

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage

From: John M. Fleming
Managing Director, Planning and City Planner

Subject: Demolition Request for Heritage Listed Property at 3303
Westdel Bourne by Carvest Properties Ltd.

Meeting on: Wednesday May 8, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the designation of the heritage listed property at 3303 Westdel Bourne, that the following actions **BE TAKEN:**

- a) Notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix F of this report; and,
- b) Should no appeal be received to the notice of intent to designate, a by-law to designate the property at 3303 Westdel Bourne to be of cultural heritage value or interest for the reasons outlined in Appendix F of this report **BE INTRODUCED** at a future meeting of Municipal Council immediately following the end of the appeal period.

IT BEING NOTED that should an appeal to the notice of intent to designate be received, the City Clerk will refer the appeal to the Conservation Review Board.

Executive Summary

Summary of Request

A demolition request for the heritage listed property located at 3303 Westdel Bourne was received on March 25, 2019.

Purpose and the Effect of Recommended Action

The purpose of the recommended action is for Municipal Council to issue its notice of intent to designate the property under Section 29(3) of the *Ontario Heritage Act* with the effect of preventing the demolition of this cultural heritage resource.

Rationale of Recommended Action

Staff completed an evaluation of the property at 3303 Westdel Bourne using the criteria of Ontario Regulation. 9/06 and found that the property has significant cultural heritage value and merits designation under the *Ontario Heritage Act*.

Analysis

1.0 Background

1.1 Property Location

The property at 3303 Westdel Bourne is located on the west side of Westdel Bourne, north of Deadman's Road (Appendix A).

1.2 Cultural Heritage Status

The property at 3303 Westdel Bourne has been included on the *Inventory of Heritage Resources* since 1997. The property was added when the City of London annexed part of Delaware Township (Appendix B). The *Inventory of Heritage Resources* was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007. The property at 3303 Westdel Bourne is considered to have potential cultural heritage value or interest

1.3 Description

The property at 3303 Westdel Bourne includes a farmhouse, three barns, and a shed.

Farmhouse

The farmhouse located at 3303 Westdel Bourne was built in 1877 in the Italianate style. The farmhouse is a two storey, buff brick, asymmetrical farmhouse, with a complex massing. The farmhouse has one projecting and one recessed bay and a one storey buff brick wing in the rear (Appendix C, see Farmhouse). The building is capped by a hipped roof that form a flat roof at its peak. Two single-stacked buff brick chimneys flank the north and west slopes of the roof. The two storey portion of the house has return eaves as well as tongue and groove soffits. Decorative paired brackets, that are a defining element of the Italianate style, are found around the entire house.

The building has an asymmetrical façade that is comprised of one recessed bay and one projecting bay. The projecting bay is highlighted by the decorative bargeboard on the front gable and an oculus window in the gable's centre. On the main floor, an entry door is located in the recessed bay. The door itself has been replaced, but the original opening has been retained. Two fixed windows in the central bay are now in the place of the original door, and the segmented arch transom with decorative etched glass. The etched glass shows a floral motif surrounding a bird.

Brick voussoirs with contrasting mortar appear above every original window and door opening. Many of the windows are tall, narrow and in pairs with segmented arch openings. Although all the windows appear to have been replaced; the replacement windows are wood and maintain their openings. The original cast stone sills can still be found below each window.

The buff brick is laid in a common bond pattern and the foundation is field stone with coursing detail. Although it has not been confirmed, the field stone in the foundation appear to be similar to the "glacial erratics" fieldstone used to build the Kilworth United Church (2442 Oxford Street West), which is approximately 6km away.

The ell shaped wrap-around verandah is covered by a hipped roof and supported by decorative chamfered posts. The chamfered posts are connected to a concrete base with pressed design and are topped with capitals connected to fluted brackets. Each fluted bracket connects to a pierced panels supported by a decorative bracket. Spandrels extend around the verandah with a centre decorative bracket attached below.

Barn 1

Barn 1 is the largest of the barns located on the property at 3303 Westdel Bourne. Barn 1 is in the Bank Barn style as the lower level housed animals and the upper level served as storage. The foundation of the barn has been parged in concrete and has a number of openings for multi-pane windows. The barn is a timber frame with a gable roof covered in corrugated metal and vertical barn board siding. The beams in the barn are a mix of hand hewed and machine cut with a typical diagonal post and beam brace connection. The beams are connected to the post with mortise-and-tenon joints. The beams on the first level are notched into the top of the foundation wall. A reinforced concrete silo is connected to the north façade of the barn.

A barn hill is connected to the east façade of Barn 1. The barn hill appears to have a root cellar that has been parged and altered. An open space in the middle – known as a "walk way", and field stones make up the rest of the barn hill.

Barn 2

Barn 2 is just south west of the large barn. Similar to the largest barn, the barn is also a timber frame with a gable roof and vertical barn board siding (Appendix C, see Barn 2). The beams in the barn are a mix of hand hewed and machine cut with a typical diagonal post and beam brace connection. The beams are connected to the post with mortise-and-tenon joints.

Barn 3

Barn 3 is directly west of the second barn. Barn 3 sits on top of concrete piers is also a timber frame with a gable roof and vertical barn board siding (Appendix C, see Barn 3). The inside was unable to be viewed as the door was pad locked shut, so the construction method of the barn was unable to be confirmed.

Shed

The shed is a vernacular in form with timber framing and a corrugated metal roof. What is suspected to be a dog house is connected to the south façade.

1.4 Property History

The Euro-Canadian history of the property located at 3303 Westdel Bourne begins in 1843 when Joseph Steinhoff purchased Lot 5 Concession 4, from the Canada Company. The 1861 Census, Joseph Steinhoff and his family members were noted to be living in a 1 ½ story log dwelling. The property did not become an Ireland family farm until 1877 when George Ireland purchased the property located a Lot 5 Concession 4 from Joseph Steinhoff's son, Samuel Steinhoff.

The Land Registry records show that George Ireland purchased the 48 acre property located at 3303 Westdel Bourne in 1877 (Appendix D, see Figure 8) and the 1878 tax assessment rolls indicate that Walter Ireland was the householder of the property (Appendix D, see Figure 10). The change in "Total Value of Real Property" in the 1878 tax assessment rolls is also notable.

In the 1876 tax assessment rolls, Joseph Steinhoff had a combined Total Value of Real Property of \$2250.00, which included a 96 acres property and a 48 acres property in Lot 5 Concession 4 (Appendix D, see Figure 9). In 1878, a year after Walter Ireland was occupying the property, the 48 acres property had a Total Value of Real Property of \$1200.00 (Appendix D, see Figure 10). Although the increase in value of the 48 acres property cannot be confirmed due to the missing 1877 tax assessment rolls, it can be suggested that \$1200.00 is high for a 48 acres property and may indicate the construction of a new house. The change in the Total Value of Real Property for George Ireland's property (48 acres in Lot 4 Concession 4 and 18 acres in Lot 5 Concession 4) adds to this speculation. George Ireland's Total Value of Real Property almost doubled in 1878. In 1876 George Ireland's Total Value of Real Property was \$1000, but in 1878 the value has increased to \$1800 (Appendix D, see Figure 9).

A construction date of 1877 for the farmhouse corresponds with the 1878 *Illustrated Historical Atlas of the County of Middlesex*. The farmhouse located at 3303 Westdel Bourne is shown on the 1878 *Illustrated Historical Atlas of the County of Middlesex* (Appendix D, see Figure 5). The 1878 *Illustrated Historical Atlas* combined with the suspected increase in Total Value of Real Property in the tax assessment rolls, and construction of the house, dates the house to 1877.

The 48 acres property located at 3303 Westdel Bourne is historically associated with the Ireland family, as it was an Ireland family farm for 141 years. In 2018, Richard Ireland passed away and the current property owner purchased the property.

The Ireland Family

The Ireland family is significant to the Euro-Canadian settlement of Delaware Township as the Ireland family is one of the earliest settlers to the area. George Ireland immigrated to Canada from Scotland with his parents, Walter and Janet Ireland, around 1834 (Grainger 2006, 282). In 1850, George Ireland married Clementine Schram and soon after purchased a part of Lot 4 Concession 4 in Delaware Township (property located at located at 3208 Woodhull Road) (Grainger 2006, 283). George and Clementine were farmers and together had 8 living children: Walter, William, Janet Ann, John, Harriet, Ferguson, Pauline, and George Stillman. George and Clementine Ireland were active members of the Kilworth United Church (2442 Oxford Street). In 1876, George was on the list of donations for stained glass renovations at the church (Woodhull and Harris, 1974).

Walter Ireland, the eldest son of George and Clementine, married Janet Hanger, and together they lived with their three children, Angus, Frank, and William at 3303 Westdel Bourne (Grainger 2006, 283). Walter and his family were known for growing vegetables and apples and selling their produce at the Covent Garden Market in London (Grainger 2006, 283).

Frank Ireland, son of Walter and Janet, married Maggie Colvin in 1918 and they had one son, Gordon Ireland (Grainger 2006, 283). Together they continued farmed the property located at 3303 Westdel Bourne. Maggie was an active member of the Women's Institute and competed in Western Fair Quilt competitions (Grainger 2006, 283).

Gordon Ireland, son of Frank and Maggie, married Marian T. Glover in 1945 and together they has four sons, David, Richard, Ross, and Russell (Grainger 2006, 283). In 1967 they moved back to 3303 Westdel Bourne and continued to farm the land (Grainger 2006, 283). Marian was also involved in the Women's Institute (Grainger 2006, 283). Richard Ireland lived at the 3303 Westdel Bourne until he passed away in 2018.

1.5 Italianate Architectural Style

The Italianate style was popular architectural style in Ontario between 1860 and 1890 (Mikel 2004, 65). The Italianate was a style of elements and is typically characterized as stoic simplicity contrasting to exuberance. The most defining element of the Italianate style is highly decorated paired brackets (Mikel 2004, 65). Other elements of the Italianate style include: projecting bay with gable, oculus window, tall and narrow segmentally arched windows, paired windows, moulded window surrounds, or heads, quoins, hipped roof, wide overhanging eaves, and cupolas or belvederes (Mikel 2004, 65).

One of the most common Italianate forms was the simple square hipped roof house (Mikel 2004, 66). However Robert Mikel, in *Ontario House Styles: The distracting architecture of the province's 18th and 19th century homes*, notes that ell-shaped, with big wings extending at the back, were also popular in Western Ontario (2004, 72). Mikel also notes that porch decoration and complicated turnings on the verandahs became more common by the 1870's (2004, 72)

The page for 3303 Westdel Bourne from the 1997 Inventory of Heritage Resources notes that the architectural style is "High Victorian" (Appendix B). Victorian architecture broadly refers to a building or style that was constructed during Queen Victoria's reign (1837-1901). Many styles and sub-styles were created during Queen Victoria's reign because the period is so long, however, one of the most prevalent style found during the Victorian age is Italianate.

The farmhouse located on the property at 3303 Westdel Bourne displays many of the elements commonly found on building in the Italianate style, including the most defining element of the style, paired brackets. The farmhouse also has narrow segmented arched windows, paired windows, hipped roof, wide overhanging eaves, and a projecting bay with gable and oculus window. These elements include the most defining element of the style, paired brackets, as well as narrow segmented arched windows, paired windows, and wide overhanging eaves. Although the form of the farmhouse is not a common Italianate form as there is a recessed and projecting bay, there is a wing extending at the back.

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.”

The Provincial Policy Statement (2014) defines “conserved” as: “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 maintained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

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 (*Inventory of Heritage Resources*).

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 and 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). Owner consent is not required for designation under the *Ontario Heritage Act*.

2.3 The London Plan

The policies of The London Plan articulate the contributions that our cultural heritage resources make to our community. Our cultural heritage resources distinguish London from other cities, and made London a more attractive place for people to visit, live, or invest. Importantly, “our heritage resources are assets that cannot be easily replicated and they provide a unique living environment and quality of life. By conserving them for future generations, and incorporating, adapting, and managing them, London’s cultural heritage resources define London’s legacy and its future” (Policy 552_, The London Plan). With the cultural heritage policies of The London Plan, we will (Policy 554_):

1. Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.
2. Conserve London’s cultural heritage resources so they can be passed onto our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources. Generally, the policies of The London Plan support the conservation and retention of significant cultural heritage resources

Applicable policies include:

- Policy 566_ Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation may be considered.
- Policy 567_ In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.

- Policy 568_: Conservation of whole buildings on properties identified on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.
- Policy 569_ Where, through the process established in the Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the Ontario Heritage Act, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.

The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of “Building a Sustainable City.”

2.4 Register (Inventory of Heritage Resources)

Municipal Council may include properties on the Register (*Inventory of Heritage Resources*) 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 property at 3303 Westdel Bourne considered to have potential cultural heritage value or interest as a heritage listed property.

3.0 Demolition Request

Written notice of the intention to demolish the single resident building located at 3303 Westdel Bourne was received on March 25, 2019. The letter of intent noted that the request to demolish the single residential building is related to the deterioration and presence of mold in the farmhouse.

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 and Environment Committee.

The 60-day period for the demolition request for the farmhouse on the property at 3303 Westdel Bourne expires on May 24, 2019.

Staff undertook a site visit of the property, accompanied by a representative of the property owner, on April 8, 2019. The site visit included an interior and exterior inspection of existing farmhouse, however, only an exterior inspection of the barns as many of the doors had been locked. Some interior photos of the barns were able to be taken through window openings.

Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 5 property owners within 120m of the subject property on April 23, 2019, as well as community stakeholders including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, the Urban League, and the Middlesex Centre Archives. Notice was also published in *The Londoner* on April 25, 2019. At the time of writing, no replies have been received regarding this demolition request.

4.0 Comparative Analysis

Farmhouse

The property at 3303 Westdel Bourne includes a farmhouse, which is a representative example of the Italianate style in London. Many of the elements commonly found on buildings in the Italianate style are found on the farmhouse. These elements include:

paired brackets, paired windows, segmented arched windows, hipped roof, wide overhanging eaves, and a projecting bay with gable and oculus window.

While the Italianate style is popular in London, the farmhouse located at 3303 Westdel Bourn is a unique type of the Italianate style. On the Register (*Inventory of Heritage Resources*), only 23 properties are identified as Farmhouses in the Italianate Style, and of the 23, only 16 are two storeys. These properties are:

1. 3087 Colonel Talbot Road - c1870
2. 2552 Dingman Drive - c1865
3. 518 Fanshawe Park Road East – c.1870
4. 224 Greenwood Avenue - c1890
5. 1656 Hyde Park Road - c.1880
6. 969 Manning Drive – c.1873
7. 4598 Murray Road – c.1880
8. 1896 Sunningdale Road E– date unconfirmed
9. 2100 Sunningdale Road E– date unconfirmed
10. 1744 Sunningdale Road W – date unconfirmed
11. 2420 Westdel Bourne - c1870
12. 4775 Westdel Bourne – c.1875
13. 1291 Westminster Drive - c1870
14. 1544 Westminster Drive – c.1875
15. 6295 Westminster Drive – c.1880
16. 7673 Westminster Drive – c.1875

However, the only other properties that are located in the former Delaware Township, in addition to 3303 Westdel Bourne, are 2420 Westdel Bourne and 4775 Westdel Bourne.

The farmhouse at 2420 Westdel Bourne is unable to be seen from the street, but by viewing the property on Google Street view, the farmhouse appears to have a projecting gable with decorative bargeboard and two small windows at the centre (Appendix E). The windows appear to be single hung windows. The existence of brackets, brick voussoirs, and decorative porch details cannot be confirmed.

The farmhouse at 4775 Westdel Bourne is visible from the street, but difficult to determine the features due to the farmhouse's distance from the street. The farmhouse has a projecting gable with decorative bargeboard and two small windows at the centre (Appendix E). Many of the windows appear to be single hung windows and the wrap-around veranda appears to have minimal decorative elements. The existence of brackets, and brick voussoirs cannot be confirmed.

Although many of the features of the two properties cannot be confirmed due to their location to the street, the features that are able to be confirmed, are not representative of the Italianate style.

The property at 3303 Westdel Bourne includes a farmhouse which is a representative example of a farmhouse in Italianate style within the former Delaware Township. The farmhouse displays many of the elements commonly found on building in the Italianate style, including the most defining element of the style, paired brackets. The farmhouse also has narrow segmented arched windows, paired windows, hipped roof, wide overhanging eaves, and a projecting bay with gable and oculus window. The decorative details of the wrap-around verandah details displays a high degree of craftsmanship when comparing two other Italianate style farmhouses in the former Delaware Township (Appendix E).

Barn 1

Barn 1 (the largest barn) located on the property at 3303 Westdel Bourne is a rare and representative example of the bank barn. Many of the elements commonly identified in a bank barn style can be found in Barn 1. These elements include: a two level, timber frame structures, with mortise and tenon joints, gable roof, vertical "barn board" cladding, concrete foundation, and a ramp into the upper level of the barn often for

straw or hay storage (McIlwraith 1997, 179). Barn 1 is also rare because it retains its barn hill, which has a suspected root cellar and a walk way underneath the barn hill.

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. These 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, no barn hill, built circa 1870)
- 5617 Highbury Avenue South (T-shaped bank barn with gable roof and a barn hill, built circa. 1900)
- 2240 Manning Drive (noted as “early barns” but details unclear, no barn hill)
- 4335 Murray Road (T-shaped bank barn with gambrel roof, no barn hill, circa 1870)
- 2012 Oxford Street West (type unclear, but could be English style, no barn hill, built circa 1865)
- 2154 Richmond Street (bank barn with gable roof, no barn hill, 1865)
- 1383 Scotland Drive (T-plan bank barn with gable roof, no barn hill, 1865)
- 3583 Westminster Drive (bank barn with gable roof, no barn hill, circa 1865)

When reviewing the above properties, only one other property was identified as having barn hill. The property located at 5617 Highbury Avenue South has a barn hill on the north façade, however it does not have a walk way underneath. Whether the barn hill also has a root cellar has not been determined.

A root cellar and a walk way are rare attributes for barn hill, however, the walk way underneath is particularly unique due to the maintenance required to maintain its structural integrity. It could be suggested that a member of the Ireland family determined that the having a walk way in their barn hill was worth the maintenance. This walk way may have been used as a passage way for livestock to go through, instead of herding the livestock around the barn hill. Not only is the walkway rare and unique, its design is directly associated to the function of the barn.

Farmhouses and barns are becoming rarer as residential development begins to expand into agricultural areas. The area of the former Delaware Township is evolving and developing with modern residential developments to the north and south of the subject property. The farmhouse and Barn 1 are important in defining and maintaining the historic agricultural character of the area that developed in the early to late nineteenth century. Retaining the farmhouse and Barn 1 provides a tangible link to the historic agricultural character of this area. The prominent design values of the farmhouse and Barn 1 allows it to define this character. The farmhouse and Barn 1 communicates the history of a family who immigrated to Delaware Township, farmed their property, and sold their produce at the Covent Garden Market in London. The property at 3303 Westdel Bourne is important in defining the character of the Delaware Township area.

5.0 Cultural Heritage Evaluation

4.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of Ontario 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 Inventory of Heritage Resources (Register).

4.2 Evaluation

Table 1: *Evaluation of the property at 3303 Westdel Bourne using the criteria of O. Reg. 9/06.*

Criteria		Heritage Planner Evaluation	Does the property Meet the Criteria?
A property may be designated under Section 29 of the <i>Ontario Heritage Act</i> if it meets one or more of the following criteria for determining cultural heritage value or interest:			
1. The property has design value or physical value because it,	a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	<p>The property at 3303 Westdel Bourne includes a farmhouse which is a representative example of a farmhouse in Italianate style within the former Delaware Township. The farmhouse displays many of the elements commonly found on building in the Italianate style, including the most defining element of the style, paired brackets. The farmhouse also has narrow segmented arched windows, paired windows, hipped roof, wide overhanging eaves, and a projecting bay with gable and oculus window. The decorative details of the wrap-around verandah details displays a high degree of craftsmanship when comparing two other Italianate style farmhouses in the former Delaware Township (Appendix E).</p> <p>Barn 1 (the largest barn) located on the property at 3303 Westdel Bourne is a rare and representative example of the bank barn. Many of the elements commonly identified in a bank barn style can be found in Barn 1. These elements include: a two level, timber frame structure, with mortise and tenon joints; gable roof; vertical “barn board” cladding; concrete foundation, and a barn hill providing access to the second level of the barn. Barn 1 is rare because it retains its barn hill, which has a suspected root cellar and a walk way underneath the ball hill.</p>	Yes

Heritage Planner: Krista Gowan

	b. Displays a high degree of craftsmanship or artistic merit, or	The farmhouse on the property located at 3303 Westdel Bourn displays a high degree of craftsmanship. Elements that display a high degree of craftsmanship include, the contrasting mortar in the brick voussoirs, the etched glass transom window, but particularly, elements of the verandah. The ell shaped wrap-around verandah is covered by a hipped roof and supported by decorative chamfered posts. The chamfered posts are connected to a concrete base with pressed design and are topped with capitals connected to fluted brackets. Each fluted bracket connects to a pierced panels supported by a decorative bracket. Spandrels extend around the verandah with a centre decorative bracket attached below.	Yes
	c. Demonstrates a high degree of technical or scientific achievement.	While the barn hill has a walk way, the barns and farmhouse do not demonstrate a high degree of technical or scientific achievement	No
2. The property has historical value or associative value because it,	a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	The property located at 3303 Westdel Bourne is significantly associated with the Ireland family. The Ireland family is one of the earliest settlers to the Delaware Township area and the property was farmed by the family for 141 years. The Ireland's were active community members throughout the 141 years. George and Clementine Ireland were active members of the Kilworth United Church (2442 Oxford Street). Walter Ireland and his family were known for growing vegetables and apples, which they sold at the Covent Garden Market in London (Grainger 2006, 283). Also, Maggie Ireland and Marian Ireland were active member of the Women's Institute	Yes
	b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	The farmhouse and barns located on 3303 Westdel Bourne are not believed to yield or have the potential to yield, information that contributes to the understanding of a community or culture.	No
	c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Although it is suspected that members of the Ireland Family were involved in building the farmhouse and barns, it has not been confirmed.	No
3. The property has contextual value because it,	a. Is important in defining, maintaining or supporting the character of an area,	The area of the former Delaware Township is evolving and developing with modern residential developments to the north and south of the subject property. The farmhouse and Barn 1 are important in defining and maintaining the historic agricultural character of the area that developed in the early to late nineteenth century. Retaining the farmhouse and Barn 1 provides a tangible link to the historic agricultural character of this area.	Yes

		The prominent design values of the farmhouse and Barn 1 allows it to define this character. The farmhouse and Barn 1 communicates the history of a family who immigrated to Delaware Township, farmed their property, and sold their produce at the Covent Garden Market in London. The property at 3303 Westdel Bourne is important in defining the character of the Delaware Township area.	
	b. Is physically, functionally, visually, or historically linked to its surroundings, or,	The property located at 3303 Westdel Bourne is not physically, functionally, visually, or historically linked to its surroundings	No
	c. Is a landmark.	While certainly recognizable, it is not conclusive if the farmhouse and the barns are a landmark in the context of their community	No

5.0 Conclusion

Our cultural heritage resources are non-renewable. Once demolished, they are gone forever. These cultural heritage resources can be tangible links to our past in a changing environment, and maintain a sense of place in an authentic manner.

The evaluation of the property at 3303 Westdel Bourne found that the property meets the criteria for designation under Section 29 of the *Ontario Heritage Act* (see Statement of Cultural Heritage Value or Interest in Appendix F).

To ensure the conservation of this significant built heritage resource, the property at 3303 Westdel Bourne should be designated under Part IV of the *Ontario Heritage Act*.

Prepared by:	Krista Gowan, Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Sustainability
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
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 Planning Services	

May 2, 2019
kg/KAG

Sources

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Appendix A - Location

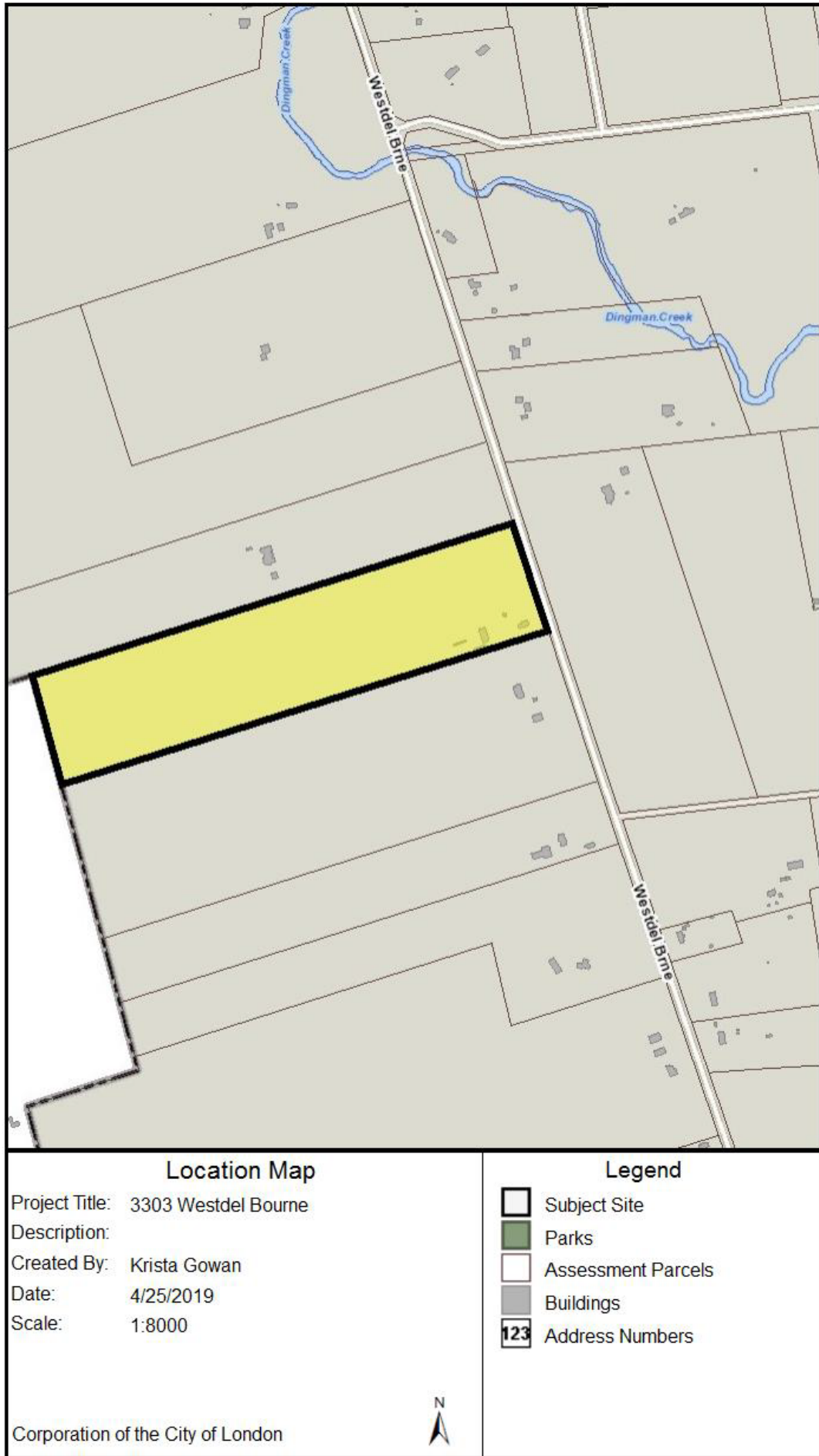


Figure 1: Property location of 3303 Westdel Bourne

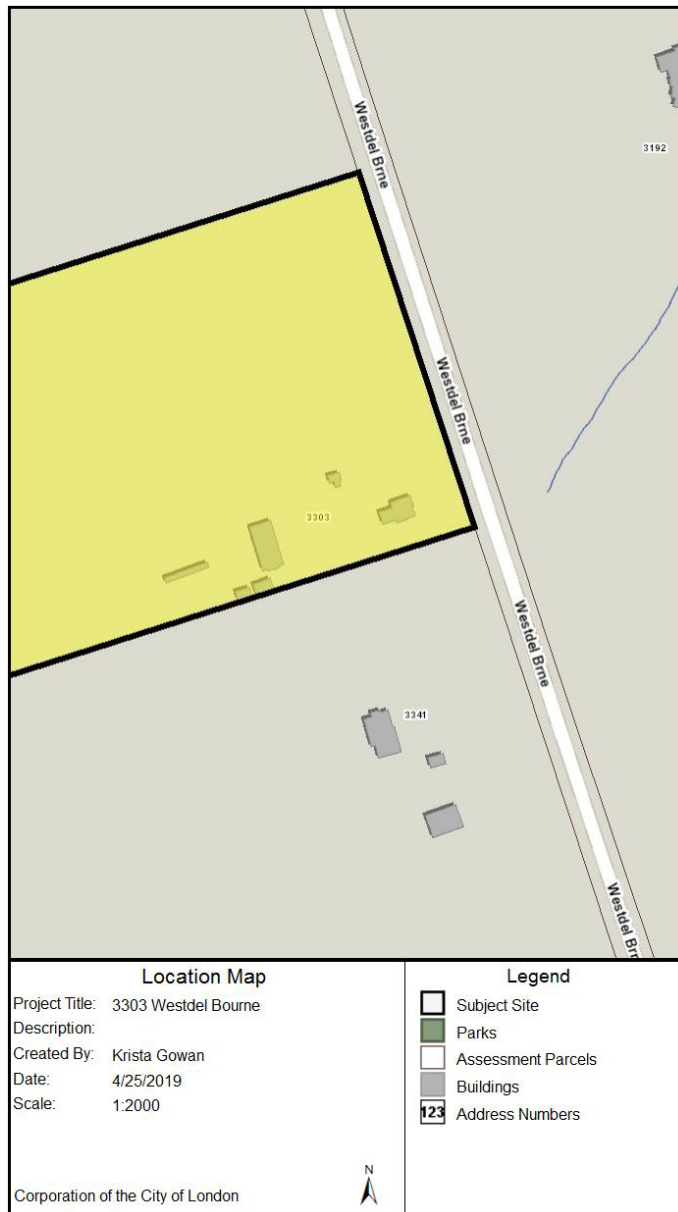


Figure 2: Plan view showing buildings at 3303 Westdel Bourne



Figure 3: Aerial image of property located at 3303 Westdel Bourne. Courtesy of Google Street view (2019)

Appendix C – Images



Image 1. Front façade of the farmhouse located 3303 Westdel Bourne. The largest barn and the barn hill seen in the rear, looking west. Date unknown.



Image 2. Front façade of the farmhouse located 3303 Westdel Bourne. The largest barn and the barn hill seen in the rear, looking west. April 2019.



Image 3. Front façade of the farmhouse located 3303 Westdel Bourne. The largest barn and the barn hill seen in the rear, looking northwest. April 2019.

Farmhouse



Image 4. Front and north façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 5. North façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 6. Rear façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 7. Rear façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 8. South façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 9. South façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 10. Front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 11 Window example, front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 12. Window example, front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 13. Window example, south façade of the farmhouse located at 3303 Westdel Bourne, looking west. April 2019.



Image 14. Example of the paired brackets at the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 15. Field Stone foundation, north façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 16. Original front door opening, front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 17. Etched glass above original front door opening. Interior photo of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 18. Front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 19. Front façade of the farmhouse located at 3303 Westdel Bourne, looking west. April 2019.



Image 20. Close up of verandah detail. Front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 21. Close up of verandah detail. Front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 22. Close up of verandah detail. Front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 23. Close up of verandah details. Front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 24. Verandah concrete base. Front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.



Image 25. Close of up of the concrete base of the verandah. Front façade of the farmhouse located at 3303 Westdel Bourne. April 2019.

Barn 1



Image 26. View of Barn Hill, east façade of Barn 1 located at 3303 Westdel Bourne, looking west. April 2019.



Image 27. West façade of Barn 1 located at 3303 Westdel Bourne, looking east. April 2019.



Image 28. Window example. Barn 1 located at 3303 Westdel Bourne. April 2019.



Image 29. Parged concrete foundation. Barn 1 located at 3303 Westdel Bourne. April 2019.



Image 30. Interior of Barn 1 located at 3303 Westdel Bourne. April 2019.



Image 31. Interior of Barn 1 located at 3303 Westdel Bourne. April 2019.



Image 32. Photo of the Barn Hill. Barn 1 located at 3303 Westdel Bourne. April 2019.



Image 33. North façade of Barn 1 located at 3303 Westdel Bourne. April 2019.

Barn 2



Image 34. East façade of Barn 2 located at 3303 Westdel Bourne. April 2019.



Image 35. Interior of Barn 2 located at 3303 Westdel Bourne. April 2019.

Barn 3



Image 36. West façade of Barn 3 located at 3303 Westdel Bourne. April 2019.



Image 37. Close up of concrete pillars. Barn 3 located at 3303 Westdel Bourne. April 2019.



Figure 6 – Picture of Floy Ireland, dated 1919. The south façade, particularly the verandah, of the farmhouse located at 3303 Westdel Bourn is seen in the background. Courtesy of the Middlesex Centre Archives.



Figure 7– Picture of Ireland family standing in front of 3303 Westdel Bourne in 1919. Back row left to right – Walter Ireland; Frank Ireland, Stan Cornish, Margaret, Will Ireland. Front row left to right Thelma, Floy and Bessie Courtesy of Middlesex Centre Archives.

ASSESSMENT ROLL FOR THE

Journal of Delaware 1878

MONEY AND DESCRIPTIONS OF PROPERTY ASSESSED										DESCRIPTION AND VALUE OF										REAL PROPERTY										PERSONAL PROPERTY AND OTHER										TOTAL									
NO.	NAME OF ASSIGNEE OR OWNER	SECTION	TOWNSHIP	COUNTY	ACRES	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS	NO.	VALUATION	REMARKS												
306	Ben Johnson	Jan	241					1	3	12 1/2 20																																							
307	Amos Mott							6	3	14 23																																							
308	Conrad Pugh							1	4	16 1																																							
311	Benjamin Gubler							1	4	16 1																																							
312	Collyer W. H.							1	4	16 2																																							
314	Reed W. H.							5	4	3																																							
315	Walter Pugh							5	4	16 4																																							
316	Walter Pugh							5	4	16 4																																							
317	Walter Pugh							5	4	16 5																																							
318	Walter Pugh							5	4	16 4																																							
319	Walter Pugh							1	4	16 2																																							
320	Walter Pugh							1	3	16 2																																							
321	Walter Pugh							5	4	16 5																																							
322	Walter Pugh							5	4	16 6																																							
323	Walter Pugh							5	4	16 7																																							
324	Walter Pugh							5	4	16 8																																							
325	Walter Pugh							5	4	16 9																																							
326	Walter Pugh							5	4	16 10																																							

Figure 10– Image of 1878 Tax Assessment Rolls for Township of Delaware. Tax assessment related to 3303 Westdel Bourne highlighted in yellow. Courtesy of Western Archives.

Appendix E – Comparative Properties

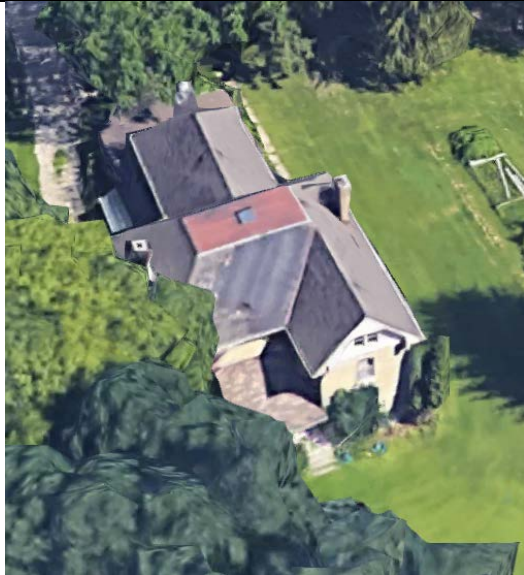


Image 38 – 2420 Westdel Bourne, c. 1875. South façade. Property not able to be seen from the street. Heritage listed property. Photo courtesy of Google Streetview.



Image 39 – 2420 Westdel Bourne, c. 1875. East façade. Property not able to be seen from the street. Heritage listed property. Photo courtesy of Google Streetview.



Image 40 – 4775 Westdel Bourne, c. 1875. Front façade. Property difficult to see from the street. Heritage listed property. Photo courtesy of Google Streetview.



Image 41 – 4775 Westdel Bourne, c. 1875. Front façade. Property difficult to see from the street. Heritage listed property. Photo courtesy of Google Streetview.



Image 42 – 5617 Highbury Avenue South, c.1900. North façade. Property not visible from the street. Heritage listed property. Photo courtesy of Google Streetview.



Image 43 – 5617 Highbury Avenue South, c.1900. East façade. Property not visible from the street. Heritage listed property. Photo courtesy of Google Streetview.

Appendix F – Statement of Cultural Heritage Value or Interest

Legal Description

LT 22 RCP 423; DELAWARE TWP

Roll Number

3303 Westdel Bourne: 090110081000000

Description of Property

3303 Westdel Bourne is located on the west side of Westdel Bourne, North of Deadman's Road in London, Ontario. The property at 3303 Westdel Bourne includes a farmhouse, three barns, and a shed.

The farmhouse located at 3303 Westdel Bourne was built in 1877 in the Italianate style. The farmhouse is a two storey, buff brick, asymmetrical farmhouse, with a complex massing. The farmhouse has one projecting and one recessed bay and a one storey buff brick wing in the rear. The building is capped by a hipped roof that form a flat roof at its peak. Two single-stacked buff brick chimneys flank the north and west slopes of the roof. The two storey portion of the house has return eaves as well as tongue and groove soffits. Decorative paired brackets, that are a defining element of the Italianate style, are found around the entire house.

The building has an asymmetrical façade that is comprised of one recessed bay and one projecting bay. The projecting bay is highlighted by the decorative bargeboard on the front gable and an oculus window in the gable's centre. On the main floor, an entry door is located in the recessed bay. The door itself has been replaced, but the original opening has been retained. Two fixed windows in the central bay are now in the place of the original door, and the segmented arch transom with decorative etched glass. The etched glass shows a floral motif surrounding a bird.

Brick voussoirs with contrasting mortar appear above every original window and door opening. Many windows tall, narrow and in pairs with segmented arch openings. Although all the windows appear to have been replaced, the replacement windows are wood and maintain their openings. The original cast stone sills can be found below each window. The buff brick is laid in a common bond pattern and the foundation is field stone with coursing detail.

The ell shaped wrap-around verandah is covered by a hipped roof and supported by decorative chamfered posts. The chamfered posts are connected to a concrete base with pressed design and are topped with capitals connected to fluted brackets. Each fluted bracket connects to a pierced panels supported by a decorative bracket. Spandrels extend around the verandah with a centre decorative bracket attached below.

Barn 1

Barn 1 is the largest of the barns located on the property at 3303 Westdel Bourne. Barn 1 is in the Bank Barn style as the lower level housed animals and the upper level served as storage (Appendix C, see Barn 1). The foundation of the barn has been parged in concrete and has a number of openings for multi-pane windows. The barn is a timber frame with a gable roof covered in corrugated metal and vertical barn board siding. The beams in the barn are a mix of hand hewed and machine cut. The beams in the barn are a mix of hand hewed and machine cut with a typical diagonal post and beam brace connection. The beams are connected to the post with mortise-and-tenon joints. The beams on the first level are notched into the top of the foundation wall. A reinforced concrete silo is connected to the north façade of the barn.

A barn hill is connected to the east façade of Barn 1. The barn hill appears to have a root cellar that has been parged and altered, an open space in the middle – known as a "walk way", and field stones making up the rest of the barn hill.

Barn 2 & 3

Barn 2 and Barn 3 is just south west of the Barn 1. Similar to Barn 1 the barns are also a timber frame with a gable roof and vertical barn board siding. The beams in the barn

are a mix of hand hewed and machine cut with a typical diagonal post and beam brace connection. The beams are connected to the post with mortise-and-tenon joints. The only difference is that Barn 3 sits on top of concrete piers.

Shed

The shed is a vernacular in form with timber framing and a corrugated metal roof. What is suspected to be a dog house is connected to the south façade.

Statement of Cultural Heritage Value or Interest

The property at 3303 Westdel Bourne includes a farmhouse which is a representative example of a farmhouse in Italianate style within the former Delaware Township. The farmhouse displays many of the elements commonly found on building in the Italianate style, including the most defining element of the style, paired brackets. The farmhouse also has narrow segmented arched windows, paired windows, hipped roof, wide overhanging eaves, and a projecting bay with gable and oculus window. The decorative details of the wrap-around verandah details displays a high degree of craftsmanship when comparing two other Italianate style farmhouses in the former Delaware Township.

Barn 1 (the largest barn) located on the property at 3303 Westdel Bourne is a rare and representative example of the bank barn as it has a timber frame structure with mortise and tenon joints, a gable roof, concrete foundation, and has vertical “barn board” cladding. Barn 1 is rare because it retains its barn hill, which has both a root cellar and a walk way underneath the ball hill.

The farmhouse on the property located at 3303 Westdel Bourn displays a high degree of craftsmanship. Elements that display a high degree of craftsmanship include, the contrasting mortar in the brick voussoirs, the etched glass transom window, but particularly, elements of the verandah. The ell shaped wrap-around verandah is covered by a hipped roof and supported by decorative chamfered posts. The chamfered posts are connected to a concrete base with pressed design and are topped with capitals connected to fluted brackets. Each fluted bracket connects to a pierced panels supported by a decorative bracket. Spandrels extend around the verandah with a centre decorative bracket attached below.

The property located at 3303 Westdel Bourne is significantly associated with the Ireland family. The Ireland family is one of the earliest settlers to the Delaware Township area and the property was farmed by the family for 141 years. The Ireland’s were active community members throughout the 141 years. George and Clementine Ireland were active members of the Kilworth United Church (2442 Oxford Street). Walter Ireland and his family were known for growing vegetables and apples, which they sold at the Covent Garden Market in London (Grainger 2006, 283). Also, Maggie Ireland and Marian Ireland were active member of the Women’s Institute

The area of the former Delaware Township is evolving and developing with modern residential developments to the north and south of the subject property. The farmhouse and Barn 1 are important in defining and maintaining the historic agricultural character of the area that developed in the early to late nineteenth century. Retaining the farmhouse and Barn 1 provides a tangible link to the historic agricultural character of this area. The prominent design values of the farmhouse and Barn 1 allows it to define this character. The farmhouse and Barn 1 communicates the history of a family who immigrated to Delaware Township, farmed their property, and sold their produce at the Covent Garden Market in London. The property at 3303 Westdel Bourne is important in defining the character of the Delaware Township area.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 3303 Westdel Bourne include:

Farmhouse

- Form, scale, and massing of the two storey buff brick farmhouse
- Setback of the farmhouse from Westdel Bourne;

- Orientation of the farmhouse with its broadest façade towards Westdel Bourne;
- Buff brick in a common bond pattern;
- Two stacked buff brick chimneys;
- Asymmetrical, staggered three-bay façade;
- Hipped roof with front gable ;
- Decorative bargeboard on the front gable and an oculus window in the gable's centre of the projecting bay ;
- Paired wood brackets at the eaves;
- Wood soffits
- Segmented arch window openings with brick voussoirs with contrasting red mortar;
- Original main door opening with a segmented arch transom with decorative etched glass with floral and bird motif;
- Cast stone sills;
- Field stone foundation with coursing detail;
- The ell shaped wrap around verandah is covered by a hipped roof and supported by decorated chamfered posts;
 - The posts are topped with capitals that connect to fluted brackets;
 - Connected to each bracket is a pierced panel with an out bracket below;
 - A spandrel, with a decorative bracket attached below in the centre, connects the pierced panels together;
 - The base of the verandah is concrete with a pressed design

Barn 1

- Form, scale, and massing of the two level, timber frame barn;
- Relationship to the farmhouse;
- Parged concrete foundation with a number of openings for multi-pane windows;
- Gable roof covered in corrugated metal;
- Vertical barn board siding;
- Mix of hand hewed and machine cut beams connected to the post with mortise-and-tenon joints;
- A reinforced concrete silo is connected to the north façade of the barn;
- A barn hill is connected to the east façade;
 - The form, scale, and massing;
 - Suspected root cellar that has been parged on the exterior; and
 - An open space in the middle of the barn hill – known as a “walk way”.