

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: George Kotsifas, Deputy City Manager, Planning and Economic Development

Subject: Request for Designation 1903 Avalon Street under Section 29 of the *Ontario Heritage Act* by S. Cox

Date: November 1, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the request for designation of the property at 1903 Avalon Street, 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 E of this report; and,
- b) Should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 1903 Avalon Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.

IT BEING NOTED that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared.

IT BEING FURTHER NOTED that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Executive Summary

At the request of the property owner, an evaluation of the property at 1903 Avalon Street, locally known as the Clarke House, was undertaken using the criteria of O. Reg 9/06. The evaluation determined that the property is a significant cultural heritage resource that merits designation pursuant to Section 29 of the *Ontario Heritage Act*.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The subject property at 1903 Avalon Street is located on the southwest corner of Avalon Street and Clarke (Side) Road in the Argyle area of London (Appendix A).

Historically, the property is part of the South Half of Lot 5, Concession I, in the former London Township. The property originally fronted onto Dundas Street (Governor's Road, Highway 2), but has been subsequently subdivided. The current extent of the property at 1903 Avalon Street were established in Plan 660, registered in 1949.

1.2 Cultural Heritage Status

At its meeting on July 24, 2018, Municipal Council added the property at 1903 Avalon Street to the Register of Cultural Heritage Resources, pursuant to Section 27 of the *Ontario Heritage Act*. The property at 1903 Avalon Street is a heritage listed property.

1.3 Description

The property at 1903 Avalon Street is roughly square in shape, with a house located on the approximate middle of the property set on a rise (Appendix A). In addition to house, there is a detached garage/residential unit located along the westerly boundary of the property which is accessed by a driveway from Avalon Street from the north. Access to the property from Clarke Road is articulated by a pair of stone gate posts at Clarke Road. A row of trees line the southern boundary of the property.

The farmhouse at 1903 Avalon Street is a one-and-a-half storey painted brick building. Locally, it is known as the Clarke House, associated with the pioneer family who were the first colonial settlers on the property. Clarke House is rectangular in plan, with ells and additions to the rear, as well as stone porch that was added onto the brick house. The primary façade of the Clarke House faces south, away from Avalon Street and Clarke Road but towards Dundas Street as the house was originally oriented.

The farmhouse was constructed of buff brick, at least two wythes forming the brick structure. The brick may have been fired locally or on site, as it appears to be very soft. Detailed analysis has identified that the brick appears to have been coated with a lime rendering shortly after the farmhouse was constructed and now has a painted finish. The brick masonry has been laid in a modified common bond, usually with eight stretcher courses between a header course, indicating a solid brick structure of at least two wythes of brick masonry. The early style of brick masonry as well as other historical sources date the construction of the Clarke House to prior to 1860 (Appendix C), making it an early building now in the City of London.

The farmhouse is five-bays across its main (south) façade, with a central recessed doorway flanked by a pair of windows to each side. Each of the wood windows are six-over-six. The central doorway is recessed with panelled reveals and a central single leaf panelled wood door that is flanked by plain sidelights with dados below and a wood fanlight in a Georgian-inspired style.

The gable roof of the farmhouse was sympathetically altered by the three south-facing dormer style windows, before 1954. The style of the windows in the dormers replicates those of the main storey and original part of the house. One chimney remains at Clarke House, but originally featured chimneys at each gable-end of the house (see Figure 19).

A detached garage was constructed in about 1977. The structure also includes a residential unit.

1.4 Property History

The Euro-Canadian history of the property at 1903 Avalon Street follows the conventional pattern of colonial settlement as much of southwestern Ontario. In 1810, Mahlon Burwell initiated a survey of the first four concessions of London Township. Surveying the remainder of London Township was interrupted by the War of 1812 and resumed once settlers began locating on lots.

1.4.1 Clarke Family

On July 11, 1829, John Clarke (1773-1873) purchased the property at the South Half of Lot 5, Concession I from the Canada Company. John Clarke emigrated from Ireland with his family and settled in London Township as a pioneer. Typical terms of purchase from the Canada Company dictated that the purchase was paid in annual installments and satisfying the other conditions of settlement, with the patent for the property issued when the debt had been relieved. On July 11, 1834, five years (and six payments) after the grant, John Clarke obtained the patent to his 100-acre property.

The 1861 Census of Canada West records the Clarke family living in a one-storey brick dwelling. This critical piece of information assists in dating the existing brick house at 1903 Avalon Street as having been constructed before 1861. In addition to information about the house, the 1861 Census of Canada West also reveals other interesting information about the Clarke family (H. Bates Neary, 2018); of the 100-acre farm, 55-acres were under cultivation with 40-acres in crops, 13-acres in pasture, and 2-acres in orchards and gardens. The remaining land were wood or wild. The Clarke family had two steers or heifers, eight milk cows, four horses, one colt or filly, 26 sheep, and 9 pigs.

The property at 1903 Avalon Street remained in the ownership of the Clarke family until David Clarke (b. 1854), grandson of John Clarke, sold the property to Abraham J. Montague in 1912. It appears that members of the Clarke family had relocated to the West Nissouri Township or elsewhere in London Township.

The Clarke family were a pioneer family in the former London Township that is now part of the City of London, with three generations of the family having lived in the farmhouse now known as the Clarke House. The significance of the Clarke family to the development of this area can be understood in their namesake Clarke Road, a sideroad in the former London Township that spans from the Thames River to Highway 7.

1.4.2 Argyle Land Company

The property is linked to the history of the Argyle area, yielding information to its subdivision and development in the early part of the twentieth century. Following the sale of the property by David Clarke to Abraham J. Montague it was sold again in 1913 to Henry Montague Peterman for \$16,000 with a large (\$12,800) mortgage. Henry Montague Peterman then entered into an agreement with David R. Wood to transfer his interests in the property for \$17,000. David R. Wood then transferred the property to The Argyle Land Company in 1914 for \$1.

Abraham J. Montague appears to have been involved in many real estate deals, particularly in the Pottersburg and Argyle areas in the early part of the twentieth century. He lived at Greenwood (251 Hale Street, now 551 Hale Street), a heritage listed property. Montague Place, running off Hale Street south of Dundas Street, is named for Abraham J. Montague; McDiarmid Street is named for his wife's maiden name – both created through the subdivision of land he acquired on Hale Street (Registered Plan 478). A 1913 article in *The London Advertiser* associates Abraham J. Montague with a "Winnipeg firm."

The "Winnipeg firm" that Abraham J. Montague is associated with appears to be the Argyle Land Company. The Argyle Land Company was a Winnipeg-based real estate/land development company. David R. Wood was the president of the Argyle Land Company. Organized in 1905, the company's first project was a Winnipeg subdivision known as "Argyle Gardens."

In 1908, the headquarters for the company were built at 224 Notre Dame Avenue in Winnipeg, known as the "Argyle Block." The Argyle Land Company appears to have acquired property across Canada, including similar residential developments in Winnipeg, Regina, Kitchener, and Westmount (Montreal).

In 1913, the Plan of Subdivision for "Argyle Park" was registered by the Argyle Land Company. Nationalistic street names, such as Saskatoon Street, Vancouver Street, Winnipeg Boulevard, Regina Street, Calgary Boulevard, and Edmonton Street, were included. The Argyle Land Company advertised residential lots for sale, with many promotions (see Appendix C).

The Argyle Land Company continued to acquire more property in the area, including what now includes 1903 Avalon Street. While the Argyle Land Company primarily focused on residential development, in 1914 the Argyle Land Company offered a 10-acre portion of the former Clarke farm for industrial development of the Crucible Metals Company of Canada, which failed to arise.

While the reasons are not clearly known, the Argyle Land Company appears to have gone bankrupt in 1918. All advertisement ceases in 1918 and company officers disappear from any reference in the City Directory. A Certificate of Order of Foreclosure is registered on the title of the property with the property reverting in ownership to its mortgagee, Abraham J. Montague in 1918. Subsequent property owners completed the residential subdivision of the area.

The “Argyle” namesake has been applied to the broader area, including the original Argyle Park subdivision and the Clarke House.

1.4.3 1903 Avalon Street

Following the bankruptcy of the Argyle Land Company, Abraham J. Montague sold the property, and it was transferred several times with portions subdivided. During this period, the Clarke House appears to have been tenanted. While difficult to complete property-based research in semi-rural locations that were not owner-occupied, Sam Cox has identified the Partridge family as a long-term tenant of the Clarke House in the early part of the twentieth century.

In 1942, a remaining five-acre parcel where the Clarke House is located was sold to John A. and Alice Edith Pack for \$2,800. The Pack family appear to have moved in, with City Directory records listing the family’s address as RR9, later assigning the address of 1903 Avalon Street. John A. Pack was the Director of Courses for Westervelt School and later a teacher at Medway High School in Arva. He and his wife were responsible for registering the final subdivision plan for the former Clarke property in Registered Plan 660 in 1949. Registered Plan 660 establishes the current lot fabric of the area surrounding the property at 1903 Avalon Street, where Clarke House is located on Lot 15, Lot 16, and Lot 17.

On December 1, 1953, the property was sold to James M. and Helen L. Fielding for \$12,500. It is not clear if the Pack family or the Fielding family were responsible for the alterations to the Clarke House, but the dormers on the upper storey appear to date from circa 1950 and are shown in the background of a 1954 photograph of the opening of the nearby Loblaw’s Grocery Store.

The property at 1903 Avalon Street was included in the 1961 annexation by the City of London. The property was purchased by Gerrit Jan and Hanna G. Klomps on July 12, 1965, for \$16,000. On September 9, 1977, the property was sold to Hendrik S. and Geertruida Van Weeren for \$74,000. On July 13, 1984, the property was sold to Daniel H. MacDonald and Eleanor MacDonald. In September 2020, the property was purchased by the current property owner.

1.5 Pre-1861 Farmhouses in London

There are 37 farmhouse type heritage listed and heritage designated properties with attributed dates of construction before 1861 included on the City of London’s Register of Cultural Heritage Resources, which represents less than 1% of the total number of heritage listed and heritage designated properties (Appendix D). These resources are in rural or formerly rural locations. Eight of these properties are designated pursuant to Parts IV and/or V of the *Ontario Heritage Act*.

The five-bay form, like that of the Clarke House, is also uncommon in the London area, with only a few examples of five-bay one or one-and-a-half storey dwellings. Examples include:

- House in the Grove, 2056 Huron Street (heritage listed property built circa 1840)
- Property at 249 Halls Mill Road (heritage listed property, built circa 1835)
- Property at 642 Waterloo Street (heritage designated property in the West Woodfield Heritage Conservation District, built circa 1880)
- Property at 123 Wilson Avenue (heritage designated property in the Blackfriars/Petersville Heritage Conservation District, built circa 1876)

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determine cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.”

Additionally, “conserved” 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 retained.”

2.1.2 Ontario Heritage Act

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 object to a Notice of Intention to Designate (NOID) and to appeal the passing of a by-law to designate a property pursuant to Section 29 of the *Ontario Heritage Act*. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

2.1.2.1 Ontario Regulation 9/06

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 reinforced by Policy 573_ of *The London Plan*. 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*.

2.1.2.2 Ontario Regulation 385/21

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. The following information is a prescribed requirement of a heritage designating by-law, per Section 3(1), O. Reg. 385/21:

1. The by-law must identify the property by,
 - i. The municipal address of the property, if it exists;
 - ii. The legal description of the property, including the property identifier number that relates to the property; and,
 - iii. A general description of where the property is located within the municipality, for example, the name of the neighbourhood in which the property is located and the nearest major intersection to the property.
2. The by-law must contain one or more of the following that identifies each area of the property that has cultural heritage value or interest:
 - i. A site plan.
 - ii. A scale drawing.
 - iii. A description in writing.
3. The statement explaining the cultural heritage value or interest of the property must identify which of the criteria set out in subsection 1(2) of Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) made under the Act are met and must explain how each criterion is met.
4. The description of the heritage attributes of the property must explain how each heritage attribute contributes to the cultural heritage value or interest of the property.

2.2 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Section 29 of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1 Request for Designation

Following pre-application consultation with the City, the owner of the property at 1903 Avalon Street submitted a letter, dated December 6, 2020, to the City requesting the heritage designation of the property. This request was referred to the Stewardship Sub-Committee.

Access to archival sources proved challenging during a global pandemic. Research persevered and sought new ways to answer research questions to better understand the cultural heritage value of this property.

4.2 Cultural Heritage Evaluation

The property at 1903 Avalon Street was evaluated using the criteria of O. Reg. 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 1: Summary of the evaluation of the property at 1903 Avalon Street using the criteria of Ontario Regulation 9/06

	Criteria	Evaluation
The property has design value or	Is a rare, unique, representative or early example of a style, type,	The property at 1903 Avalon Street is a unique example of an evolved early brick

physical value because it,	expression, material, or construction method	farmhouse in the former London Township.
	Displays a high degree of craftsmanship or artistic merit	The property at 1903 Avalon Street is not believed to demonstrate a high degree of craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement	The property at 1903 Avalon Street is not believed to demonstrate a high degree of technical or scientific achievement.
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	The property at 1903 Avalon Street has direct historical associations with the Clarke family, a pioneer family of London Township. The significance of the Clarke family is also articulated by their namesake of Clarke (Side) Road and reinforced by the long-term retention of their farmhouse.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<p>The property is linked to the history of the Argyle area, yielding information to its subdivision and development in the early part of the twentieth century.</p> <p>The “Argyle” name now characterizes the broader area and contributes to an understanding of the history of the Argyle area. Through its association with the Argyle Land Company, the Argyle area is associated with many other Argyle namesakes in Canada.</p> <p>The development of the former Clarke farm and the retention of the Clarke House at 1903 Avalon Street is important in understanding the development of the Argyle area. The relationship of the property to the Argyle Land Company, and the history of that company, has the potential to contribute to an understanding of how and why the Argyle area developed at the time and in the manner that it evolved.</p>
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property at 1903 Avalon Street is not believed to be associated with the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	Clarke House was originally constructed as the farmhouse for the Clarke family on their 100-acre farm lot in the former London Township before 1860. As the area has changed and developed in the late nineteenth and into the twentieth centuries, the farmhouse has become encompassed within a more suburban setting of single detached homes built in the late 1940s and early 1950s. The area surrounding the Clarke House is better recognized as part of the twentieth century development of the Argyle area. The property at 1903 Avalon Street, Clarke House, is sufficiently different from

		the prevailing character of the area to not define, maintain, or support it. The Clarke House is an important relic from an earlier period of development, which is better reflected as a historical or associative value for this property.
	Is physically, functionally, visually, or historically linked to its surroundings	Clarke House is sited with its primary façade oriented south, towards Dundas Street. This demonstrates its historical links of the property to the surrounding area that is significant in understanding the evolution of the former Clarke property. The subsequent subdivision and development of the land around the Clarke House has altered the relationship between the house and Dundas Street, however, the existing lot fabric allows the primary (south) façade of Clarke House to remain clearly oriented southerly towards Dundas Street.
	Is a landmark	The property at 1903 Avalon Street is locally recognized as a landmark within the Argyle community.

As the property at 1903 Avalon Street has met the criteria for designation, a Statement of Cultural Heritage Value or Interest and heritage attributes have been identified (Appendix E).

4.3 Comparative Analysis

The Register of Cultural Heritage Resources identified only 37 farmhouse type properties that are listed or designated pursuant to the *Ontario Heritage Act* with a date of construction before 1861. This is a small pool of comparison properties, which includes one-and-a-half storey farmhouses (like Clarke House at 1903 Avalon Street), but also includes single-storey farmhouses as well as two-storey farmhouses, which may have different architectural expressions and materials.

Of the eight pre-1861 farmhouses that are designated pursuant to the *Ontario Heritage Act*, there are few direct comparisons. The James McStay House at 1603 Richmond Street is a buff brick, three-bay farmhouse that may be closer in appearance to how the Clarke House looked before the dormers and stone porch were added. The Alexander Leslie House at 81 Wilson Avenue and Bruyland at 2115 Wilton Grove Road are more classic examples of the Ontario Farmhouse style; a one and a half storey buff brick farmhouse with a gable roof and a single central peak above the central doorway.

Clarke House is therefore reasonably understood as an early brick farmhouse, with a unique evolution and form. While it fits within the architectural vernacular of the London area, it is distinct to itself.

4.4. Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (Ministry of Culture, 2006).

The dwelling at 1903 Avalon Street demonstrates a high degree of integrity. While maintenance is an on-going requirement for a cultural heritage resource, the surviving physical features continue to represent the cultural heritage value of the Clarke House as unique example of a sympathetically evolved early brick farmhouse.

4.5 Consultation

As an owner-requested heritage designation, a cooperative approach has been taken in the research and evaluation. The property owner facilitated a site visit to Clarke House on March 3, 2021. The property owner has reviewed and concurred with the Statement of Cultural Heritage Value or Interest and Heritage Attributes (see Appendix E).

In compliance with Section 29(2) of the *Ontario Heritage Act*, consultation with the LACH is required before Municipal Council may issue its notice of intent to designate the property at 1903 Avalon Street pursuant to the *Ontario Heritage Act*. The LACH was consulted at its meeting on October 20, 2021.

Conclusion

The evaluation of the property at 1903 Avalon Street found that the property met the criteria for designation under Section 29 the *Ontario Heritage Act*. Clarke House is a significant cultural heritage resource that is valued for its physical or design values, its historical or associative values, and its contextual values. The property at 1903 Avalon Street should be designated pursuant to Section 29 of the *Ontario Heritage Act* to protect and conserve its cultural heritage value for future generations.

Prepared by: Kyle Gonyou, CAHP
Heritage Planner

Reviewed by: Britt O’Hagan, MCIP, RPP
Manager, Community Planning, Urban Design, and Heritage

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: George Kotsifas, P. Eng
Deputy City Manager, Planning and Economic Development

Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Historical Documentation
Appendix D	Comparative Analysis
Appendix E	Statement of Cultural Heritage Value or Interest – 1903 Avalon Street

Sources

Aerial photographs. Various years.

Bates Neary, H. John Clarke. Unpublished research manuscript.

Brown, V. “London Neighbourhood Histories: Argyle – Not Just for Socks.” *London Fuse*. January 11, 2021. Retrieved from www.londonfuse.ca/london-neighbourhood-histories-argyle-not-just-for-socks.

Cassidy, C. “224 Notre Dame Avenue – Argyle Block.” *Winnipeg Places*. January 12, 2013. Retrieved from www.winnipegdowntownplaces.blogspot.com/2013/01/224-notre-dame-avenue-argyle-block.html.

Canadian Census. Various years. Courtesy Library and Archives Canada.

Illustrated Historical Atlas of Middlesex County, Ontario. 1878.

Instrument GR4914. The Estate of John Clarke. #1340000. LRO 33.

Instrument LY32410. Certificate of Order of Foreclosure. LRO 33.

Land Registry Records, Lot 5, Concession I, former London Township. LRO 33.

London Township Historical Book Committee. *London Township: A Rich Heritage, 1796-1997*. Vols. I-II. 2001.

Lugosi, C. “Welcome to the Argyle.” *The Uniter*. November 10, 2016. Retrieved from www.uniter.ca/view/welcome-to-the-argyle.

Map Sheet 040P03, Lucan, Ontario. Geodetic Survey. 1930.

Ministry of Heritage, Sport, Tourism and Culture Industries (Ministry of Culture), *Ontario Heritage Toolkit*. 2006.

Official Souvenir Programme, Old Boys Reunion. 1914.

Registered Plan 19(C).

Registered Plan 35(C).

Registered Plan 465(C).

Registered Plan 477(C).

Registered Plan 556.

Registered Plan 561.

Registered Plan 596.

Registered Plan 606.

Registered Plans 660.

Peters, S. *Map of the Township of London, Canada West*. 1863.

Peterson, M. *224 Notre Dame Avenue, Argyle Block*. Historical Building and Resources Committee, City of Winnipeg. March 2016.

Rodriguez, S. "East London's Clarke House lights up with photos of neighbourhood people." *CBC News (London)*. October 18, 2020. Retrieved from www.cbc.ca/news/canada/london/clarke-house-projection-project-1.5762218.

"Sketch of part of the London Township." Nath. Steevens, Lt. XX Regt., 1850. Western Archives.

The London Advertiser. Various editions.

"Big Steel Company Will Locate Its Plan Here, Employing 100 Hands." *The London Advertiser*. June 11, 1914.

Tremaine's Map of the County of Middlesex, Canada West. 1862.

Vernon's City Directory. Various years.

West Nissouri Historical Society. *West Nissouri Township: 1818-2000: Our Heritage*. Thorndale, Ontario, 2005.

Whalley, M. Unpublished research notes.

With thanks to S. Cox, J. Cushing, C. Hartman, N. Martens, M. Rice, and T. Regnier.

Appendix A – Property Location

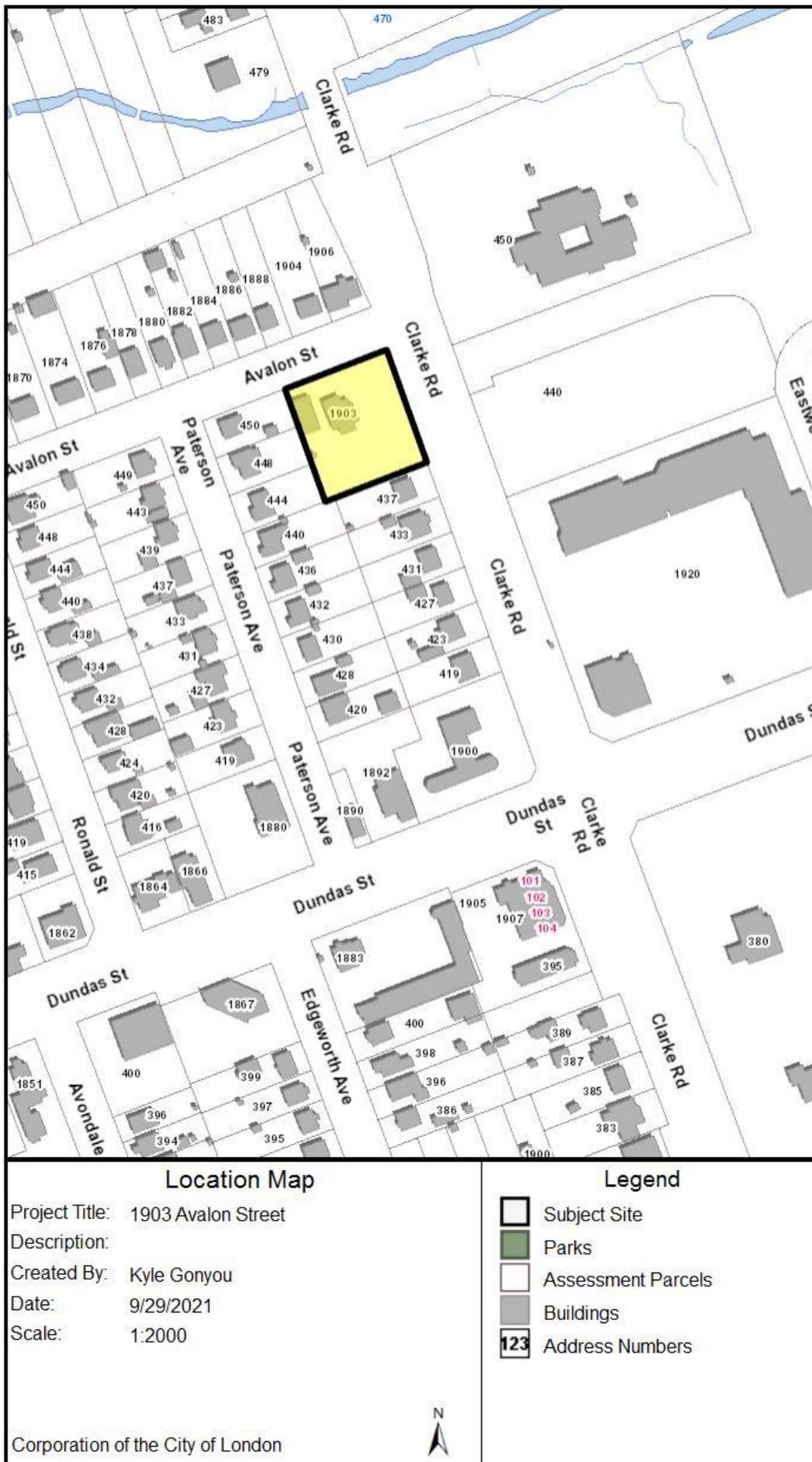


Figure 1: Property Location for 1903 Avalon Street.

Appendix B – Images



Image 1: Clarke House, as seen from the east side of Clarke Road looking northwest towards the property at 1903 Avalon Street (Clarke House).



Image 2: Clarke House, as seen from the east side of Clarke Road.



Image 3: View of the Clarke House from the east side of Clarke Road, with the intersection of Avalon Street shown.



Image 4: View of the main (south) façade of Clarke House. The detached garage is shown on the left.



Image 5: View of the Clarke House, looking northwest from the gate posts at Clarke Road.



Image 6: View showing the east elevation of the Clarke House, as seen from the sidewalk on Clarke Road.



Image 7: View of the Clarke House, as seen from the corner of Avalon Street and Clarke Road, looking southwest.



Image 8: The small, four-lite window on the north elevation, under the eaves, in the second storey of the Clarke House.



Image 9: View of the rear (north) elevation, as seen from Avalon Street.



Image 10: View showing the north and west elevations of the Clarke House.



Image 11: View showing the west and south elevation of the Clarke House.



Image 12: View of the Clarke House, looking northeast.



Image 13: Detail of the porch on the main (south) elevation of the Clarke House.



Image 14: Side view of the stone porch, showing the west elevation. Also showing the view towards Clarke Road.



Image 15: Detail of the front doorway of the Clarke House.



Image 16: Detail of the upper south window on the east elevation of the Clarke House. The sill was previously replaced.



Image 17: Representative image of the six-over-six wood windows on the ground storey and gable ends of the Clarke House. The dormer windows closely resemble these windows.



Image 18: View of the detached garage on the property at 1903 Avalon Street. The detached garage is not a heritage attribute of the property.

Appendix C – Historical Documentation and Research Materials

Table 2: Historical Events affecting the property at 1903 Avalon Street

Date	Historical Event
1796	London Township Treaty (Treaty No. 6) signed
1810	Survey of London Township initiated by Mahlon Burwell, including the first four concessions
1825-1826	Land acquired by the Canada Company
July 11, 1829	South Half of Lot 5, Concession I, London Township (100 acres) granted to John Clarke by the Canada Company
1834	Property patented by John Clarke
1861	Clarke House, a one-storey brick house, is recorded on the Census for Canada West (Ontario) and identified on subsequent mapping
1873	On the death of John Clarke, the property is passed to his son, John Clarke
1886	Western Ontario Pacific Railway (now Canadian Pacific Railway) acquired portion of the property
1893	On the death of John Clarke, the property is passed to his son, David Clarke
July 5, 1912	David Clarke sold the property to Abraham J. Montague for \$7,500
February 1913	Abraham J. Montague sold the property to Henry Montague Peterman for \$16,000 (with a \$12,800 mortgage)
February 1913	Henry Montague Peterman enters into an agreement with David R. Wood for 90-acres in the South Half of Lot 5, Concession I for \$17,000
January 29, 1914	David R. Wood transfers the property to the Argyle Land Company for \$1.00
1914-1917	Advertisement featuring property for sale by the Argyle Land Company, including industrial development
1918	Argyle Land Company appears to go bankrupt, as Certificate of Order of Foreclosure is registered against the property by the Supreme Court of Ontario; property returned to Abraham J. Montague (mortgagee)
1919-1942	Property sold, transferred, and subdivided several times. Clarke House appears to have been tenanted during this period
July 30, 1942	Property purchased by John S. and Alice Edith Pack for \$2,800
December 7, 1949	Plan 660 is registered, establishing the current lot pattern. Clarke House (property at 1903 Avalon Street) is located on Lot 15, Lot 16, and Lot 17 of RP660
December 1, 1953	John S. and Alice Edith Pack sold the property at 1903 Avalon Street to James M. and Helen L. Fielding for \$12,500
January 1, 1961	The property is included in the former London Township area annexed by the City of London
July 12, 1965	James M. and Helen L. Fielding sold the property at 1903 Avalon Street to Gerrit Jan and Hanna G. Klomps for \$16,000. The property is briefly identified as 443 Clarke Side Road
September 9, 1977	Hanna G. Klomps sold the property at 1903 Avalon Street to Hendrik S. and Geertruida Van Weeren for \$74,000
July 13, 1984	Hendrik S. and Geertruida Van Weeren sold the property at 1903 Avalon Street to Daniel N. MacDonald and Eleanor MacDonald
September 2020	Purchased by the current property owner



Figure 2: Sketch of Part of the London Township (1850) with the approximate location of the Clarke farm identified in a red circle. Courtesy Western Archives and Special Collections.

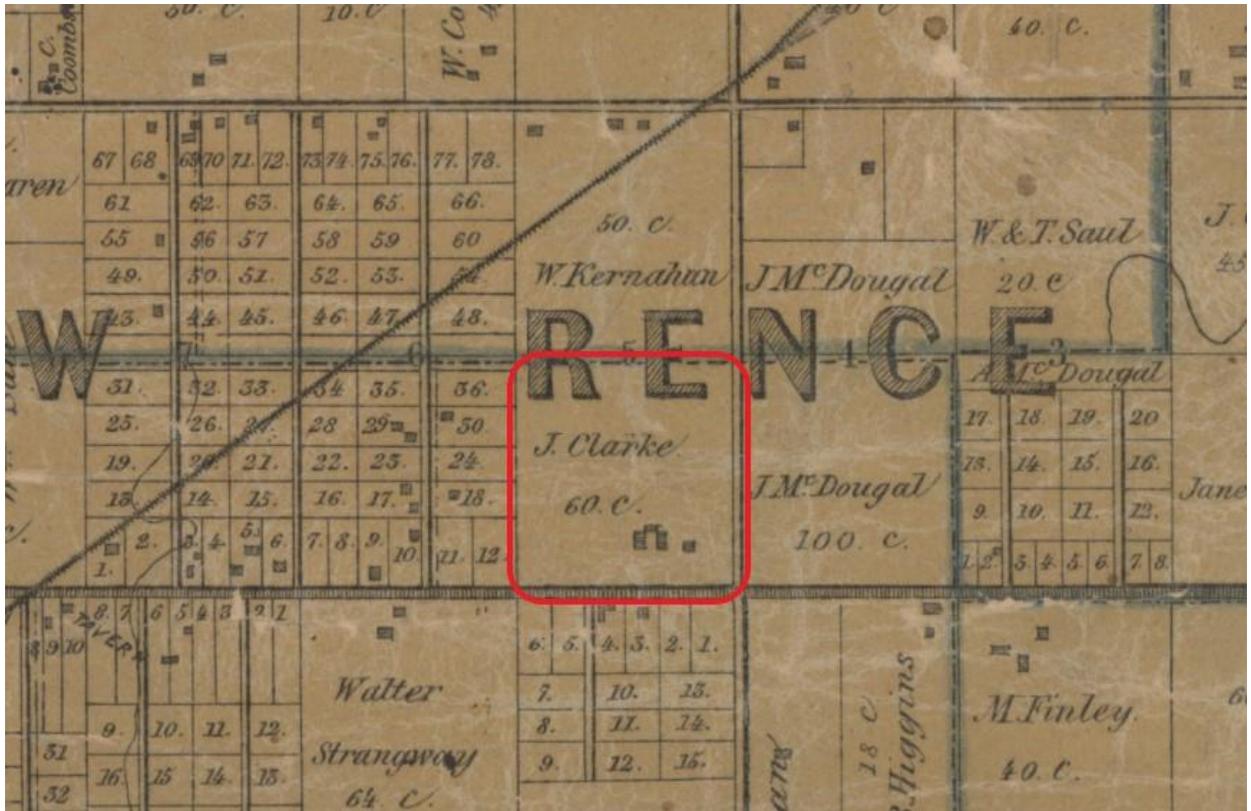


Figure 5: Detail extract of the Samuel Peter's Map of the Township of London, Canada West (1863), identifying the John Clarke farm with a house and barn structure noted. Courtesy Western Archives and Special Collections.

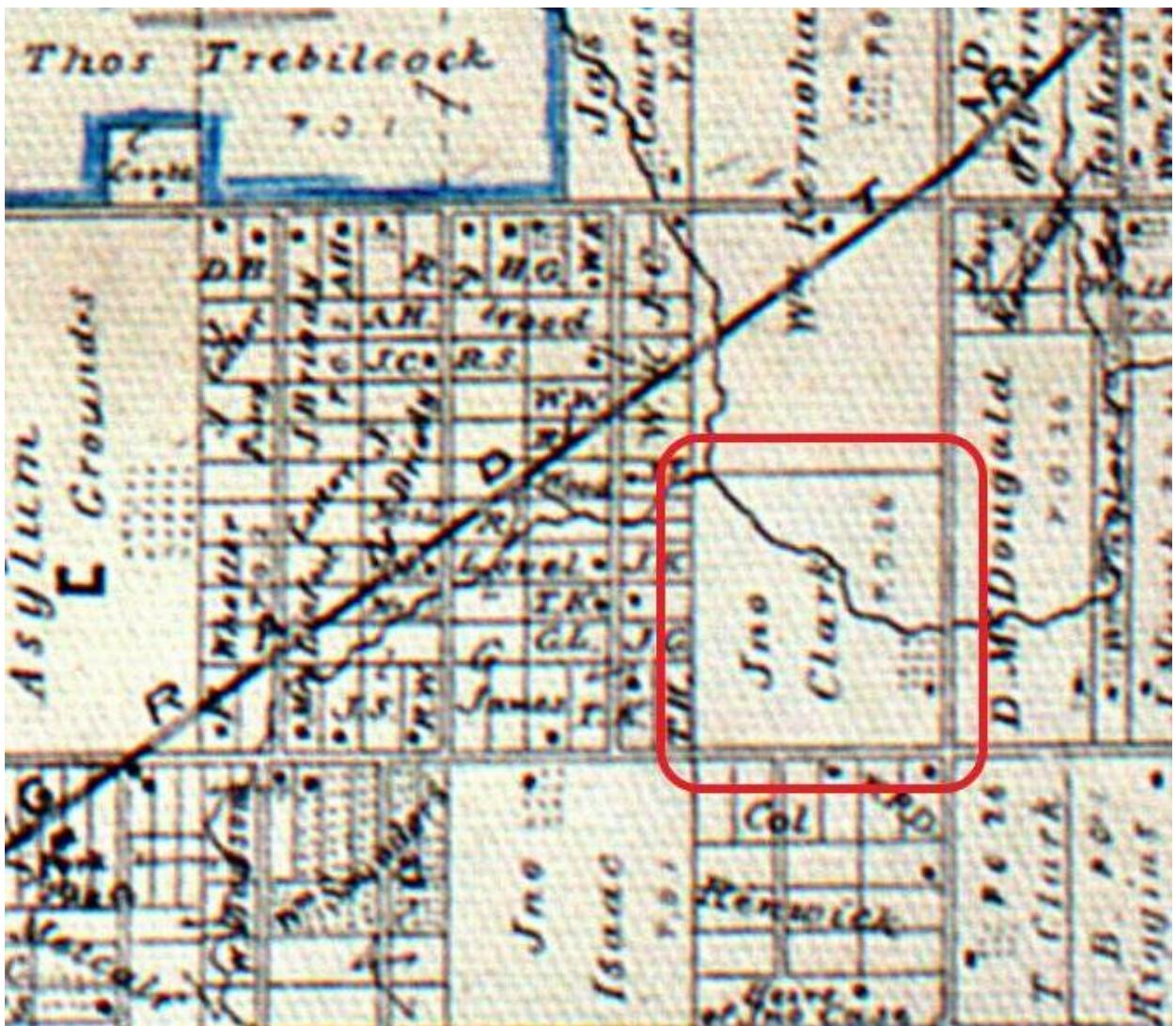


Figure 6: Detail of the Illustrated Historical Atlas of Middlesex County (London Township) (1878) showing the John Clarke property with a house noted. Courtesy McGill University.

ARGYLE PARK

WHAT
London Needs Is Publicity

LET'S ALL GET TOGETHER and Support
London's New Publicity Commissioner...Philip!

∴ LONDON'S ∴
LIVE CITY COUNCIL
And Business Men Believe in
"PUBLICITY"

Since Placed on the Market 63 Lots in
ARGYLE PARK
Sold to London's Live Home
Builders and Investors
"WE BELIEVE IN PUBLICITY."

WHAT DO YOU KNOW ABOUT THIS?
TEN DOLLARS
Real Money Secures You a Lot 30x115 in
ARGYLE PARK
NO INTEREST!

DUNDAS STREET

LONDON EAST

THEN
FIVE DOLLARS
Monthly for Eighteen Months Secures
You the Deed.
CAN YOU BEAT IT!
NO TAXES FOR 1913!

SEE US TODAY.

FOR MAPS, PLANS AND FULL INFORMATION CALL, PHONE OR WRITE
ARGYLE LAND COMPANY, LIMITED, 173 DUNDAS STREET, LONDON
OWNERS AND SELLING AGENTS.

PHONE NO. 4. P.O. Box 519.

Figure 7: Advertisement for "Argyle Park" appearing in the June 20, 1913 edition of The London Advertiser. The first identified reference to "Argyle Park" in London. Courtesy www.canadiana.ca.



Russian Guns, Victoria Park.

London's Beauty Spot

The Home of Western Ontario's finest horticultural productions. Equal in Quality and selection we offer the Flowers of the changing seasons, for all Occasions.

THE QUALITY
Dicks,
FLOWER SHOP

OLD BOY MEMORIES

Recall the fact that it is only a few years ago there wasn't much of London east of the Fair Grounds.

NOW LOOK AT IT!

Isn't ARGYLE PARK in the very path of progress? Let us show you if you are looking for a Good Investment.

ARGYLE LAND CO.
173 DUNDAS STREET - LONDON



School Children's Picnic, Springbank

Figure 8: Advertisement for the Argyle Land Company featured in the Old Boys' Reunion Souvenir Programme (1914).



Figure 9: Plan of Subdivision for "Argyle Park" for the Argyle Land Company, registered 1913. The Clarke House is not located within the Argyle Park subdivision but is historically associated with the Argyle Land Company.

BIG STEEL COMPANY WILL LOCATE ITS PLANT HERE, EMPLOYING 100 HANDS

*Accepts Argyle Land Co.'s Offer of Fine
10-Acre Site in East London.*

THE ONLY ONE IN CANADA

*Crucible Metals Company Is New Departure
For This Country.*

PRAISE FOR COMMISSIONER

*President of Company Has Kind Words
For Gordon Philip.*

London is to be the home of the Crucible Metals Company of Canada.

Today the president and one of the directors accepted an offer of a ten-acre site from the Argyle Land Company. The generosity of this land company, together with the activity of Gordon Philip, industrial commissioner, are given as the reasons for the company's decision to locate in this city.

The Argyle Land Company gives the site from a portion of the Clarke farm, immediately adjoining Argyle Park, and the company secures direct connection with the C. P. R., and is within a short distance of the Grand Trunk.

The company will be the only one of its kind in Canada. The president is a metallurgical engineer, who has been connected with most of the big companies working in steel in Canada. He and other practical steel men have seen the opportunity for some time, and had long since decided to launch a big company. This morning they came to the city, and after being driven to the property, decided that it was an ideal site for their plant and decided to locate upon it. The company will have a capital stock of \$500,000 and \$100,000 in gold bonds.

BEST PLACE IN CANADA.

"We have come to the conclusion that London is the best place in Canada for the location of an industry like ours," said the president, in announcing his intention. "You have a wonderful diversity of industries, all of which are purchasers of crucible steel products. We were impressed with the beauty of the city, and the generally attractive conditions. Your labor market is good and you have splendid railway connections. Then, you have a good industrial commissioner. He has put the case of London before us in such a manner as to make it impossible for us to refuse to come here. The Argyle Land Company certainly showed us the way big cities are built up, and I very much mistake the signs if London is not due to become an enormous city. You have the finest diversity of industries that I have ever seen in a single city. You seem to have the right spirit."

He further stated that there would be no difficulty in the securing of raw material. The company has gone into the matter thoroughly. The expectation was that 100 men would be employed at the start, probably more.

"All our hands will be high-class steel and brass moulders," said the president. "There will be a large expert staff of chemists and the executive staff will be chosen from among the best in the country."

CONSTRUCTION STARTS IMMEDIATELY.

Work on the erection of the building will proceed as soon as the company is given its charter, which has been applied for. The financing of the company is now under way.

Mr. Chartrand, of the Argyle Land Company, stated that his company had given the site to the industry because it wanted to advance the city. This concern will be one of the greatest in London, in the opinion of Mr. Chartrand.

Figure 10: Article from The London Advertiser (June 11, 1914) citing industrial development on a portion of the Clarke farm, which did not arise. Courtesy www.canadiana.ca.

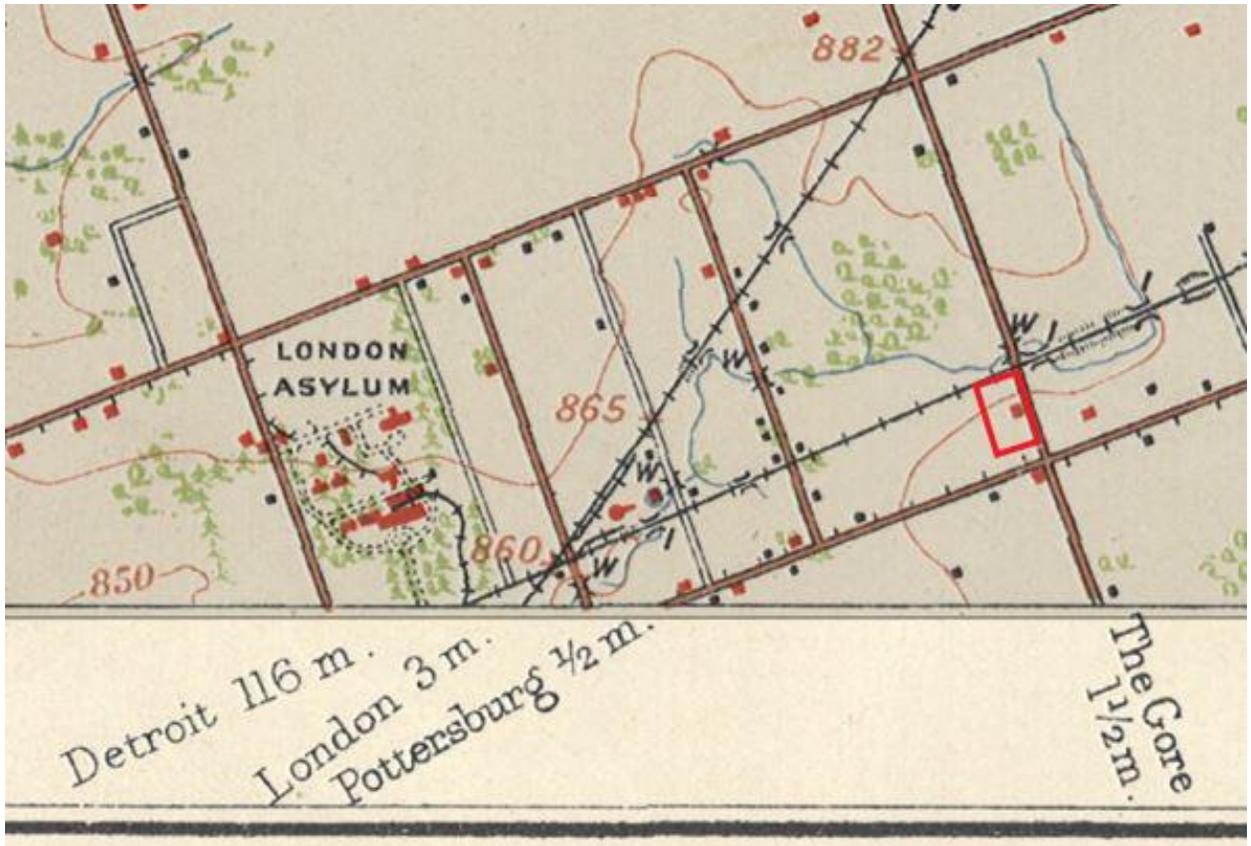


Figure 11: Detail of the Geodetic Survey (1915, Map Sheet 040P03) showing the former Clarke Farm.

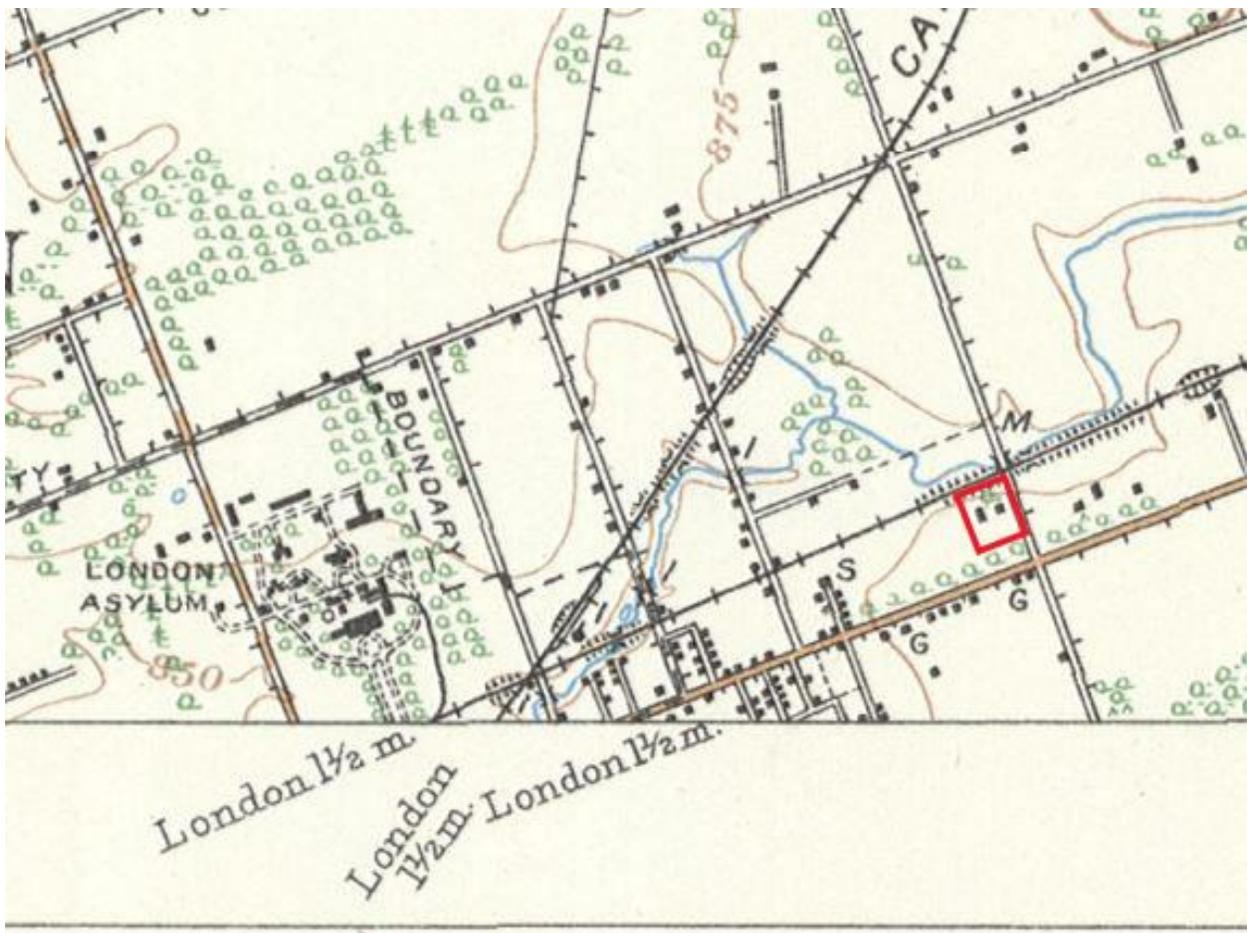


Figure 12: Detail of the Geodetic Survey (1930, Map Sheet 040P03) showing the former Clark farm.



Figure 13: Detail of a 1946 aerial photograph showing the former Clarke farm. Courtesy Western University.

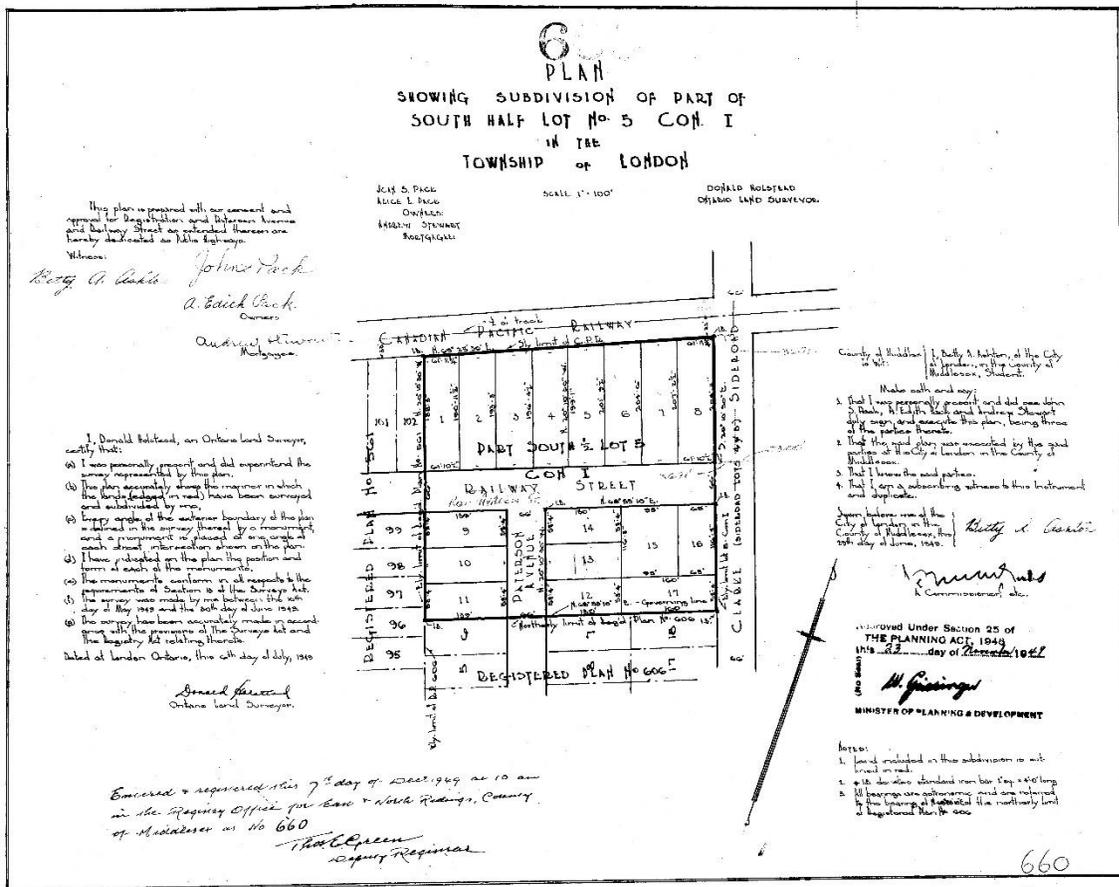


Figure 14: Plan of Subdivision 660, which includes the property at 1903 Avalon Street on Lots 15, 16, and 17. This plan was registered in 1949 and facilitated the residential development immediately surrounding the Clarke House.



Figure 15: Aerial photograph (May 15, 1949) showing the residential development around the Clarke House. Courtesy London Free Press Negatives Collection, Western Archives and Special Collections.



Figure 16: Aerial photograph (August 21, 1950) showing the intersection of Dundas Street and Clarke Road, where the initial stages of residential development around the Clarke House can be seen. The Clarke House is located within the cluster of trees between the railway and Dundas Street (identified by the row of trees that line is north right of way). Courtesy London and Suburban Planning Board.



Figure 17: Detail of a photograph of the opening of the Loblaws at Dundas Street and Clarke Road on July 15, 1954. In the background, the front porch and dormers of the Clarke House are legible. Courtesy London Free Press Negatives Collection, Western Archives and Special Collections.



Figure 18: Aerial photograph (March 1957) showing the intersection of Dundas Street and Clarke Road, where the Clarke House can be seen on the right hand edge of the image. Courtesy London Free Press Negatives Collection, Western Archives and Special Collections.



Figure 19: Photographs, courtesy of the Bos family via Sam Cox, showing the Clarke House in the 1960s and 1970s.



Figure 20: Aerial photograph showing the completion of the Argyle Mall in 1966. The Clarke House can be seen along the very top edge of the photograph. Courtesy London Free Press Negatives Collection, Western Archives and Special Collections.

Appendix D – Comparative Analysis

Heritage listed and heritage designated properties with attributed dates of construction before 1861 included on the Register of Cultural Heritage Resources:

- 1629 Bradley Avenue, Castle Hill Farm, built 1835, heritage listed property
- 1603 Richmond Street, James McStay House, built 1836, heritage designated property
- 1944 Bradley Avenue, built circa 1840, heritage listed property
- 6283 Colonel Talbot Road, Burtwistle, built circa 1840, heritage listed property
- 2056 Huron Street, House in the Grove, built 1840, heritage listed property
- 6414 Orr Drive, Lunana, built circa 1840, heritage listed property
- 555 Pond Mills Road, built circa 1840, heritage listed property
- 2707 Westminster Drive, built circa 1840, heritage listed property
- 7158 Wonderland Road South, built circa 1840, heritage listed property
- 120 Meadowlily Road South, Park Farm, built 1848, heritage designated property
- 6602 White Oak Road, Court, built 1848, heritage listed property
- 2017 Bradley Avenue, Roselawn, built 1850, heritage listed property
- 475 Fanshawe Park Road East, built circa 1850, heritage listed property
- 1976 Oxford Street West, built circa 1850, heritage listed property
- 1035 Sunningdale Road West, built circa 1850, heritage listed property
- 4594 White Oak Road, built circa 1850, heritage listed property
- 5435 White Oak Road, built circa 1850, heritage listed property
- 1458 Huron Street, Flower House, built 1853, heritage listed property
- 1810 Woodhull Road, Kilworth Hall, built 1853, heritage listed property
- 6983-6993 Colonel Talbot Road, built 1855, heritage listed property
- 1057 Oxford Street West, Elson Farm, built 1855, heritage listed property
- 2411 Oxford Street West, Comfort Cottage, built 1858, heritage designated property
- 3101 Westdel Bourne, Rosehill/Uptigrove House, built 1858, heritage listed property
- 5075 Westdel Bourne, Bodkin House, built 1858, heritage listed property
- 109 Chesterfield Avenue, built 1860 and altered circa 1915, heritage designated property
- 1424 Clarke Road, Tackabury farmhouse, built circa 1860, heritage listed property
- 5461 Colonel Talbot Road, built circa 1860, heritage listed property
- 7002 Colonel Talbot Road, built circa 1860, heritage listed property
- 1657-1733 Glanworth Drive, built circa 1860, heritage listed property
- 11 Haymarket Place, Greave farmhouse, built circa 1860, heritage designated property
- 5788 Old Victoria Road, built circa 1860, heritage listed property
- 1104 Sarnia Road, built circa 1860, heritage listed property
- 40 Sumner Road, Pleasant Hill Farmhouse, built 1860, heritage designated property
- 1950 Westminster Drive, built circa 1860, heritage listed property
- 371 Wharncliffe Road North, built circa 1860, heritage listed property
- 81 Wilson Avenue, Alexander Leslie House, built circa 1860*, heritage designated property
- 2115 Wilton Grove Road, Bruyland, built circa 1860, heritage designated property

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description

LOTS 15,1 6, AND 17 PLAN 660 LONDON/LONDON TOWNSHIP

PIN

08110-0154

Description of Property

The property at 1903 Avalon Street is in the Argyle area of the City of London. The property is located at the southwest corner of Avalon Street and Clarke Road, north of the intersection of Clarke Road and Dundas Street.

The one-and-a-half storey painted brick farmhouse, known as the Clarke House, is located on the high point of the land of the property at 1903 Avalon Street. The primary façade of the Clarke House faces south, away from Avalon Street and Clarke Road but towards Dundas Street as the house was originally oriented. The farmhouse is sited on a rise of the property. The farmhouse was built before 1860, prior to the subdivision of the land, Registered Plan 660 (1949), which established the current lot fabric of the area.

Statement of Cultural Heritage Value or Interest

The Clarke House, at 1903 Avalon Street, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and contextual values.

Physical or Design Value

The property at 1903 Avalon Street is a unique example of a sympathetically evolved early brick farmhouse in the former London Township. Originally built before 1861, Clarke House was a five-bay brick farmhouse, with a central entryway. The farmhouse was constructed of buff brick, which has been coated in a lime rendering and subsequently painted, on a buff brick foundation. The brick masonry has been laid in a modified common bond, usually with eight stretcher courses between a header course, indicating a solid brick structure of at least two wythes of brick masonry. Additions have been constructed onto the rear of the original rectangular plan of the building, as well as a stone front porch. The gable roofline was sympathetically altered by the three south-facing dormer style windows, before 1954. The six-over-six wood dormer windows replicate the style of the wood six-over-six windows of the first storey and original part of the house. The front doorway is recessed with panelled reveals and a central single leaf panelled wood door that is flanked by plain sidelights with dados below and a wood fanlight above in a Georgian-inspired style.

Historical or Associative Values

The property at 1903 Avalon Street has direct historical associations with the Clarke family, a pioneer family of London Township. On July 11, 1829, John Clarke (1777-1873) purchased the South Half of Lot 5, Concession I (100 acres) from the Canada Company. The patent for the property was issued by the Canada Company on July 11, 1834, after John Clarke had completed payments for the property. Like many London Township settlers, the Clarke family established a farm and over time increased their land holdings. Upon the death of John Clarke in 1873, the property passed to his son, John Clarke (1815-1893). The property was then passed to David Clarke (b. 1854) upon his father's death in 1893. David Clarke sold the property to Abraham J. Montague for \$7,500 on July 5, 1912. The property that now includes 1903 Avalon Street, the Clarke House, was owned by the Clarke family for 83 years. The significance of the Clarke family is also articulated by their namesake of Clarke (Side) Road and reinforced by the long-term retention of their farmhouse.

The property is linked to the history of the Argyle area, yielding information to its subdivision and development in the early part of the twentieth century. Following the sale of the property by David Clarke to Abraham J. Montague it was sold again in 1913 to Henry M. Peterman with a large mortgage. H. M. Peterman then entered into an

agreement with David R. Wood, whose interests were subsequently transferred to The Argyle Land Company in 1914 for \$1.

The Argyle Land Company appears to be a Winnipeg-based land developer/speculator that acquired property in the Dundas Street and Clarke Road area, including what now includes 1903 Avalon Street. While the Argyle Land Company primarily focused on residential development, in 1914 the Argyle Land Company offered a 10-acre portion of the former Clarke farm for industrial development of the Crucible Metals Company of Canada, which failed to arise.

While the reasons are not clearly known, the Argyle Land Company appears to have gone bankrupt in 1918. All advertisement ceases in 1918 and company officers disappear from any reference in the City Directory. A Certificate of Order of Foreclosure is registered on the title of the property with the ownership reverting to its mortgagee, Abraham J. Montague in 1918. Subsequent property owners completed the residential subdivision of the area.

The “Argyle” name now characterizes the broader area and contributes to an understanding of the history of the Argyle area. Through its association with the Argyle Land Company, the Argyle area is associated with many other Argyle namesakes in Canada.

The development of the former Clarke farm and the retention of the Clarke House at 1903 Avalon Street is important in understanding the development of the Argyle area. The relationship of the property to the Argyle Land Company, and the history of that company, has the potential to contribute to an understanding of how and why the Argyle area developed at the time and in the manner that it evolved.

Contextual Values

John Clarke obtained the patent to the South Half Lot 5, Concession I of the former London Township in 1834 after completing payments to the Canada Company. Lot 5 is located at the northwest corner of the first concession road of the former London Township and the sideroad laid out between Lots 4 and 5. The first concession road is Dundas Street, also known as the Governor’s Road or Highway 2. It was an important transportation corridor in the early colonial history of the London area. Clarke House is sited with its primary façade oriented south, towards Dundas Street. This demonstrates its historical links of the property to the surrounding area that is significant in understanding the evolution of the former Clarke property. The subsequent subdivision and development of the land around the Clarke House has altered the relationship between the house and Dundas Street, however, the existing lot fabric allows the primary (south) façade of Clarke House to remain clearly oriented southerly towards Dundas Street. The stone gates at Clarke Road physically mark the property’s connection to Clarke Road, named for its historical associations with the Clarke family.

The property at 1903 Avalon Street is locally recognized as a landmark within the Argyle community.

Heritage Attributes

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

- A unique example of a sympathetically evolved early brick farmhouse, as demonstrated by:
 - Form, scale, and massing of the one-and-a-half storey farmhouse
 - Siting of the farmhouse, on a rise of the property, with its primary (south) façade oriented towards Dundas Street
 - The modified common bond brick structure, including the foundation, noting that the exterior masonry was coated with a lime rendering and has been painted
 - The strong symmetry of the original window openings and the original front doorway in the brick structure

- The five-bay south façade, articulated by two pairs of six-over-six wood windows to each side of a central entryway
- The front doorway that is recessed with panelled reveals and a central single leaf panelled wood door that is flanked by plain sidelights with dados below and a wood fanlight above in a Georgian-inspired style
- The sympathetically introduced trio of dormers on the south slope of the gable roof which feature wood six-over-six windows, replicating the style of the windows in the first storey
- The painted wood frieze, painted wood soffit, and painted wood bargeboard which articulates the restrained architectural details
- On the east elevation, the two wood six-over-six windows on the ground storey and the two wood six-over-six windows on the upper storey
- On the west elevation, the two wood six-over-six windows on the ground storey and the two wood six-over-six windows on the upper storey
- The small square wood window in the upper storey of the north elevation
- The inset chimney at the east end of the farmhouse, which was likely originally flanked by a matching chimney at the west end
- The robust stone front porch, with a stone balustrade of the porch and steps, and the stone pillars that support a painted wood frieze and a hipped roof. The round columns are believed to be a later alteration to the porch.
- The two stone pillars, marking the entry to the property from Clarke Road, articulating the contextual values of the Clarke House
- The detached garage structure is not considered to be a heritage attribute.