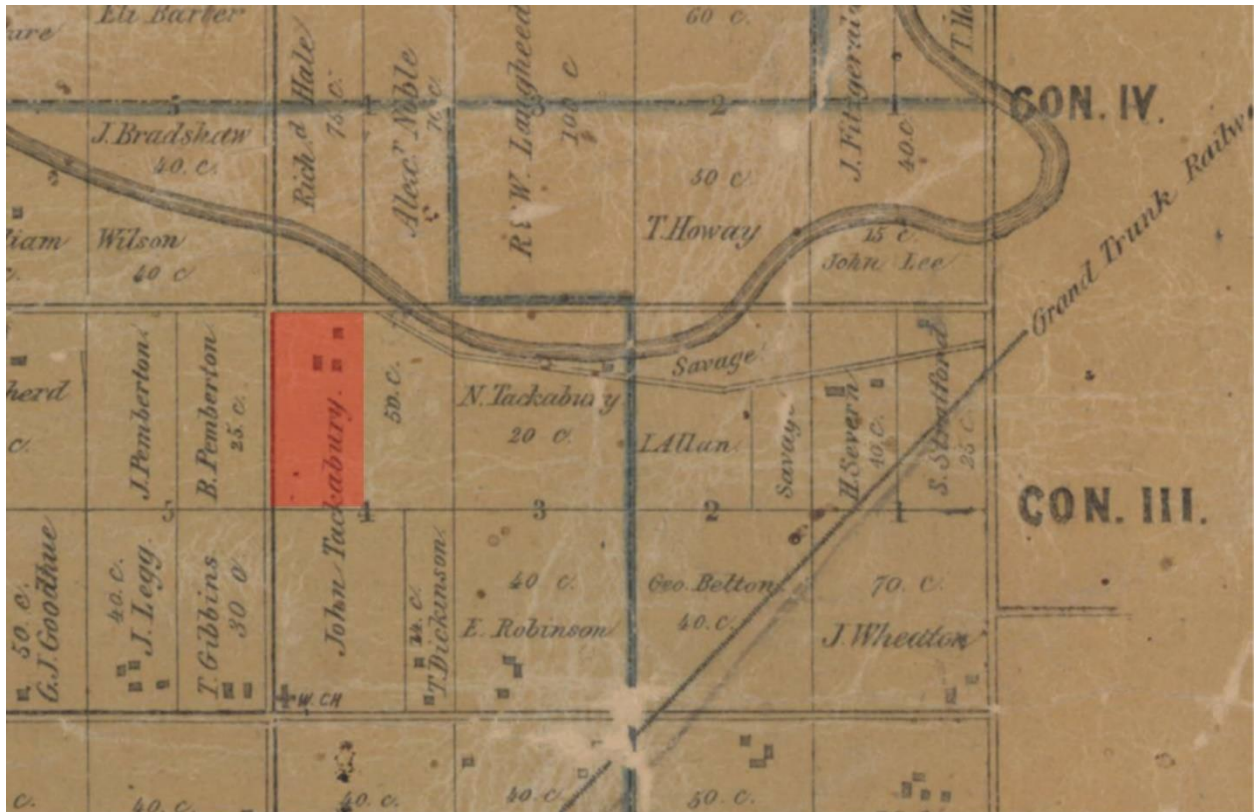


Figure 3: Detail of the Samuel Peters' Map of the Township of London (1863). The subject property at 1588 Clarke Road is highlighted.

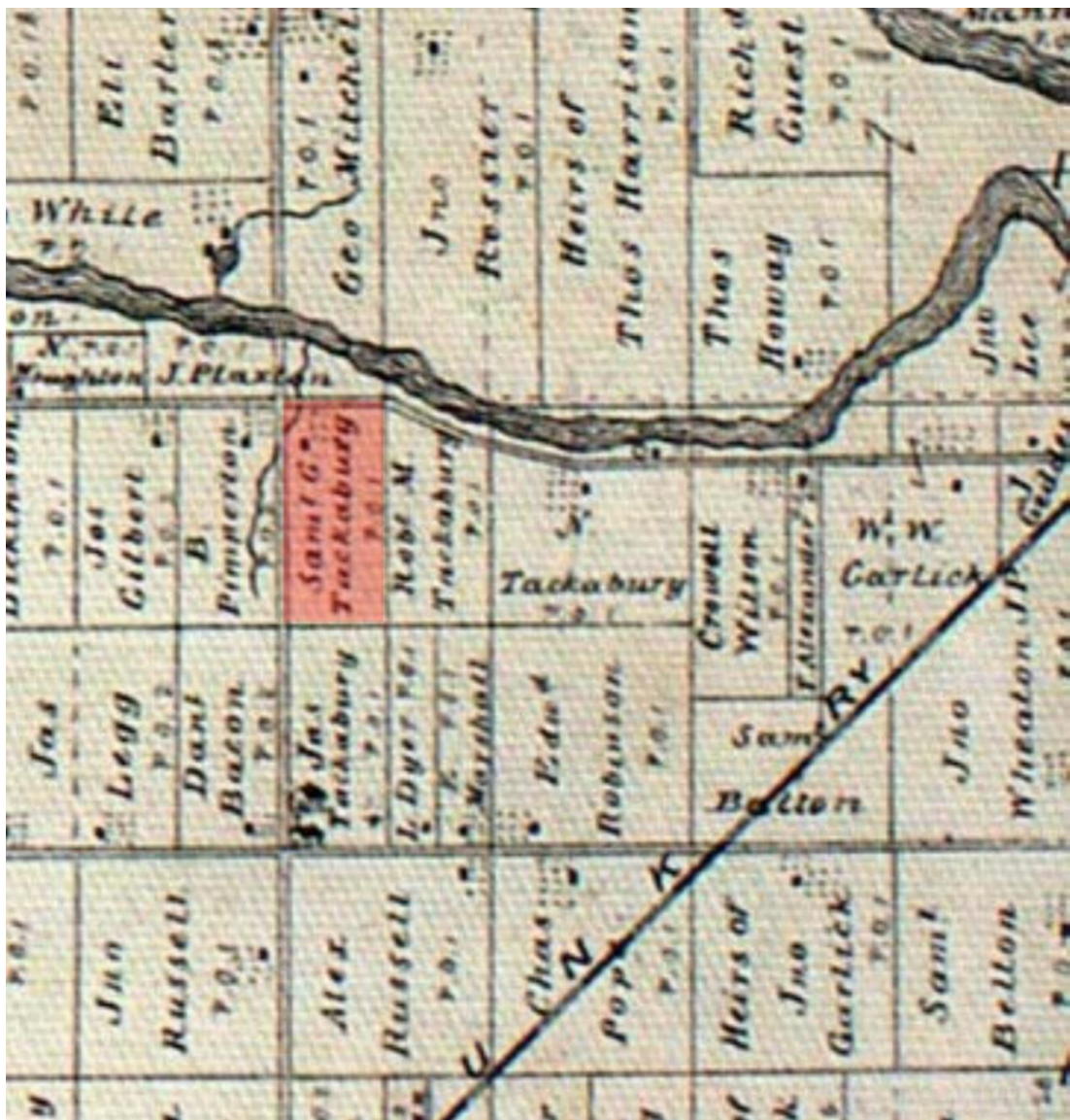


Figure 4: Detail of the Map of the Township of London in the Illustrated Historical Atlas of Middlesex County (1878) identifying the property at 1588 Clarke Road (highlighted).

Appendix D – 1588 Clarke Road - Extracts of Previous Cultural Heritage Evaluations

Extract 1

Built Heritage Assessment, Killaly South (East) Area Plan (Archaeologix, 2001) pp47-49.

Extract 2

Kilally South Area Plan (City of London, June 2003) pp16-17.

Extract 3

Heritage Impact Assessment, 1588 Clarke Road (AECOM, September 21, 2018) pp45-47.

Extract 4

Cultural Heritage Assessment Report Clarke Road Improvements (Stantec, January 8, 2019) Appendix A, 7of10; 8of10.

Extract 5

Cultural Heritage Assessment Report, Kilally South East Basin-EA (ARA, October 23, 2019) pp50-51.

Extract 6

Demolition Request for Heritage Listed Property at 1588 Clarke Road (City of London, March 18, 2019) no pagination.

Extract 7

Memo to Monteith Brown Planning Consultants from AECOM Canada Ltd. (2021) pp1-2.

Site Intact/ Altered: Largely intact. New barns have been added, including one in the past year, and a high chain-link fence serves to retain the cattle and to protect them against visitors who might carry disease.

Condition of Building: Very good. Some routine maintenance is needed.

Cultural Landscape Value: Significant

E. Outbuildings and/or Significant Landscape Features: The oldest barn on the property burned in 1918 (Johnson), and was rebuilt on its late Victorian foundations of rock-faced granite fieldstone.

Priority Rating: Currently unlisted in the *City of London Inventory of Heritage Resources*; merits listing with a priority rating of 2.

1588 Clarke Road (Figure 9)

Registr. Plan: Concession 3

Lot Number: Part Lot 4

Assessment Roll Number: 09044032600

Building Assessment

A. Architecture

Building type: House

Style: Ontario Farmhouse

Construction: Brick with wood trim. As in the house at 1511 Clarke Road described above, bricks with the surface unevenness of those produced through a soft mud manufacturing process are joined with beaded mortar. Occasional red colouration in the typically buff-coloured local brick also reflects quite a primitive method of selecting and mixing clays, and points to a relatively early construction date (see "History" below).

Architect: None. The house is built in a vernacular tradition.

Significant Design Characteristics: The house adopts the same typical farmhouse format found at 1395 Sandford Street and 1511 Clarke Road, the latter extremely similar in proportions and detail. Each of these houses has a gabled roof with the ridge running parallel with the facade; each is one and one-half storeys in height, features three bays within the facade, with a centre door surmounted by a small gable initially containing a small ornamental window. Regrettably, the ornamental window at 1588 Clarke Road had been replaced by a full-size rectangular window, but the fine front door with transom and sidelights makes a handsome focal point in the facade. In other design characteristics, the house is remarkably similar to that at 1511 Clarke Road: the gable is the same shape, the voussoirs, each consisting of a stretcher and a header, form a rectangular arch at the front of the building, while voussoirs of vertically positioned stretchers form a segmental arch over a kitchen wing added to the house at a somewhat later date. There are also several later additions here.

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Interior: Unable to view. According to the owners, largely original.

B. History

Date of Construction: Main block, *circa* 1865; kitchen addition, *circa* 1875; additions to the south and east in the twentieth century. The only house on this property in the 1861 census is a log structure, but the stylistic qualities described above and the quality of the brick suggest that the house was built soon after, in the 1860s.

Association with a Person/Group: The property on which the house at 1588 Clarke Road stands has been occupied by the Tackabury family for a century and a half. Like the Webster and Dickinson families that settled along what is now Kilally Road, the Tackaburys who settled in London Township early in the nineteenth century were deeply religious Protestant Irish who had emigrated from County Wicklow, Ireland, to Madison County, N.Y., and then to London Township in Upper Canada. John Tackabury (or Tackabery), his wife Elizabeth (née Belton) and their infant daughter Sarah arrived in London Township in 1829, settling first on lot 1, concession 3, and later on lot 4, the site of the present homestead, on land that had been patented to John Hale in 1817. Although the deed recording Tackabury's purchase of lot 4, concession 3, was not completed and registered until 1853, family records indicate that John Tackabury moved to lot 4 in 1848; apparently some delay in the official transfer of the property occurred because Hale was then living in Boston (Land record abstracts; Brock, "Wicklow-Wexford," n. 28; Tackabury papers). The 1861 census shows John Tackabury resident on the property with his wife and eight of their 12 children, ranging in age from 8 to 31. (One child died in infancy; some daughters had already married and left the family home [Tackabury Family Tree].) The family is shown residing in a log house, though, as I have noted above, the brick house was probably built soon after, during the 1860s. John Tackabury was also one of the local farmers who agreed to allow explorations on his land by the Thames River Oil Company (Land records, instr. 8449). In 1862, John and Elizabeth Tackabury "sold" the southwest corner of their lot to the Grove Methodist Church for one shilling, to allow for the erection of a new and larger church building. When an even more commodious church was required in 1882, Samuel Tackabury, one of the sons of John and Elizabeth, was on the Trustee Board of the church overseeing the project (Lewis, 91).

Thematic Context: London Township Pioneers, The Tackabury Family, Wicklow-Wexford Settlers, Farming in London Township, The Methodist Church in London Township, The Grove, Ontario Farmhouses, Oil Explorations in London Township.

C. Environment

Context on Site: Very good. The neighbourhood still gives the appearance of being largely agricultural, and the house faces a wooded ravine on a little used section of Kilally Road. Tentative plans for widening Clarke Road may pose a threat

Landmark Status: Recognized as historically significant within the immediate neighbourhood.

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D. Integrity

State of Preservation: Fair. While additions have been made to the back and to the east side of the building, these do not significantly detract from the historical character of the house. More unfortunate alterations are the recent window replacements, particular the substitution of a full-size window opening in the gable.

Site Intact/ Altered: Largely intact. An above-ground swimming pool recently installed in the front yard partially obliterates the view of the facade.

Condition of Building: Good.

Cultural Landscape Value: High.

E. Outbuildings and/or Significant Landscape Features: Among the barns from various periods that surround the farmyard is a granary dating, in part, from the middle of the nineteenth century. Corner posts and girts are roughly hewn; joints are fashioned with a mortise and tenon; most of the wall planks are over a foot wide.

Priority Rating: 2

2304 Kilally Road (Figure 10)

Registr. Plan: Concession 4

Lot Number: Part Lot 4

Assessment Roll Number: 09044028000

Building Assessment

A. Architecture

Building type: Summer cottage

Style: Georgian Revival and Stick Style influence

Construction: Wood, with a poured concrete foundation. This building is important partly because it is a rare example of a purpose-built summer residence along the Thames in nearly intact condition and partly because it exhibits its owners' innovative ideas about aspects of cottage construction. Like most summer cottages built in the late nineteenth and early twentieth centuries, its outer shell is a single layer thick. While most cottages consist of a structural frame exposed on the inside and a layer of cladding that covers the exterior wall, the walls of this cottage, composed of pine boards with tongue-and-groove joints, horizontally laid, present a highly finished appearance when viewed from the inside. In contrast to the usual practice, the structural frame is placed outside, using a technique adopted from the American Stick Style. Though the cottage is not intended for cold-weather use, the possible inconveniences of cool riverside evenings are overcome by the very effective, radiant, poured concrete fireplace that extends several feet into the main-floor living room. The plan exploits the hillside site of the cottage to create a turn-

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Community Centres	1 per 25,000 population	None because location requirements will likely provide this facility at Stronach Park.
Basketball Courts – indoor and outdoor	1 per 1500 population	7 required and can be put in the proposed central Neighbourhood Park – School campus

The recently completed Recreational Master Plan, prepared by Monteith Planning Consultants Ltd. for the City of London, may adjust these standards and principles.

3.2.4 Open Space and Trail System

The Thames River Valley open space system has been described above. The existing Thames Valley Trail is already established, and is part of a long term City Park land acquisition program to have a major continuous multi-use trail and walkway system throughout the entire City (and region). It is expected that existing and future 'City Parks' improvement plans will conserve and enhance the natural ecology of the system. The dedication of River Valley lands and recognition of the ESA (with enlargement of the Open Space designation) is indicative of this plan's intent to preserve natural heritage. The Kilally South Area Plan Update also provides selective public access points (symbolized by arrows on the Recommended Area Plan) along the Valley for the future residents. The access connections into the Valley lands from Kilally Road may be by way of public roads and walkways and are to be planned as part of comprehensive subdivision design.

Additional connections and linkages of the overall park system can use the Chippewa collector street to join Ted Early Park to the proposed park-school campus in the centre of the Kilally South area. Sandford and Kilally Road can provide on-street connections to the Thames Valley lands.

3.2.5 Library Facilities

The existing Beacock Branch Library, located west of the intersection of Huron Street and Highbury Ave. N., approximately 3 km away will serve future residents of Kilally South. The Northridge Branch Library located within the Northridge community at Glenora Drive and Killarney Road, some 2.5 km away to the west, could also assist in providing for the library needs of Kilally South residents. Alternatives also exist to create joint facilities with elementary schools in the two designated school sites within the Kilally South planning area. No specific library branch sites are being proposed for the area as the need has not been identified by the London Public Library Board.

3.2.6 Police and Fire Protection

The nearest Fire Hall is Fire Station #7, located on Highbury Ave. N. mid-way between Huron Street and Cheapside Street, about 3 km to the south. No future fire stations are intended for the Kilally South planning area, although any of the land uses designations could permit it, according to the Official Plan.

The London Police patrol and coverage will operate out of their headquarters in downtown London at Adelaide Street and Dundas Street. This is the same for all other area plans to date, and therefore no site or lands have been set aside for such purpose. The same planning policy applies as for Fire Stations in that all of the land uses designations permit police station facilities should they wish to be accommodated in the future.

3.3 Archaeological Resources and Built Heritage

A Stage 1 "archaeological overview/background study" was conducted as part of this Plan between February and August 2001. Previous archaeological assessments and research surveys have demonstrated that the northeastern corner of the City of London was moderately utilized by Aboriginal peoples. The Stage 1 assessment indicated there are no registered archaeological resources located within the limits of the study area, although there are seven known sites within one kilometer. The Stage 1 process referred to the archaeological potential mapping of the City of London which identifies areas of moderate to high archaeological potential within the study area. As a result, additional archaeological assessment will be required and letters of clearance issued as a condition of future development approval.

Built heritage resources were also addressed under the "archaeological overview/background study". There are seven properties of substantial heritage significance within the limits of the study area. The recommendations of this assessment are:

- 1) 1745 Kilally Road – Currently listed in the City's Inventory of Heritage Resources under its former address, 1515 Kilally Road, with a Priority 2 rating; it should be upgraded to a Priority 1.
- 2) 1782 Kilally Road – Listed under its former address, 1516 Kilally Road, with a correctly designated Priority 1 rating.
- 3) 1395 Sandford Street – Listed, with a correctly designated Priority 2 rating.
- 4) "The Spinney," 1880 Kilally Road – Unlisted; should be listed with a Priority 1 rating.
- 5) 1511 Clarke Road – Unlisted; should be listed with a Priority 2 rating.
- 6) 1588 Clarke Road – Listed, with a correctly designated Priority 2 rating.
- 7) 2304 Kilally Road – Unlisted; should be listed with Priority 1 rating.

The Archaeological and Built Heritage Assessment provides a detailed account of the architectural significance and history of each of these properties. In keeping with City policy regarding the Inventory of Heritage Resources, substantial efforts should be made to preserve buildings with a Priority rating of 1, and owners of buildings with a Priority rating of 2 should be strongly urged to retain the buildings. The Ministry of Tourism, Culture and Recreation – Heritage Operations Branch indicated in their response to the study that "All these built heritage features are recommended for protection from development impact, as is the retention and recovery of heritage street names. The consultant also reports that much of the area is determined by the City of London Master Plan to have archaeological potential. This Ministry concurs with the consultants recommendations."

3.4 Geotechnical and Hydrogeological

The geotechnical and hydrogeological study components included:

- 1) Desktop study to collect and summarize existing geotechnical and hydrogeological data.
- 2) Additional field work to supplement the existing geotechnical and hydrogeological data.
- 3) Final Report to provide recommendations on:
 - aggregate resources
 - slope stability concerns
 - hydrogeological evaluation of effects of development and input for Stormwater Management (SWM) strategies.

The updated data collection and borehole testing indicates there is limited aggregate resources available. Revised calculations of aggregate resources reveal that there is potential for aggregate resources present within a portion of the north half of the Lapceovich, Radoicic, and Johnson properties. A generous estimate of 12 hectares with an approximately 4 metre thick layer of extractable aggregate resources would mean a total of approximately 1 million tonnes of aggregate of variable quality. Part of the estimated quantity of remaining aggregate resources could be below the groundwater table or within the 1 metre depth buffer above the groundwater table. The geotechnical consultant's study concludes that there are significantly less aggregate resources present than reported in the 1990 Kilally Road Area Study report.

The Ministry of Natural Resources has reviewed the revised quantities of aggregate resources and advised the City of London that they agree with consultant's conclusion there is not a sufficient quantity of mineral aggregate in the Kilally South area to warrant continued protection and future extraction.

A preliminary slope stability evaluation was carried out on the study area to define the slope stability constraints for proposed residential development. Slope stability constraint lines are used to provide guidance on establishing lot lines adjacent to the top-of-bank of slopes. Reference should be made to the analysis and stable slope constraint mapping in Section 2.4.2 of the Geotechnical and Hydrogeological Report, Kilally Area Study Update prepared by LAW

5. Evaluation

5.1 Ontario Regulation 9/06

Ontario Regulation 9/06 provides criteria for determining cultural heritage value or interest. If a property meets one or more of the following criteria it may be designated under Section 29, Part IV of the Ontario Heritage Act. The criteria for determining cultural heritage value under Ontario Regulation 9/06 have been adopted by City of London and are outlined below:

- 1) The property has **design or physical value** because it:
 - Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - Displays a high degree of craftsmanship or artistic merit; or
 - Demonstrates a high degree of technical or scientific achievement.

- 2) The property has **historic or associative value** because it:
 - Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

- 3) The property has **contextual value** because it:
 - Is important in defining, maintaining, or supporting the character of an area;
 - Is physically, functionally, visually, or historically linked to its surroundings; or
 - Is a landmark.

The application of the criteria for the evaluation of 1588 Clarke Road is provided below in Table 1.

Table 1: Ontario Regulation 9/06 Evaluation for 1588 Clarke Road

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has <i>design or physical value</i> because it:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The farmhouse on the property consists of a modest, vernacular dwelling built as an Ontario Farmhouse, a common farmhouse style found in London and other municipalities in Ontario. Comparatively, other farmhouses within the area are much more representative of vernacular Ontario Farmhouses including 1511 Clarke Road. Elsewhere in the City, 3544 Dingman Drive, and As a result, the property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method.

ii) Displays a high degree of craftsmanship or artistic merit.	No	The farmhouse, structures and property at 1588 Clarke Road are vernacular examples and do not display a high degree or craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The farmhouse, structures and property at 1588 Clarke Road are vernacular agricultural structures and do not demonstrate a high degree of technical or scientific achievement.
2) The property has <i>historic value or associate value</i> because it:		
i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	No	Although the property has associations with the Tackabury family who were one of the early families that settled in this area of London Township, the family's association with the community was located further south on their lot. The Tackaburys played a role in establishing a small community known as "The Grove" in what is now east London. The family occupied the subject property from the 1850s into the 21 st century, and donated portions of their parcels for the church and school usages in the community. Today, little remains of The Grove, aside from The Grove Cemetery located further south on Huron Street. Comparatively, the significant Tackabury associations with The Grove were located further south at what is now the intersection of Huron Street and Clarke Road. In addition, the residential structure at 1424 Clarke Road within the Fanshawe Conservation Area is noted as a Priority 1 property dated as being older than the farmhouse at 1588 Clarke Road, and is perhaps more historically associated with the Tackabury family than the subject property.
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture.	No	The property does not yield or have the potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	No particular architects, artists, builders, designers or theorists could be associated with the property. As a result, the property does not demonstrate or reflect the work or ideas of such an individual.
3) The property has <i>contextual value</i> because it:		
i) Is important in defining, maintaining or supporting the character of an area.	No	Although the property includes a farmhouse, barn, and various outbuildings, its historic character and the surrounding environment has been gradually changing since the mid-20 th century. The construction of the Fanshawe Dam and Conservation Area drastically altered the agricultural landscape, and the changing industrial and residential uses nearby have resulted in a relatively isolated farmscape along this portion of Clarke Road. The property is not important

		in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually or historically linked to its surroundings.	No	Although the farmhouse was historically linked to the barns and farm fields on the property, the farmhouse is no longer linked to the working field south of the house, and the barn is no longer in use. In addition, the former link between the farmhouse, the barn, and the farm fields are typical of rural landscapes and do not demonstrate a significant or unique link to their surroundings.
iii) Is a landmark.	No	The property at 1588 Clarke Road is not a landmark.

The property at 1588 Clarke Road has been evaluated using the mandated criteria of *Ontario Heritage Act* Regulation 9/06. The property did not meet the criteria for designation, and as a result designation of the property under the *Ontario Heritage Act* is not recommended. The evaluation concluded that the property does not have cultural heritage value.

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Municipal Address: 1588 Clarke Road
Former Township or County: London Township
Municipality: City of London
Lot and Concession: Lot 4, Concession 3
Resource Type: Farmstead
Associated Dates: 1862 to 1863
Relationship to Project: Within study area



Description:
 The property, although partially obscured by mature trees and vegetation, was determined to contain a residence and farm complex. The residence is a one and a half storey structure with a steep pitched side gable roof and gable peak containing a window. Similar to 1511 Clarke Road, the residence of an Ontario Farmhouse design and constructed with buff brick. Adjacent to the residence are three buildings, one of which is a timber frame barn with stone foundation (Photo Source: Krista Gowan, 2018).

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,	✓	
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,	✓	
ii. Is physically, functionally, visually or historically linked to its surroundings, or	✓	
iii. Is a landmark.		✓

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value: The property contains a farmstead with a 19th century dwelling, barn, and outbuilding. The house is representative of a 19th century Ontario Farmhouse. The style was common in rural areas in the mid to late 19th century. The barn is a representative example of a gable roof barn typical to the 19th century. Gable roof barns with stone foundations were constructed throughout rural areas of Southern Ontario in the 19th century.

Historical or Associative Value: Property is associated with the Tackabury family. John and Elizabeth Tackabury arrived in London Township from Wicklow, Ireland in 1829. The Tackabury family were among the earliest settlers in the Study Area and prominent citizens of 'The Grove', a hamlet located to the south of the Study Area.



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City of London	16001055
Clarke Road Widening EA	
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Title	
CULTURAL HERITAGE RESOURCE/LANDSCAPE RECORD FORM	

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Contextual Value: This farmstead maintains and supports the 19th century character of a small remaining stretch of Clarke Road between the Fanshawe Conservation Area and Kilally Road. The property is historically linked to its surroundings, including original survey roads (Kilally Road and Clarke Road). The farmstead originally fronted on Kilally Road, but by the at least the 1940s driveway access to the property has been from Clarke Road.

Identified Heritage Attributes: Residence: One and a half storey, side gable roof, buff brick exterior. Barn: side gable roof, timber construction, stone foundation.

Identification of CHVI: Yes

Heritage Resource/Landscape Number: CHL-3

Completed by (name): Frank Smith

Date Completed: August 18, 2017 (Photo added December 2018)



Client/Project	July 2018
City of London	165001055
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CULTURAL HERITAGE RESOURCE/LANDSCAPE RECORD FORM	

Extract 4b: Cultural Heritage Assessment Report Clarke Road Improvements (Stantec, January 8, 2019) Appendix A, 8 of 10.

**CULTURAL HERITAGE LANDSCAPE NO. 4 (STANTEC 2019)
Previously Identified in *Cultural Heritage Assessment Report Clarke Road Improvements (Stantec 2019)***

Municipal Address: 1588 Clarke Road
Former Township or County: London Township
Municipality: City of London
Lot and Concession: Lot 4, Concession 3
Resource Type: Farmstead
Associated Dates: 1862 to 1863
Relationship to Project: Within study area



Description:

The property, although partially obscured by mature trees and vegetation, was determined to contain a residence and farm complex. The residence is a one and a half storey structure with a steep pitched side gable roof and gable peak containing a window. Similar to 1511 Clarke Road, the residence of an Ontario Farmhouse design and constructed with buff brick. Adjacent to the residence are three buildings, one of which is a timber frame barn with stone foundation (Photo Source: Krista Gowan, 2018).

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,	✓	
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,	✓	
ii. Is physically, functionally, visually or historically linked to its surroundings, or	✓	
iii. Is a landmark.		✓

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value: The property contains a farmstead with a 19th century dwelling, barn, and outbuilding. The house is representative of a 19th century Ontario Farmhouse. The style was common in rural areas in the mid to late 19th century. The barn is a representative example of a gable roof barn typical to

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ARA File #2018-0262*

the 19th century. Gable rood barns with stone foundations were constructed throughout rural areas of Southern Ontario in the 19th century.

Historical or Associative Value: Property is associated with the Tackabury family. John and Elizabeth Tackabury arrived in London Township from Wicklow, Ireland in 1829. The Tackabury family were among the **earliest settlers in the Study Area and prominent citizens of 'The Grove', a hamlet located to the south of the Study Area.**

Contextual Value: This farmstead maintains and supports the 19th century character of a small remaining stretch of Clarke Road between the Fanshawe Conservation Area and Kilally Road. The property is historically linked to its surroundings, including original survey roads (Kilally Road and Clarke Road). The farmstead originally fronted on Kilally Road, but by the at least the 1940s driveway access to the property has been from Clarke Road.

Identified Heritage Attributes: Residence: One and a half storey, side gable roof, buff brick exterior. Barn: side gable roof, timber construction, stone foundation.

Identification of CHVI: Yes Heritage Resource/Landscape Number: CHL-3

Completed by (name): Frank Smith **Date Completed:** August 18, 2017 (Photo added December 2017)

4.3 Ontario Heritage Act – 9/06 Evaluation of 1588 Clarke Road

Criteria for Determining Cultural Heritage Value or Interest			
Criteria		Evaluation	Analysis - Response
<p>The property has design value or physical value because it,</p>	<p>is a rare, unique, representative or early example of a style, type, expression, material, or construction method.</p>	<ul style="list-style-type: none"> • Mid-century Bank Barn with timber frame construction • Early constructed Ontario farmhouse (c1865) 	<ul style="list-style-type: none"> • The barn on the property is a common type and not altogether rare in the City of London. • The farmhouse on the property is not unique or rare in the City of London (and other municipalities in ON). • There are other farmhouses within the Kilally-Clarke area better conserved and representative of this style (e.g. 1511 Clarke Road).
	<p>displays a high degree of craftsmanship or artistic merit.</p>	<p>The barn, farmhouse and drive shed are ordinary structures, typical of the period with no outstanding or unusual details or ornamentation. There is no evidence of a high degree of craftsmanship or artistic merit.</p>	
	<p>demonstrates a high degree of technical or scientific achievement</p>	<p>No evidence of a high degree of technical or scientific merit was found.</p>	
<p>The property has historical value or associative value because it,</p>	<p>has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	<ul style="list-style-type: none"> • The property is associated with the Tackabury family who are among the earliest settlers in this area • The family is identified with Methodist Irish pioneer settlement in the area and the establishment of 'The Grove' community 	<ul style="list-style-type: none"> • Long term retention through designation of the adjacent property at 1424 Clarke Road (likely constructed by Nathan Tackabury, John Tackabury's eldest son) should be considered. • It is an earlier and more exemplary example of an Ontario Farmhouse (than that at 1588 Clarke Rd). • It is better suited to reflect the contribution of the family in the area. See Appendix B, images 16 and 17.
	<p>yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>The barn and associated farmstead property and structures are not believed to yield, or have the potential to yield, information that contributes to an understanding of a community of culture.</p>	
	<p>demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>The barn, farmhouse and drive shed are built in a vernacular tradition and not attributed to a particular builder or architect.</p>	
<p>The property has contextual value because it,</p>	<p>is important in defining, maintaining, or supporting the character of an area.</p>	<ul style="list-style-type: none"> • The property comprises elements of a 19th century farmstead inclusive of a barn and farmhouse • The property is reflective of original survey road patterns • The property is not actively farmed but linked to the rural, agricultural setting through its past function 	<ul style="list-style-type: none"> • The surrounding area is transitioning from an agricultural area to an area that will likely be more residential in character. • The proposed widening of Clarke Road and extension of the Veteran's Memorial Parkway to Fanshawe Road East will likely isolate the property at 1588 Clarke Rd and compromise the historic
	<p>is physically, functionally, visually, or historically linked to its surroundings.</p>		

			<p>lot and development pattern of its surrounding agricultural area.</p> <ul style="list-style-type: none"> • Regrettably, if retained, the barn and farmstead property risk becoming 'a contextual', isolated and devoid of the meaning once derived from its rural setting. • This will irrevocably diminish the potential for this property to be recognized as a tangible link to the agricultural past of this area.
	is a landmark.	While certainly recognizable, it is not conclusive if the barn and associated farmstead property and structures are a landmark in the context of the community.	

5.0 Conclusion

The evaluation of the barn and associated farmstead property and structures on the property at 1588 Clarke Road did not meet the criteria for designation under Part IV of the *Ontario Heritage Act*. Municipal Council should consent to the demolition of the barn on this property and advise the Chief Building Official accordingly.

Recommended by:	Laura E. Dent, M.Arch, PhD, MCIP, RPP Heritage Planner
Reviewed by:	Michael Tomazincic, MCIP, RPP Manager, Current Planning
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.</p>	

LED/

Appendix A Maps
Appendix B Images

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To: Monteith Brown Planning Consultants

Dear Hannah Shirtliff,

Subject: 1588 Clarke Road

AECOM's Heritage Impact Assessment (HIA) for 1588 Clarke Road was completed in 2018 and assessed the impacts of a subdivision development plan by Sifton that included the property. It is understood that after the HIA was completed, a demolition request was made by Sifton on March 18, 2019 for the demolition of the barn on the property. It was noted at the time of the demolition request that the Stewardship sub-committee of the London Advisory Committee on Heritage (LACH) should conduct more research on the property, specifically regarding its connection to the Underground Railroad. The demolition request from March 18, 2019 included a recommendation from Laura Dent, Heritage Planner with the City of London, stating that the demolition be taken, that the property should be removed from the Register, and the property owner commemorate the historic contributions of the Tackabury family. This commemoration should be incorporated into the future development of the property. Council approved the demolition request for the barn.

A comment on the HIA was received from Maggie Whalley, a member of LACH, who was speaking on behalf of the Tackabury family. The comment suggested the HIA did not sufficiently portray the history of the family associated with the property. It should be noted that it is not common practice to contact previous landowners when developing a property history as part of an HIA. The purpose of an HIA is to evaluate and assess impacts to a heritage property, this is the primary focus of the report.

Having reviewed the HIA, while I agree to the overall conclusion of the HIA that the buildings associated with the property do not need to be retained, we do encourage the property owner to move forward with the recommendation made in the HIA, and made by the Heritage Planner on March 18, 2019, that the design plans for that property need to include a commemorative feature noting the historical contributions of the Tackabury family.

Commemoration can include, but is not limited to:

- Dedicating a location in the Open Space, parkland for an interpretive sign - add to design plans
- Consider naming a street or a public walking trail after the family
- Consider naming the storm water management pond area after the family

At this time, a revision to the HIA is not required; however, the information provided by Ms. Whalley on the family can be utilized in the commemoration of the family and should be included in the planning application or subsequent design plans.

Sincerely,

Tara Jenkins, MA, CAHP, Cultural Heritage Specialist
AECOM Canada Ltd.