

APPENDIX D — Statement of Cultural Heritage Value or Interest REVISED

Legal Description

CON 6 S PT LOT 13

Description of Property

660 Sunningdale Road East is located on the north side of Sunningdale Road East, just west of Adelaide Street North in London, Ontario. Three barns are located near the southwest corner, on the high ground of the property. These form a rural complex was formerly part of a larger landscape to their south, comprising the three red clay tile barns, a wooden barn, and a house.

The largest barn located at 660 Sunningdale Road East is a one and a half storey rectangular structure. It has the form of barn, attributed in part to its gambrel roof construction. The building configuration is seven bays in length and is oriented in a north-south direction. Each bay defined by protruding concrete piers and filled by red clay tile. Each bay is also defined by a horizontally-oriented void in the upper part of its segment of the wall. Large voids are located in the gambrel of the north and south facades, with a large doorway on the ground storey of the south façade and a door in the southern bay of the west façade.

The medium sized barn located at 660 Sunningdale Road East has a gable roof with projecting purlins and three ventilators at its ridge. The end gable is clad in corrugated steel; the same material clads the roof. The building configuration is single storey in height and nine bays in length with each bay defined by a protruding concrete pier and filled by the red clay tile. Paired multi-pane windows, with a five-over-five fenestration pattern, separated by a mullion are located in the upper part of each bay as well as flanking the end doorways. Large doorways are located on the north and south façades, with a sliding barn-style door on the south facade.

The smallest of the red clay tile barns located at 660 Sunningdale Road East has a gable roof with projecting purlins, but only two ventilators at its ridge. The end gables of this barn are also clad in corrugated steel, as is its roof. The building configuration is single storey in height and five bays in length with each bay defined by a protruding concrete pier and filled by the red clay tile. Individual multi-pane windows, with a five-over-five fenestration pattern, are located in each bay: five on the west façade, four windows and one door on the east façade. Three windows evenly spaced across the north façade, and a large doorway on the south façade with a smaller doorway and window to one side and a pair of windows to the other.

Statement of Cultural Heritage Value or Interest

The three red clay tile barns located at 660 Sunningdale Road East are of cultural heritage value or interest because of their physical or design values and contextual values. The significance of the barns located at 660 Sunningdale Road East comes from their use of the red clay tile material, the intersection of a material more typically found in industrial structures but applied here in an agricultural form, and from their setting. These materials and forms are authentically displayed in their built form which has significance particularly the rarity of its materials used in this form.

Physical/Design Values

The use of materials and construction method is rare for barns. The red clay tiles, used as the primary cladding material for the barns, is rare and not found elsewhere in the City of London. The use of protruding concrete piers in the construction of the barns is also rare, where barns more typically have concrete or stone foundations, rather than concrete piers, with a timber frame. The application of these materials is more commonly found in industrial applications, such as factory buildings, which makes the barns rare examples of this expression not seen elsewhere in London.

The barns display a degree of craftsmanship in the material qualities of the clay tile. While the variety in grooving, cutting, and colour of the tiles could suggest little regard for the appearance of the building, or the use of seconds, this contributes to the rustic qualities of the barns and well suited to their rural context.

The barns represent technical achievement in their combination of industrial materials in an agricultural form that is not seen elsewhere in London.

Contextual Values

The property is part of a rural, agricultural landscape with fields under active cultivation. However, with the growth of the City's population, the area is evolving and developing with modern residential developments to the south, west, and east of the subject property. The barns are therefore important in defining and maintaining the historic agricultural character of the area that developed in the nineteenth century and continued throughout the twentieth century. Retaining the barns will provide a tangible link to the historic agricultural character of this area.

The location and arrangement of the barns on the property, and the relationship between the barns contributes to the property's physical, functional, visual, and historical links to its surroundings.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The application of typically industrial materials in an agricultural form in a rural setting;
- Location of the three barns on the property;
- Physical relationship between the three barns as elements of the rural complex;
- Materials, construction, and form of the three barns including: red clay tiles, protruding concrete piers, gambrel roof form of the largest barn and gable roof form of the smallest and medium sized barns, projecting purlins of the roof structure, multi-pane windows with a five-over-five fenestration pattern, and metal roofs with ventilators.