



Request for Demolition Heritage Listed Property 1588 Clarke Road

London Advisory Committee on Heritage
Wednesday March 13, 2019

london.ca



Property Location



Aerial view showing adjacent farm buildings



Property location at 1588 Clarke Road



Overview + Status

- demolition request is for barn on property
- part of mid-19th century farm
- former London Township
- 38 acre property – currently not being actively farmed

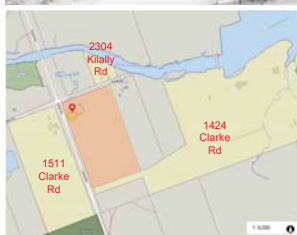
View of barn from Clarke Road



Heritage Status

- listed on the City's Register
- adjacent to (3) LISTED properties

Adjacent properties LISTED on the Register



Additional Conditions

- Kilally East Area Plan
- EA – Clarke Rd Improvements (Veteran's Memorial Parkway Extension to Fanshawe Park Rd E)



Adjacent Properties

View of 1424 Clarke Road, front façade – north facing



View of 1424 Clarke Road, elevation – east facing



1511 Clarke Road, front façade



Historical Background



S. Peters Map (1863) – Lot 4, Con III



Detail of the Map of the Township of London, Illustrated Historical Atlas of Middlesex County (1878) identifying the property at 1588 Clarke Road



Historical Background

- property associated with the Tackabury family – early settlers in 'The Grove' (a hamlet south of the subject property)
- Tackabury family originated from Ireland, emigrated from upstate New York to London Township in 1819 and are associated with Methodist Irish pioneer settlement in this area
- active members growing 'Grove' Community -- donated land on their property (Lot 4, Con III – at the southwest corner) for the construction of a church and school
- at the Grove-Webster Cemetery (located at 1425 Huron St), 17 descendants of John Tackabury are buried



The Grove United Church, built 1883 (London Township History Book Committee 2001a: 190)



Property ownership



Description – Barn

Entrance from Clarke Road, barn to the right and house to the left of the drive



View of the barn and addition, east face

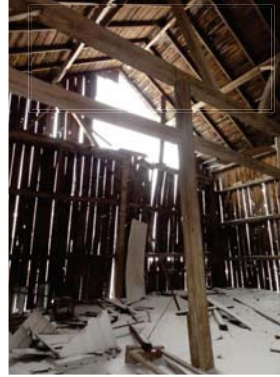
View of barn, east-south corner illustrating gangway, rubble foundation and lower stable level



View of barn interior illustrating exterior bent, west face



Description – Barn



View of barn interior illustrating damaged exterior bent and cladding, east face



View looking up of barn interior



View of lower section of barn, stable area



Description – Other Buildings

View of drive shed



Front façade of farmhouse – north face, facing Kilally Road

Side elevation of house – west-south corner, with additions to original farmhouse



1588 Clarke Road farmhouse through woodlot at the corner of Clarke and Kilally Roads



Demolition Request

- Request for the demolition – February 7, 2019
- Request for the demolition of a heritage listed property must be resolved by Municipal Council within a 60-day period (by April 8, 2019 or deemed permitted)
- Consultation with the LACH and must provide for a PPM before the Planning and Environment Committee
 - notice published in The Londoner on February 28, 2019
 - at the time of writing, no replies have been received seeking further information regarding this demolition request.
- LISTED properties are not designated, but are considered to have potential cultural heritage value or interest; further research required to determine cultural heritage value or interest (OHA 9/06); entire property evaluation
- Heritage Impact Assessment completed 2018 – by applicant, Sifton Properties Ltd



Evaluation – OHA 9/06

Criteria	Evaluation	Analysis - Response
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.	<ul style="list-style-type: none"> • The barn on the property is a common type and not altogether rare in the City. • The farmhouse on the property is not unique or rare in the City. • There are other farmhouses within the Kilally-Clarke area better conserved and representative of this style (e.g. 1511 Clarke Road).
	displays a high degree of craftsmanship or artistic merit.	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.
	demonstrates a high degree of technical or scientific achievement.	No evidence of a high degree of technical or scientific merit was found.



Evaluation – OHA 9/06

Criteria	Evaluation	Analysis - Response
The property has historical value or associative value because it,	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a 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.
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture	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.
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The barn, farmhouse and drive shed are built in a vernacular tradition and not attributed to a particular builder or architect.



Evaluation – OHA 9/06



Conclusion

	Criteria	Evaluation	Analysis-Response
The property has contextual value because it,	is important in defining, maintaining, or supporting the character of an area.		<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. • Proposed widening of Clarke Rd and VMP extension to Fanshawe Rd E will isolate property and compromise historic lot and development pattern of its surrounding agricultural area. • 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 physically, functionally, visually, or historically linked to its surroundings.	<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 	
	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.	

- The property did not meet the criteria for designation using mandated criteria of the Ontario Heritage Act Regulation 9/06
- Designation of this property under the *Ontario Heritage Act* is not recommended.
- Municipal Council should consent to the demolition of this property and advise the Chief Building Official accordingly.