

Bill No. 73
2022

By-law No. L.S.P.- _____ - ____

A by-law to designate 1903 Avalon Street to be
of cultural heritage value or interest.

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

AND WHEREAS notice of intention to so designate the property known as 1903 Avalon Street has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 1903 Avalon Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on January 25, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – January 25, 2022
Second Reading – January 25, 2022
Third Reading – January 25, 2022

SCHEDULE “A”
To By-law No. L.S.P.- _____

Legal Description

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

PIN

08110-0154

SCHEDULE “B”
To By-law No. L.S.P.- _____

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.