

Bill No. 549  
2018

By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_

A by-law to designate 660 Sunningdale Road  
East to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 660 Sunningdale Road East has been duly published and served;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 660 Sunningdale Road East, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on September 18, 2018.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 18, 2018  
Second Reading – September 18, 2018  
Third Reading – September 18, 2018

## SCHEDULE "A"

To By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_

### **Legal Description**

"Part of Lot 13, Concession 6 (Township of London), City of London, County of Middlesex Designated as Part 1 on 33R-20149".

## SCHEDULE "B"

To By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_\_

### **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. Two barns are located near the southwest corner, on the high ground of the property. These form a rural complex formerly part of a larger landscape to their south, comprising a third [largest] red clay tile barn, a wooden barn, and a house.

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 façade.

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 two 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 their existing location. 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 were well suited to their original 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 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;
- Existing location of the two barns on the property;
- Physical relationship between the two barns; and,
- Materials, construction, and form of the two barns including: red clay tiles, protruding concrete piers, roof trusses with projecting purlins of the roof structures, multi-pane windows with a five-over-five fenestration pattern, and metal gable roof with ventilators.