

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: George Kotsifas, P. Eng.
Managing Director, Development and Compliance Services
And Chief Building Official

Subject: Demolition Request for Heritage Listed Property at
1588 Clarke Road

By: Sifton Properties Ltd.

Meeting on: March 18, 2019

Recommendation

That, on the recommendation of the Heritage Planner, Development Services, the following actions **BE TAKEN** with respect to the request for the demolition of the barn on the heritage listed property located at 1588 Clarke Road:

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

Executive Summary

Summary of Request

The property owner has requested consent of Municipal Council to demolish the barn on a heritage listed property at 1588 Clarke Road.

Purpose and the Effect of Recommended Action

The purpose of the recommended action is to allow the barn on the property to be demolished and to remove the property from the *Register (Inventory of Heritage Resource)*.

Rationale of Recommended Action

Staff evaluated the barn on the property using the criteria of *Ontario Heritage Act* Regulation 9/06 and found that the barn and associated farmstead property and structures do not meet the criteria for designation.

Analysis

1.0 Background

1.1 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 Conservation Area.

1.2 Cultural Heritage Status

The property has been included on the *Inventory of Heritage Resources* since March 26, 2007. The *Inventory of Heritage Resources* was adopted as the *Register* pursuant to Section 27 of the *Ontario Heritage Act* in 2007.

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

- 1424 Clarke Road (c1860; may be earlier), Ontario Farmhouse
- 1511 Clarke Road (c1865), Ontario Farmhouse
- 2304 Kilally Road (1910), Georgian Revival, known as Edgewood

1.3 Description

The property at 1588 Clarke Street is a large property with a rural character (Appendix B). The property is 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.

The current entrance to the property is from Clarke Road which at one time was presumably from Kilally Road. The entrance road is bounded by a partial allée, and 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 house, barn, shed and two ancillary modern metal sheds. The remainder of the property is agricultural fields that are not being actively farmed.

1.3.1 Barn

The subject of this demolition request is a granary barn dating in part from the middle of the nineteenth century; it is positioned to the south of the loop-drive. The barn is a gabled roof barn (approx. 12.2m x 15.2; 40' x 50') with timber frame construction and a rubble stone foundation; it appears to be clad with a metal roof. Its typology is that of a Bank Barn, which features a gangway (or barn hill) on the north side to access the upper level of the structure (hayloft); access to the stables below is from the south side of the barn. A small addition was constructed to the north and is not original to the primary barn. A silo existed on the east elevation which was removed 2009-2010 and may account for considerable damage to a primary beam on the east exterior bent. Comer posts and girts are roughly hewn with joints fashioned with a mortise and tenon. Smaller structural pieces (i.e. purlins) appear to be of sawn lumber. Most of the exterior wall planks are over a foot wide.

1.3.2 Other Buildings (House and Shed)

The house at 1588 Clarke Road consists of a 1 ½ storey Ontario Farmhouse, side gable roof design constructed with buff brick. N. Tausky estimates that the construction of the main portion of the house to be c1865, noting that: "the only house on this property in the 1861 census is a log structure, however, the stylistic qualities described above and the quality of the brick suggest that the house was built soon after, in the 1860s." (Archaeologix, p47-48). A series of additions have been made to the back and to the east side of the house. The kitchen addition dates from c1875, with the other additions to the south and east being constructed more recently.

Typical of many similar farmhouses, the gabled roof ridge runs parallel with the façade. The façade features three bays with a centre door with a small gable positioned above which originally likely contained an ornamental window proportioned within the gable. Window and door openings on the front façade are topped with brick voussoirs, each consisting of a stretcher and a header to form a rectangular arch; voussoirs of vertically positioned stretchers form a segmental arch over a kitchen wing added to the house at a somewhat later date.

The interior layout of the house has changed to accommodate multiple additions and the relocation of the primary entrance at the rear 'mud room'. Interior materials and finishes have been altered considerably with contemporary replacements. Much of the original flooring, baseboards and historic trim have been removed. All of the windows have been replaced with vinyl windows, along with the front door, including the sidelight and transom window. The fireplace is one of the few historic interior features that remains in the house.

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.

Note that the site visit and photographing did not include access directly into the hayloft space of the barn, and the stable area below was only cursorily inspected due to safety concerns. Access was not provided to the house, and the drive shed was locked. Information provided in this report for the interior of the house and basement was gained from the Heritage Impact Assessment prepared by AECOM.

1.4 Property History

The Euro-Canadian history of this property begins with land records for Lot 4, Con III which indicate that the whole 200 acres was granted to the Honorable John Hale in 1817 (Archaeologix, p17). In 1853, the subject property at N ½ Lot 4 Con III, lists Edward Hale and then John Tackabury as the owner. The *Index to London Township Map* (along with 1878 Map) illustrate 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 N ½ Lot 3 Con III. Samuel Tackabury assumed ownership of the farmstead at 1588 Clarke Road which, based on 1863 mapping, was likely already established by his father J. Tackabury.

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, Counties of Wicklow-Wexford. They emigrated from upstate New York to London Township in 1819 and are associated with Methodist Irish pioneer settlement in this area. Throughout the 19th century, the Tackabury family were active members in the fledging Grove Community. In 1862, they donated land on their property (Lot 4, Con 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 3, including at the 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).

2.0 Legislative and Policy Framework

2.1 Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved." "Significant" is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people."

2.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties 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 properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also

establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB).

2.3 Official Plan/The London Plan

Chapter 13 (Heritage of the City of London's *Official Plan* (1989, as amended) recognizes that properties of cultural heritage value or interest

Provide physical and cultural links to the original settlement of the area and to specific periods or events in the development of the City. These properties, both individually and collectively, contribute in a very significant way to the identity of the City. They also assist in instilling civic pride, benefitting the local economy by attracting visitors to the City, and favourably influencing the decisions of those contemplating new investment or residence in the City.

The objectives of Chapter 13 (Heritage) support the conservation of heritage resources, including encouraging new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources (Policy 13.1.iii). This direction is also supported by the policies of *The London Plan* (adopted 2016); *The London Plan* has greater consideration for potential cultural heritage resources that are listed, but not designated under the *Ontario Heritage Act*, through planning processes.

2.4 Register (Inventory of Heritage Resources)

Municipal Council may include properties on the *Inventory of Heritage Resources* (Register) that it "believes to be of cultural heritage value or interest." These properties are not designated, but are considered to have potential cultural heritage value or interest. The *Inventory of Heritage Resources* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

2.5 Additional Reports

2.5.1 Archaeological & Built Heritage Assessment, Kilally East Area Plan (2001)

In preparation of the Kilally East Area Plan, a *Stage 1 Archaeological & Built Heritage Assessment* was prepared in 2001 (Archaeologix). The report describes background research and field observation activities carried out for the municipal area plan comprising approximately 243 Ha. Seven built heritage features were identified as being of cultural significance – 1588 Clarke Road was one of them. Report conclusions recommended that efforts be made to preserve and designate the properties and protect them from development impact. At the time four of the seven were listed on the Register, with the remaining three having no heritage status

Regarding 1588 Clarke Road specifically, the report notes that it "*exemplify[ies] typical brick Ontario farmhouses of the last half of the nineteenth-century*", and further draws comparisons to the house at 1511 Clarke Road noting that 1511 "*is a particularly good example of the popular local type*" presumably due to its "*good state of preservation.*" The preservation state of the house on 1588 Clarke Road was found to be fair, mainly due to recent window replacements and the radically altered profile of the gable window. The landscape setting was identified as a significant feature, but noting that "*tentative plans for widening Clarke Road may pose a threat to the rural farmstead context.*"

2.5.2 Heritage Impact Assessment, 1588 Clarke Road (2016)

As per Policies of London's *Official Plan* (1989) and *The London Plan*, a Heritage Impact Assessment was prepared to assess potential impacts of a proposed development at 1588 Clarke Road. This HIA was prepared according to the guidelines set out in the MTCS Ontario Heritage Toolkit and the property was evaluated using the mandated criteria of Ontario Heritage Act Regulation 9/06. The evaluation concluded that the property does not have cultural heritage value and did not meet the criteria for designation; as a result designation of the property under the Ontario Heritage Act was not recommended.

2.5.3 Cultural Heritage Assessment Report, Clarke Road Improvements – Environmental Assessment (2019)

A Cultural Heritage Assessment Report (CHAR) was prepared in 2019 for the Clarke Road Improvements proposed between the Veterans Memorial Parkway Extension and Fanshawe Park Road East. The CHAR 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 identified as having potential cultural heritage value or interest (CHVI) and further evaluated according to O.Reg. 9/06.

Regarding 1588 Clarke Road specifically, impacts were identified (i.e. potential impacts from construction vibrations) due to the location of heritage attributes within 50 metres of the proposed road improvements and construction activities. There may be a need identified for mitigative measures such as the construction of one metre retaining walls at the property line. Further, conclusions of the 9/06 evaluation determined that the property met four of the nine criteria for designation, that it:

- is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community;
- is important in defining, maintaining or supporting the character of an area; and,
- is physically, functionally, visually or historically linked to its surroundings.

3.0 Demolition Request

Written notice of their intention to demolish the barn located at 1588 Clarke Road was submitted by the property owner and received on February 7, 2019.

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

The 60-day period for the demolition request for the barn on the property at 1588 Clarke Road expires on April 8, 2019.

Staff undertook a site visit of the property, accompanied by a representative of the property owner, on February 14, 2019. The site visit included an exterior inspection of the property and buildings. The hayloft space of the barn was viewed from inside the barn doors, and the stable area below was only cursorily inspected due to safety concerns. Access was not provided to the house, and the drive shed was locked.

Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 9 property owners within 120m of the subject property on February 27, 2019, as well as community stakeholders including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also 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.

4.0 Cultural Heritage Evaluation

4.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
 - 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. Historical or associative value:
 - 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 or 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. Contextual value:
 - 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.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted and the property removed from the *Register (Inventory of Heritage Resources)*.

4.2 Comparative Analysis

Most historic barns that are still standing in what has become the City of London are timber frame bank barns like that found at 1588 Clarke Road. This type of barn is common, although it is unclear precisely how many barns remain. While rural properties, which may include barns, are included on the *Register (Inventory of Heritage Resources)*, only a small number include a direct reference to the barns on the property. A cursory count revealed no less than 20 properties mentioning ‘barn’ in the Register. This review is certainly not comprehensive, but does provide some indication that bank barns in the City are not rare. Some mention of barns include:

- 3544 Dingman Drive (ell-shaped bank barn with a gable roof, built circa 1870)
- 5406 Highbury Avenue South (type unclear but has a gable roof, built circa 1870)
- 5617 Highbury Avenue South (T-shaped bank barn with gable roof, built circa 1900)
- 2240 Manning Drive (noted as “early barns” but details unclear)
- 4335 Murray Road (T-shaped bank barn with gambrel roof, circa 1870)
- 2012 Oxford Street (type unclear, built circa 1865)
- 2154 Richmond Street (bank barn with gable roof, 1865)
- 1383 Scotland Drive (T-plan bank barn with gable roof, 1865)
- 3583 Westminster Drive (bank barn with gable roof, circa 1865)

Further, a cursory count of ‘Ontario Farmhouse’ revealed no less than 100 properties mention on the *Register* exhibiting this specific architectural style. Once again, this review is certainly not comprehensive (as currently, many properties on the Register do not note style), but does provide some indication that this style is not rare in the City. There are other Ontario farmhouses located within the Kilally-Clarke Road area noted in the *Archaeological & Built Heritage Assessment – 2001* and *Cultural Heritage Assessment Report – 2019*; 1395 Sandford Street, 1424 Clarke Road and 1511 Clarke Road. 1511 Clarke Road was described as being comparable in proportions and details, yet exhibiting a higher degree of conservation and integrity than the farmhouse at 1588 Clarke Road.

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

Criteria for Determining Cultural Heritage Value or Interest			
	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"> • 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).
	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.	
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"> • 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.
	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.	
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 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
	is physically, functionally, visually, or historically linked to its surroundings.		

			<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>	

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- Appendix A Maps
- Appendix B Images

Sources

AECOM. 2018, September. Heritage Impact Assessment, 1588 Clarke Road London, Ontario.

Archaeologix Inc. 2001, August. Stage 1 Archaeological & Built Heritage Assessment Kilally East Area Plan, City of London, County of Middlesex, Ontario. Report on file with the Ministry of Tourism, Culture and Sport, Toronto.

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Appendix A – Maps

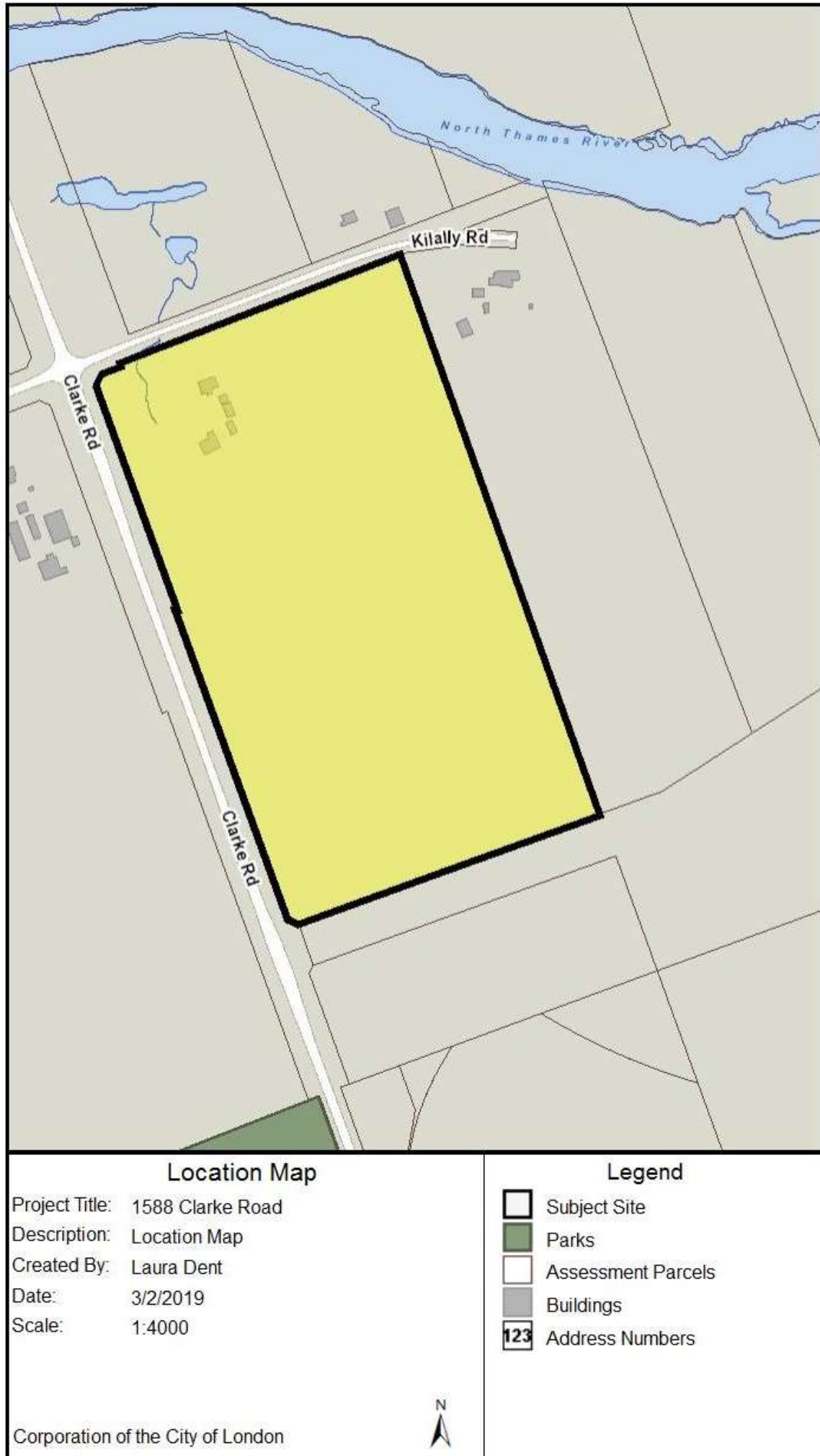


Figure 1: Property location of 1588 Clarke Road



Figure 2: Aerial image of property located at 1588 Clarke Road (2018)

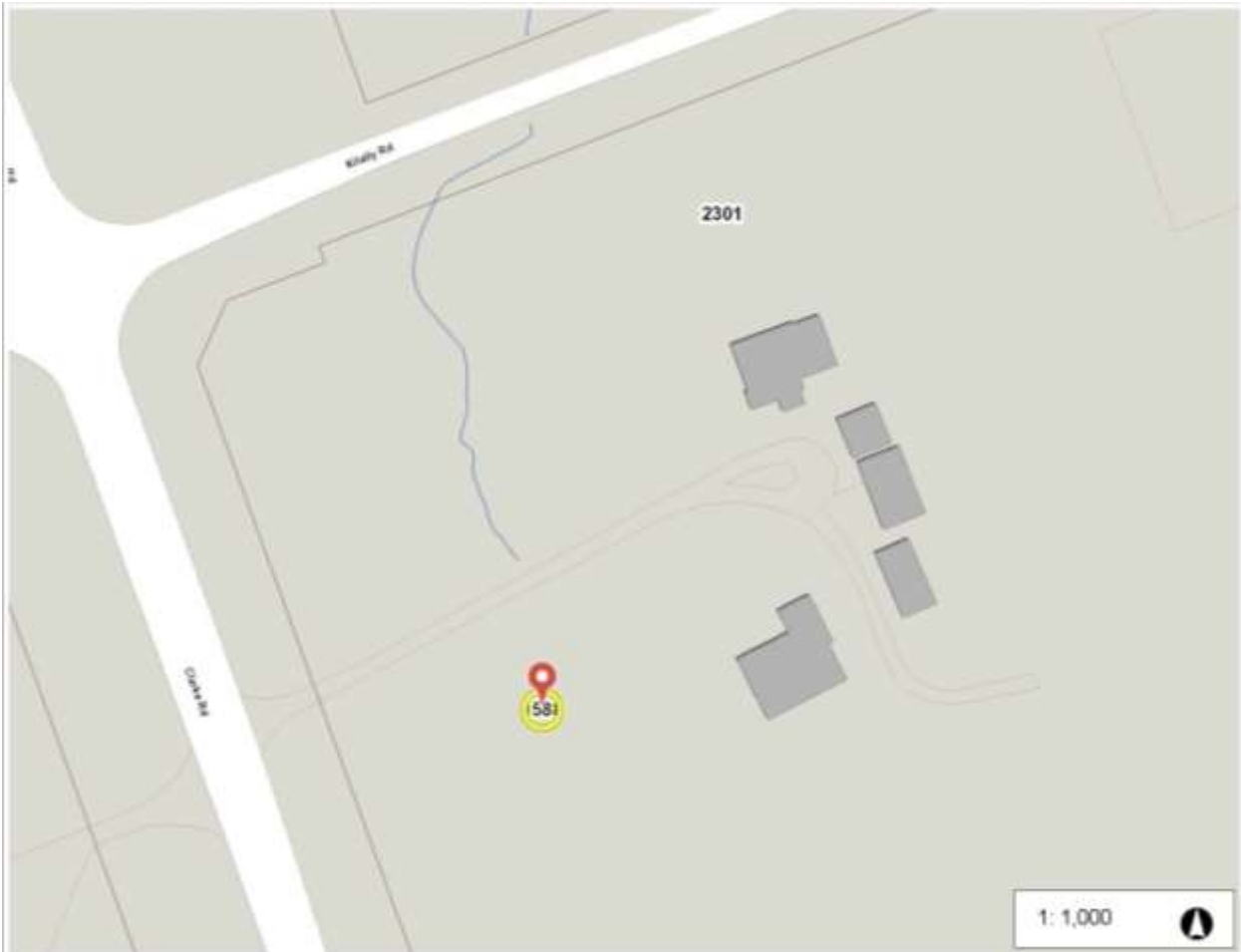


Figure 3: Plan view showing buildings at 1588 Clarke Road



Figure 4: Detail of the Samuel Peters Map of the Township of London (1863), Concession III

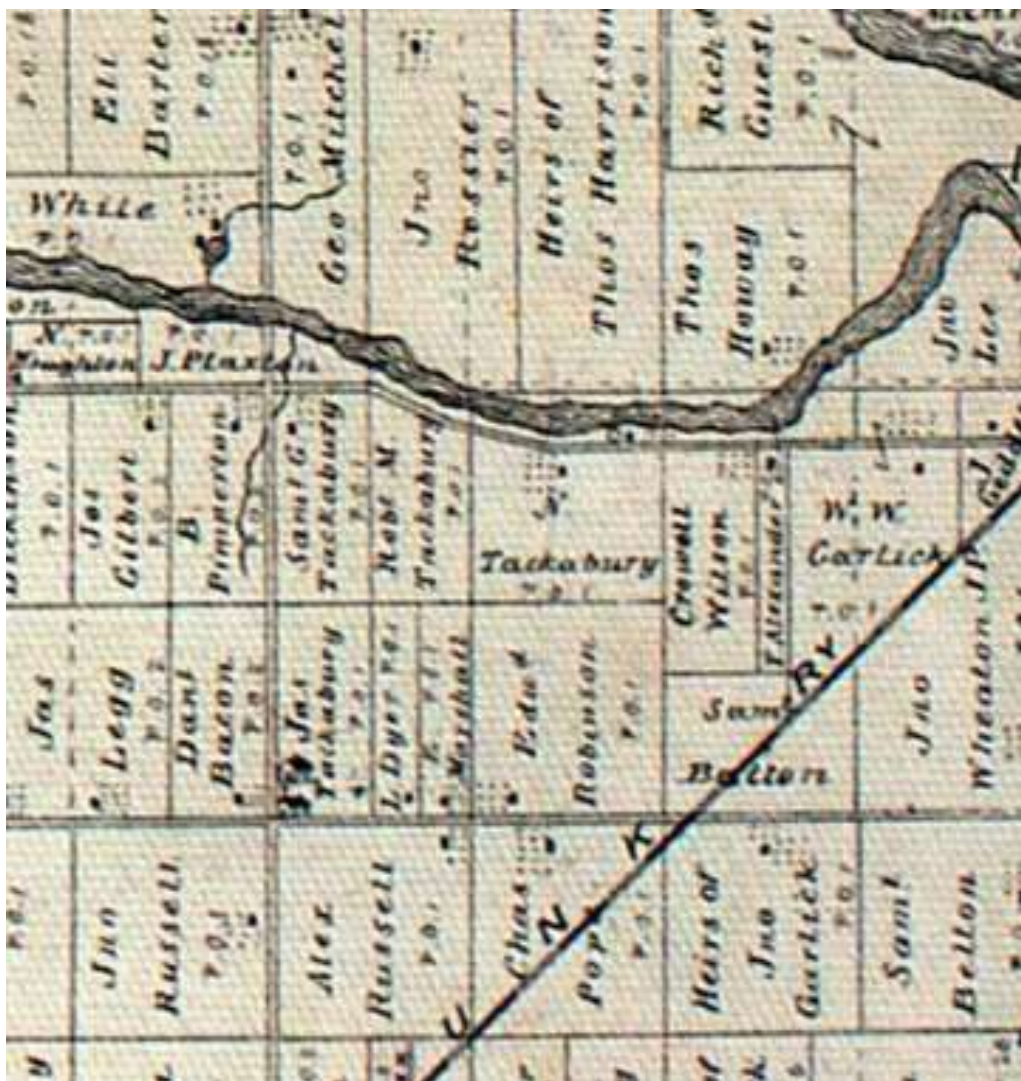


Figure 5: Detail of the Map of the Township of London in the Illustrated Historical Atlas of Middlesex County (1878) identifying the property at 1588 Clarke Road

Appendix B – Images



Image 1: Entrance from Clarke Road, barn to the right and house to the left of the drive (2019-02-14)



Image 2: View of barn from entrance drive illustrating setting on property (2019-02-14)



Image 3: View of the barn and addition, east face (2019-02-14).



Image 4: View of barn, east-south corner illustrating gangway, rubble foundation and lower stable level (2019-02-14).



Image 5: View of barn interior illustrating structure, middle bay and timber framed bents (2019-02-14).



Image 6: View of barn interior illustrating exterior bent, west face (2019-02-14).



Image 7: View of barn interior illustrating damaged exterior bent and cladding, east face (2019-02-14).



Image 8: View looking up of barn interior (2019-02-14).



Image 9: View of barn interior illustrating damaged exterior bent and cladding, east face (2019-02-14).



Image 10: View of lower section of barn, stable area (2019-02-14).



Image 7: View of drive shed (2019-02-14)



Image 12: Front façade of farmhouse – north face, facing Kilally Road (2019-02-14)



Image 13: Side elevation of house – west-south corner, with additions to original farmhouse (2019-02-14)



Image 14: View of 1588 Clarke Road farmhouse through woodlot at the corner of Clarke and Kilally Roads (2019-02-14).



Image 15: 1511 Clarke Road, front façade (2018-11-23, KG).



Image 16: View of 1424 Clarke Road, front façade – north facing (2016-09-29).



Image 17: View of 1424 Clarke Road, elevation – east facing (2016-09-29).

One and a half storey farmhouse, built with buff (London) brick.

The house is of a modified Ontario cottage style with a typical centre peaked gable and gable roof. The centre gable is substantial and frames a pointed arch gable window. This farmhouse exhibits Gothic Revival overtones with the three pointed arch windows in the upper storey, the elaborate bargeboard ornamenting the facade gable and finials atop the gable and at each end of the roof.

This is an economical and functional building but it has been embellished by some striking details: swagged bargeboard (in good condition) in the centre gable, well executed brick quoins at all corners of the building and swagged bargeboard at either end of the roof. Further embellishments include pointed arch windows, stepped brick detailing on the frieze line at each end of the gable (side walls), finials at each end of the roof as well as topping out the centre gable and brick voussoirs over all the windows. The brick frieze line is also carried around the side of the house to define the upper storey. This is a comparatively rare relic to find within the City limits. (Maggie Whalley)