

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage

From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Demolition Request for Heritage Listed Property at 3700
Colonel Talbot Road by W-3 Lambeth Farms Inc.

Date: Wednesday March 9, 2022

Recommendation

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, the following actions **BE TAKEN** with respect to the request for the demolition of the buildings on the heritage listed property at 3700 Colonel Talbot Road:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the buildings on this property;
- b) The property at 3700 Colonel Talbot Road **BE REMOVED** from the Register of Cultural Heritage Resources; and,
- c) The property owner **BE REQUESTED** to commemorate the historic contributions of the Burch family in the future development of this property.

Executive Summary

The property at 3700 Colonel Talbot Road is a heritage listed property on the Register of Cultural Heritage Resources. The house on the property appears to date prior to 1851 and demonstrates elements of the Georgian architectural style, although altered. The property included a barn that was destroyed by fire in 2021.

An evaluation of the property using the criteria of Ontario Regulation 9/06 has been completed in a Heritage Impact Assessment, submitted as part of a demolition request for the buildings on the property at 3700 Colonel Talbot Road. The evaluation found that the property does not meet the criteria for designation. Staff have reviewed and do not disagree with the conclusion of the Heritage Impact Assessment but note that further historical research of the Burch family should have been completed. While the property at 3700 Colonel Talbot Road does not meet the criteria for designation and should be removed from the Register of Cultural Heritage Resources, the historical contributions of the Burch family should be commemorated in the future development of this property.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas 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 property at 3700 Colonel Talbot Road is a large parcel located on the east side of Colonel Talbot Road between Pack Road and Main Street/Longwoods Road (Appendix A). The property spans from Colonel Talbot Road to Bostwick Road.

1.2 Cultural Heritage Status

The property at 3700 Colonel Talbot Road is a heritage listed property. The property was identified in an inventory project undertaken as part of the 1993 annexation and appears in the 1997 edition of the *Inventory of Heritage Resources*. The *Inventory of Heritage Resources* was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* on March 26, 2007.

1.3 Description

The property at 3700 Colonel Talbot Road is a large parcel that formerly operated as a farm. It is approximately 77 hectares (190 acres) in size. The property is comprised of part of Lot 74 and Lot 75, East Talbot Road (ETR). While the property's boundaries have changed, the large farm-type parcel remains legible.

A house, three outbuildings, and a silo presently exist on the property (Appendix B). A large barn was formerly located on the property but was destroyed by fire on May 18-19, 2021.

The house is a two-storey L-plan frame building, with several additions. The front (west) elevation of the house faces Colonel Talbot Road. The primary building is rectangular in plan and is identified by the gable-end roof, which features returned eaves and a cornice detail (see Appendix B, Image 9). These returned eaves are a common characteristic of the Georgian architectural style, and hints at the early origins of this building.

The Georgian architectural style was popular during the reign of the Hanoverian King Georges of England, from 1714 until the Regency period. While the style can be recognized in its colonial interpretations with a temporal lag, it was the preferred style for United Empire Loyalists eager to demonstrate their loyalty to the King in the homes constructed upon their arrival and establishment in Canada. Georgian homes can often be identified by stoic proportions, balanced and symmetrical façades with well-spaced windows, usually a central front door, and often a gable roof with restrained cornice detailing. Some of these characteristics were carried forward with the Georgian Revival, a period revival architectural style that was popular in the mid-twentieth century.

The house appears to retain a strong sense of proportion in the relationship of windows to the exterior wall, as well as symmetry – alluding to Georgian architectural influences, but noting that some window openings have been altered and a subsequently built front addition has interrupted the historic architectural composition of the building's main façade. Other additions to the historic building have a less substantial impact on the architectural character of the building. The exterior siding appears to be an asbestos-like tile material that has been painted dark grey, as well as horizontal aluminum siding. Tongue and groove wood siding can be seen underneath the existing exterior cladding, with staining from previous paint which suggests end boards (see Appendix B, Image 8). The roof material is a mostly corrugated sheet metal, which is also used as the exterior cladding of the northerly addition onto the house. There appears to be asphalt shingles under portions of the corrugated metal roofing; the asphalt shingles are still exposed on the westerly slope of the gable roof. The windows have been boarded, as the building is presently vacant, however previous photographs identify that most windows have been replaced with a variety of window styles and types. Some of the west-facing window openings also feature awnings. There is a brick chimney on the south elevation of the building, with inset accent stone detailing (see Appendix B, Image 10). A block chimney is located at the north corner of the building. The primary building is more elaborate in its detailing, whereas the rear ell is more simplified. For example, the returned eaves are presently found on only the primary building and not the rear ell; further investigation may determine if the returned eaves were formerly present on the rear ell. The date of construction for the house at 3700 Colonel Talbot Road is attributed to prior to 1851, which appears consistent with the stylistic references and type of building.

The barn was destroyed by a fire on May 18-19, 2021, but its two silos and two concrete gangways remain. The gangways are earthen and poured concrete. The silos are

constructed of 30" by 12" concrete block masonry, arranged on their ends on a poured circular concrete foundation (see Appendix B, Image 16). The silos appear to have been previously painted and are weathered. There is iron banding approximately every 12" at the base but increasing in spans between the bracing with the height of the silos. Both silos have a domed metal cap.

In addition to the barn, there is a garage, a driveshed, and a small outbuilding. The garage and driveshed have a poured concrete base with stud-frame wall clad in corrugated metal which also clads the gable roof of each building. The small outbuilding is on a frame base, with stud-frame wall also clad in corrugated metal and a shed-style roof.

The house was accessed via tree-line driveway from Colonel Talbot Road (see Appendix B, Image 18). The house, its barn, silos, and outbuildings, once operated as a farm as part of the agricultural landscape of the former Westminster Township. The property is surrounded by existing and proposed residential subdivision development, which is also planned for the property (subdivision file 39T-17503).

In 2020-2021, the Colonel Talbot Road Pumping Station (3690 Colonel Talbot Road) was constructed. A *Cultural Heritage Assessment Report* (Stantec, 2017) was prepared as part of the Colonel Talbot Road Pumping Station Environmental Assessment. An inventory sheet was prepared for the property at 3700 Colonel Talbot Road, but no additional research was undertaken (Appendix C). The *Cultural Heritage Assessment Report* found there were no direct impacts to any of the existing structures on the property, which were all located outside of a 50m vibration monitoring buffer area. The recommended mitigation was documentation. The pumping station was constructed at the foot of the driveway from Colonel Talbot Road to the farmhouse, which has interrupted its historic relationship to the road (see Appendix B, Image 17).

1.4 History

The survey of the North Talbot Road (now Colonel Talbot Road) was among the earliest areas of Westminster Township surveyed for colonial settlement. The road was intended to connect the Talbot Road (or Talbot Line, Highway 3) in Southwold Township with settlement to the north. Lots along the North Talbot Road were surveyed by Deputy Provincial Surveyor Simon T. Z. Watson according not the single front system in 1809. This system produced long and narrow lots, which concentrated settlers along the road. Concessions A, B, I, and II of Westminster Township were surveyed in 1810 by Deputy Provincial Surveyor Watson and Deputy Surveyor John Bostwick. Concessions III through IX were surveyed in 1820 by Colonel Mahlon Burwell and Deputy Surveyor Bostwick. Settlement generally began in the southwest along the North Talbot Road and spread north, with the southeast of Westminster Township as the last settled area.

The Crown patent for Lot 75 ETR was issued to William Swarts on December 13, 1822. It was sold to Calvin Burch (sic. Burtch, Birtch) (1798-1880) on February 20, 1824. The Burch family were United Empire Loyalists originally granted land in Blenheim Township, in Oxford County, but relocated to Westminster Township in about 1816. Calvin Burch had bought Lot 75 WTR (on the opposite side of the road) but sold soon after (*Together in History* 2006, 94). Calvin's wife, Elizabeth (Schram) Burch (1798-1880), as the daughter of a United Empire Loyalists was entitled to a land grant which was obtained on the adjacent Lot 74 ETR (*Together in History* 2006, 94). The family appears to have selected Lot 74 ETR as the location to build their home.

Calvin Burch was the first teacher in the log school in Westminster Township in 1817. This school later became SS #17, later known as the M. B. McEachren Public School. Calvin Burch was also an early magistrate and assessor/collector for Westminster Township. He took an active part in the Reform movement that led to the 1837 Rebellion. Due to his part in the Rebellion, Calvin Burch spent several years in the United States for his own safety. Calvin and Elizabeth Burch had at least twelve children.

One of their sons, David Burley (sic. Burleigh) (1825-1919), bought the “old homestead” after returning to Westminster Township from California in 1859. He spent most of the 1850s in California playing his part in the gold rush by driving a stagecoach from Sacramento to the mines, and later establishing stage and mail routes through British Columbia.

D. B. Burch’s ownership of the property is recorded on *Tremaine’s Map* (1862). The map of Westminster Township included in the *Illustrated Historical Atlas of Middlesex County* (1878) shows a house, as well as cemetery or burial ground, on the property.

With an attributed date of construction prior to 1851, the house was likely built by Calvin Burch. It could have been improved by David Burley Burch following his return to Westminster Township in 1859, as suggested by the large rear ell.

A profile of David Burleigh (sic.) Burch is included in the *History of the County of Middlesex County* (1889). David Burley Burch was a member of County Council, serving as Deputy Reeve for two years, and, like his father, a magistrate. He married Hannah Dennis Gordon in 1902. Upon his death in 1919, he and other members of the Burch family that had been buried on a family plot on the farm were reinterred in Woodland Cemetery.

The property was transferred many times in the intervening years and appears to have continued to operate as a farm. It was purchased by the current property owner, W-3 Farms Lambeth Inc., in 1990. The property was included in the 1993 annexation of the Town of Westminster by the City of London.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *The London Plan*.

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, *Provincial Policy Statement* 2020).

“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 determining 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 27, *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), *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that

the London Advisory Committee on Heritage (LACH)¹ is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29, *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. 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).

2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest

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

1. Physical or design value:
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
 - i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted. These same criteria are in Policy 573_ of *The London Plan*.

2.1.3 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 Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Policies 575_ and 576_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

2.1.4 Register of Cultural Heritage Resources

Municipal Council may include properties on the Register of Cultural 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.

¹ At its meeting on February 15, 2022, Municipal Council reconstituted its advisory committees including the London Advisory Committee on Heritage (LACH). Until the new Community Planning Advisory Committee is composed, the LACH will continue to serve as the City's municipal heritage committee.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The property at 3700 Colonel Talbot Road is included on the Register of Cultural Heritage Resources.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Demolition Request

Written notice of intent to demolish the remaining buildings on the property at 3700 Colonel Talbot Road Drive was received by the City on February 22, 2022.

Municipal Council must respond to a notice of intention to demolish a building or structure on 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 (PEC).

The 60-day period for the demolition request for the property at 3700 Colonel Talbot Road expires on April 23, 2022.

4.1.1 Heritage Impact Assessment

A Heritage Impact Assessment (MHBC, dated September 24, 2021) was submitted as part of the demolition request for the heritage listed property at 3700 Colonel Talbot Road. The Heritage Impact Assessment is attached as Appendix D.

4.2 Comparison

To understand the context of the heritage listed property at 3700 Colonel Talbot Road, a brief scan of potentially comparable properties was undertaken. Two strong comparison properties were identified – of comparable age, architectural style/influence, and type:

- 6283 Colonel Talbot Road – two-storey frame Georgian-style farmhouse built circa 1840 (see Appendix B, Image 19)
- 6993 Colonel Talbot Road – two-storey frame Georgian-style farmhouse built circa 1855 (see Appendix B, Image 20)

Both properties are also listed on the Register of Cultural Heritage Resources. Both properties demonstrate better integrity in their representation of Georgian architectural influences, through their strong symmetry and balanced proportions. In particular, the windows flanking the front door of the house at 6283 Colonel Talbot Road is a strong demonstration of Georgian architectural patterns.

While the farmhouse at 3700 Colonel Talbot Road has been more substantially altered, its returned eaves are a refined demonstration of the architectural influences not found on either comparison property. Additionally, the property at 3700 Colonel Talbot Road was historically associated with an early settler family in Westminster Township; further historical research would be required to identify historical associations of either comparison property.

While further research would have to be undertaken to determine the rarity of the silo's material and construction, a silo of similar material and construction was identified at 3095 Bostwick Road (not listed or designated). This may represent a local vernacular type.

4.4 Consultation

Pursuant to Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on March 1, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex

Historical Society, the Urban League of London, and the Westminster Township Historical Society. Notice was also published in *The Londoner*.

4.5 Evaluation

Staff have reviewed the evaluation completed as part of the Heritage Impact Assessment that was submitted as part of the demolition request for buildings on the heritage listed property at 3700 Colonel Talbot Road (see Appendix D).

As articulated in Section 1.4 of this report, there is historic interest in the Burch family and their contributions to the development and administration of the former Westminster Township. These contributions should be commemorated in the development of the property, for example, through street naming, parking naming, and/or commemorative or interpretive features in publicly accessible spaces.

The silos on the property at 3700 Colonel Talbot Road used a material and construction that did not initially appear common, though a cursory identified at least one other nearby example of the same material and construction. Further, while still rare, there are better examples of Georgian farmhouses.

The Heritage Impact Assessment found that the property at 3700 Colonel Talbot Road does not meet the criteria of *Ontario Regulation 9/06* and therefore, the property is not a significant cultural heritage resource and does not merit designation pursuant to the *Ontario Heritage Act*. Staff do not disagree with this conclusion.

Conclusion

A Heritage Impact Assessment was submitted as part of a demolition request for the heritage listed property at 3700 Colonel Talbot Road. Staff do not disagree with the conclusion of the Heritage Impact Assessment, which found the property does not merit designation pursuant to the *Ontario Heritage Act*.

However, efforts to commemorate the historical contributions of the Burch family should be encouraged in the development of this property.

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Heritage Planner

Submitted by: Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP
Manager, Urban Design, and Heritage

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

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Planning and Economic
Development

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Inventory Sheet for 3700 Colonel Talbot Road from the Cultural Heritage Assessment Report for the Colonel Talbot Road Pumping Station Environmental Assessment (Stantec, 2017)

Appendix D Heritage Impact Assessment (MHBC, dated September 24, 2021)

Selected Sources

Bluestone Research Inc. *Stage 1-2 Archaeological of 3700 Colonel Talbot Road*. P344-0065-2015. February 2016.

Brock, D. *Fragments from the Forks*. 2011.

City of London. Property file.
City of London. *Register of Cultural Heritage Resources*. 2019.
City of London. *The London Plan*. 2016.
Delaware/Westminster Historic Book Committee. *Delaware and Westminster Townships – Honouring Our Roots*, Vol. I. 2006.
Delaware/Westminster Historic Book Committee. *Delaware and Westminster Townships – Together in History*, Vol. II. 2006.
Dingman, T. Progress Report – Cultural Heritage Evaluation Report (CHER) 3700 Colonel Talbot Rd. February 10, 2017.
Goodspeed, W. A. & C. L. *History of the County of Middlesex*. 1889.
Land Registry. LRO33.
Library and Archives Canada. Census.
London Free Press. “Fire that demolished Lambeth-area barn deemed suspicious.” May 19, 2021. Retrieved from www.lfpress.com/local-news/fire-that-demolished-lambeth-area-barn-deemed-suspicious.
Mayer Heritage Consultants Inc. *Archaeological Assessment (Stage 1 and 2) Bethel Church Property, 3700 Colonel Talbot Road*. P066-003-2003. June 2003.
Stantec Consulting Ltd. *Cultural Heritage Assessment Report: Colonel Talbot Road Pumping Station*. 2017.
Westminster Map No. 38. 1843.

Appendix A – Property Location

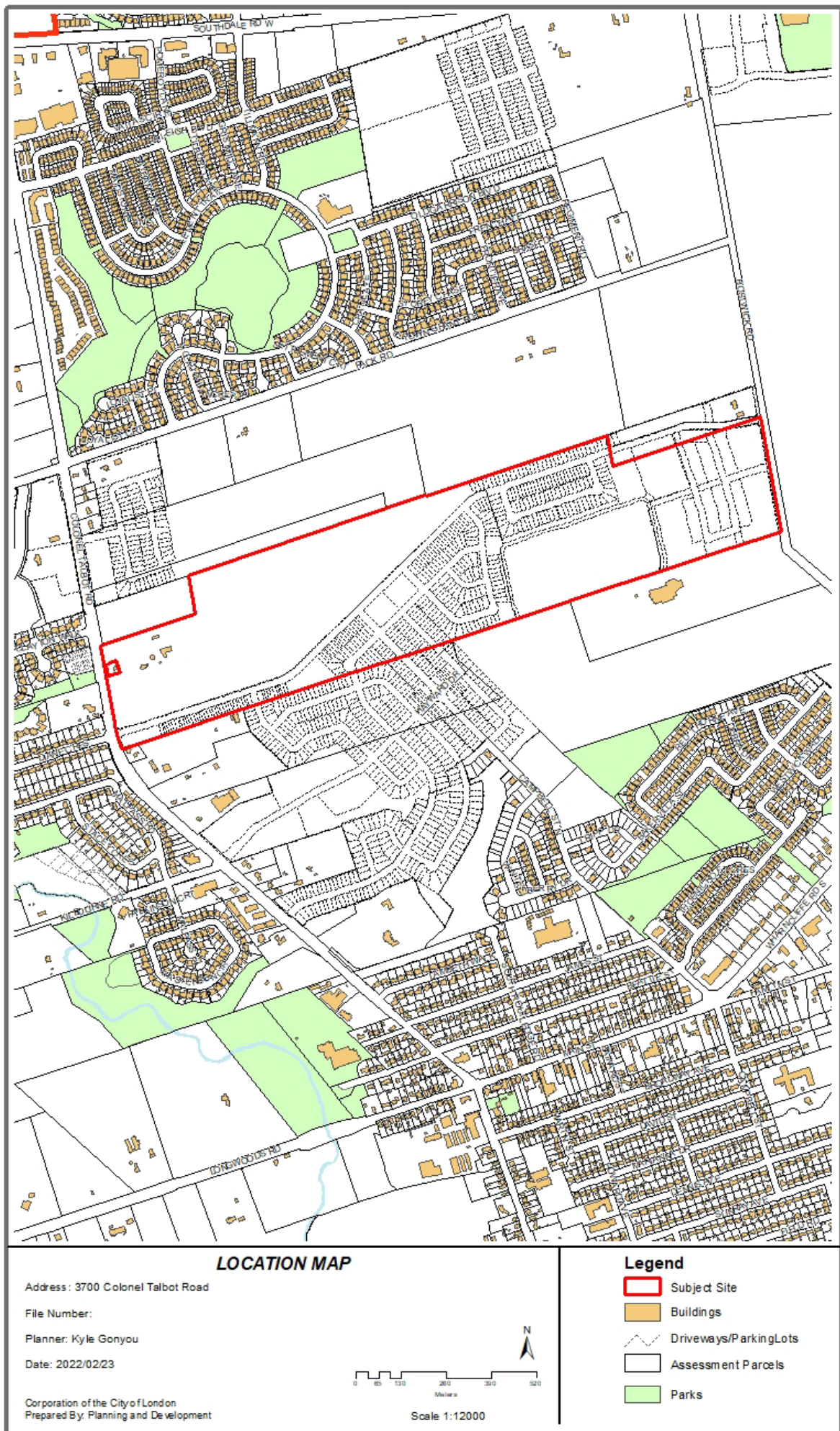


Figure 1: Location Map showing the property at 3700 Colonel Talbot Road.

Appendix B – Images



Figure 2: Detail of Westminster Map No. 38 (1843). Elizabeth Burch (sic.) is recorded as the owner of Lot 74 ETR; Calvin Burch (sic.) is recorded as the owner of Lot 75 WTR.



Figure 3: Detail of the Tremaine's Map (1862) for Westminster Township, showing D. B. Burch as the property owner of Lot 74 ETR.

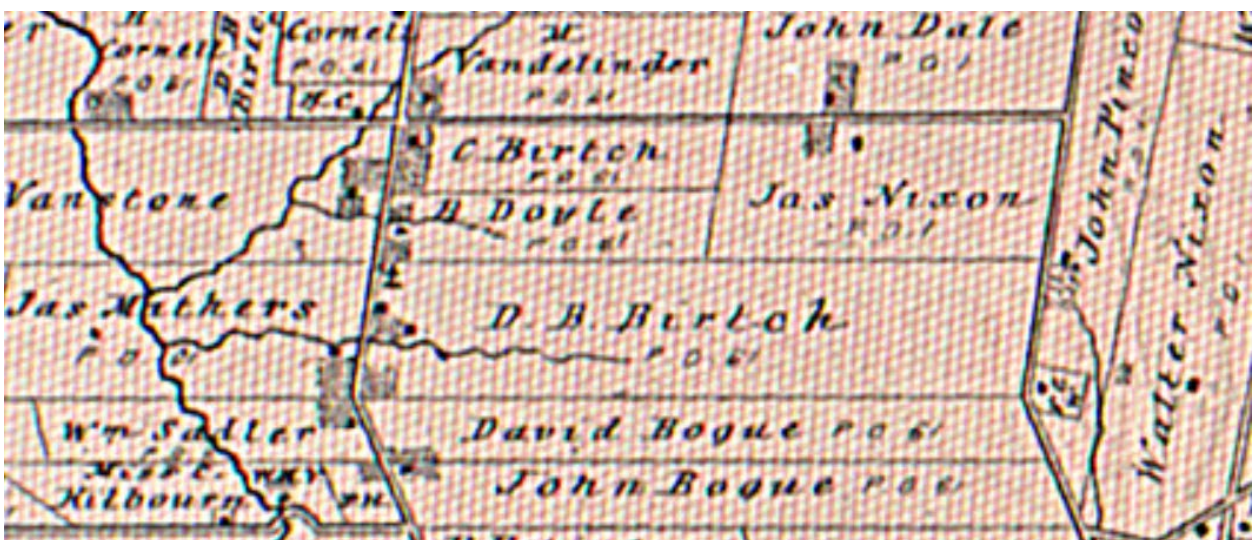


Figure 4: Detail of the Westminster Township map in the Illustrated Historical Atlas of Middlesex County (1878), showing D. B. Birch as property owner. Structures are noted, as well as a cemetery or burial ground.



Image 1: Photograph of the property at 3700 Colonel Talbot Road from the Annexed Area Inventory (1993).



Image 2: Photograph of the farmhouse at 3700 Colonel Talbot Road on April 29, 2016.



Image 3: Photograph of the farmhouse at 3700 Colonel Talbot Road on February 10, 2017.



Image 4: Photograph of the farmhouse at 3700 Colonel Talbot Road on February 23, 2022.



Image 5: View of the north elevation of the farmhouse at 3700 Colonel Talbot Road.



Image 6: View of the east elevation of the farmhouse at 3700 Colonel Talbot Road. Note the additions built onto the structure.



Image 7: View of the south elevation of the farmhouse at 3700 Colonel Talbot Road, seen from the adjacent pasture.



Image 8: Detail of the wood siding under the exterior cladding on the farmhouse at 3700 Colonel Talbot Road. Note the staining from previous paint, suggesting end boards.



Image 9: Detail of the cornice and return eave of the farmhouse at 3700 Colonel Talbot Road.



Image 10: Detail of the inset stone detailing in the brick masonry chimney on the south elevation.



Image 11: View of the detached garage at 3700 Colonel Talbot Road.



Image 12: Photograph of the driveshed at 3700 Colonel Talbot Road.



Image 13: View of the shed at 3700 Colonel Talbot Road.



Image 14: Photograph of the two concrete block silos, with the remains of the barn at 3700 Colonel Talbot Road.



Image 15: View of the silos, showing one of the concrete gangways (barn hill).



Image 16: Detail of the concrete block masonry, approximately 12" by 30", of the silos with the iron banding.



Image 17: View from the west side of Colonel Talbot Road looking east towards the farmhouse at 3700 Colonel Talbot Road, interrupted by the Colonel Talbot Road Pumping Station.



Image 18: View looking east from the fence surrounding the Colonel Talbot Road Pumping Station down the farm lane and towards the farmhouse at 3700 Colonel Talbot Road.



Image 19: Photograph of a comparison property at 6283 Colonel Talbot Road, which was built circa 1840 and demonstrates elements of the Georgian architectural style particularly in the symmetry and restrained balance of the façade, as well as the windows flanking the front door.



Image 20: Photograph of a comparison property at 6993 Colonel Talbot Road, built circa 1855 and demonstrating some influences of the Georgian architectural style in its proportions and symmetry.

Appendix C – Inventory Sheet – 3700 Colonel Talbot Road

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Municipal Address: 3700 Colonel Talbot Road

Former Township or County: Westminster Township, Middlesex County

Municipality: City of London

Resource Type: Farmstead

Associated Dates: 1850 (City of London Inventory of Heritage Resources)

Relationship to Project: Within Project Location

Description: The property contains a tree alleé laneway, that leads up to a residence, outbuildings, silos, and a barn.

The residence is a two storey massing, with a low-pitched cross gable roof, with a return eaves and chimney. The exterior is clad with modern siding. The front (west) façade has a partial enclosed porch.

The timber frame barn has a cross gable roof, and a gambrel roof with a hay hood.

The property is listed on the City of London Inventory of Heritage Resources as a Priority 2 property.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value: None identified. Although the structure may date to the mid-19th century, it has been modified with additions and 20th century materials and is not representative of mid-19th century building materials or form.

Historical or Associative Value: The property, Lot 74, Concession East of the Talbot Road, is connected to the Burch family who owned the property throughout the 19th century. The adjacent Lot 75, Concession East of the Talbot Road, was granted to Nathan Burch in 1816. The property passed to his son Calvin Burch, who owned the property until his death in 1863. In following it passed to Burch's son David Burleigh Burch, who owned the property into the 20th century.

Contextual Value: The formerly rural area has undergone change in recent years with several suburban developments along Colonel Talbot Road. The date of construction and representative farm layout support the character of the remaining rural area.

Identified Heritage Attributes: Farmstead: Relationship of residence, outbuildings and laneway; tree-lined laneway. Barn: Timber frame structure, cross gable roof, and gambrel roof with hay hood.

Identification of CHVI: Yes

Completed by (name): Laura Walter

Date Completed: December 15, 2016

Heritage Resource Number: CHR-22



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City of London Colonel Talbot Road Pumping Station Class EA	
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CULTURAL HERITAGE RESOURCE/LANDSCAPE RECORD FORM	

Figure 6: Inventory sheet prepared for the property at 3700 Colonel Talbot Road from the Cultural Heritage Assessment Report for the Colonel Talbot Road Pumping Station Environmental Assessment (Stantec 2017).

Appendix D – Heritage Impact Assessment

Heritage Impact Assessment (MHBC, dated September 24, 2021) – *attached separately*