



L.P. #1: 9307 Union Drive

Strathroy-Caradoc

Concession 6, Lot 23

(former Township of Caradoc,
Middlesex County)

Scoped

Heritage Impact Assessment

Prepared for Canadian Solar Developers

by Robinson Heritage Consulting

18 September 2012



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Background

Exp Inc (the agent) is assisting Canadian Solar Developers (the client) in their preparation to submit a Renewal Energy Approval (REA) application for a series of small (100 kw) solar projects in the Strathroy and Barrie area. Robinson Heritage Consulting has been retained by Exp Inc on behalf of the client to prepare a scoped Heritage Impact Assessment (HIA) for three of these sites, including the subject property site (L.P. #1) located at 9307 Union Drive in the Municipality of Strathroy-Caradoc.

A Heritage Impact Assessment has been triggered for L.P. #1 as it contains at least one structure that is more than forty years old – the brick farmhouse. The client's agent has been directed by Ministry of Tourism and Culture staff that that this HIA has been triggered solely by the building on the subject property and that the site has no other significant cultural heritage resources (buildings, structures or cultural heritage landscapes). The following report is not meant to provide a full analysis of the cultural heritage value or interest of the subject property – only a brief description of the basic physical, exterior heritage attributes of the brick farmhouse, and its associated timber frame bank barn in order to assess the degree to which the proposed solar array installation may impact these cultural heritage resources.

Location of the Subject Property

The subject property is located at 9307 Union Drive in the Municipality of Strathroy-Caradoc, roughly 6 kilometers east of the community of Strathroy (Figure 1) and 750 meters southwest of Amiens Road (Figure 2). The entrance gate of the farm lane is on the southeast side of Union Drive and the subject brick farmhouse



Figure 1 - Location map. (Image: Google Maps, 2012)

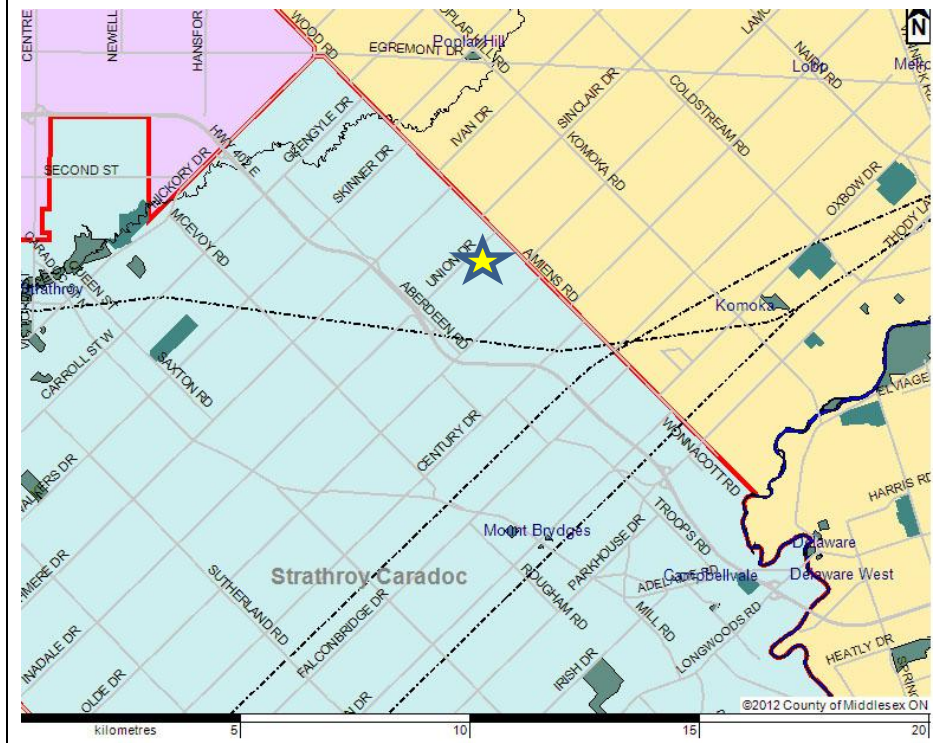


Figure 2 - Location map showing northeast section of Strathroy-Caradoc. (Image: Middlesex County GIS, 2012)

is located 115 meters from the road (Figure 3). The surrounding context is large farms with many mature trees around the farm dwellings and large, open fields under cultivation (Figure 21).



Figure 3 - Orthographic photo of subject property. (Image: Google Earth, 2012)

Preliminary Description of Heritage Attributes of the Subject Property

In 1878, a map of Caradoc Township from the *Illustrated Historical Atlas of the County of Middlesex* (Figure 4) indicated the subject property as the farm of Duncan McKellar with an orchard area immediately south east of two dwellings (indicted as black squares) within Lot 23 in Concession 6. A cursory review of the 1861 Census of Caradoc Township in Middlesex County reveals that Duncan and Elizabeth McKellar and their six children were living in a wood frame and log house. It is reasonable to assume that at some point between 1861 and 1878 the McKellar had built the existing brick farmhouse to accommodate their large and growing family.

The farmhouse, bank barn and farm complex were built on what is largely flat land near the top of bank of a stream that was indicated in the 1878 Caradoc

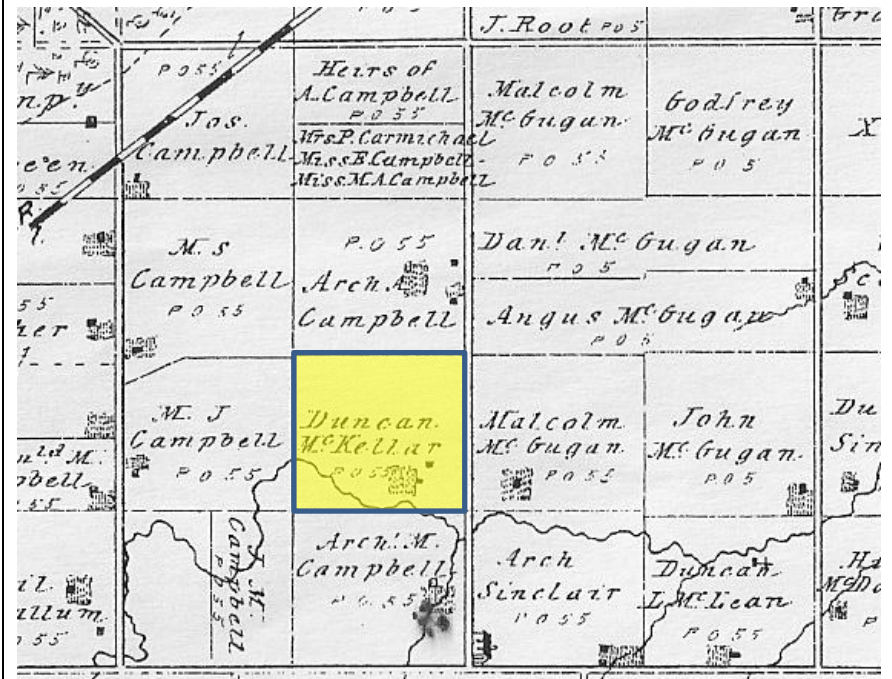


Figure 4 – Detail of map of Caradoc Township from the *Illustrated Historical Atlas of the County of Middlesex*, (Toronto: H.R. Page & Co., 1878)

Township map and still flows along the northeastern side of the property.

The gravel laneway proceeds straight southeast to the farmhouse, past small and medium size trees (Figure 6), while curving around a modern pond located in front of the farmhouse.



Figure 5 - View southeast, from gate. (Photo: RHC, Aug 2012)

As the laneway approaches the farmhouse, it becomes lined on the southwest side by large, coniferous trees and then passes by at least two large, mature maple trees (Figure 6). At this vantage point, all the viewer can see is the farmhouse on their left and the bank barn directly ahead. Much of the view of the working farm complex is screened by the large mature trees.



Figure 6 – View southeast, past house to barn. (Photo: RHC, Aug 2012)

The Farmhouse

As one approaches along the laneway, the visual focus of the property is its 1 ¾ - storey, brick Ontario farmhouse. The massing and style of this dwelling was a popular design in rural domestic architecture in the early 19th to the early 20th century. The distinguishing features are the T-shape plan footprint with the main block of the house having a side gable main roof with return eaves and with a smaller front gable over the front door. A perpendicular tail extends to the rear with a side door leading out into a side porch. The central front door has a transom and is flanked by sidelights.

The historical farmhouse was built with white (yellow) clay brick which was a common building material in mid-19th century. The type of clay used to make this type of brick is found in the London and Middlesex area and, therefore has become a typical feature of so many Victorian era homes and buildings.

The brickwork was laid using a common bond (header course at every fifth course) which indicates that this is quite likely a double-brick house. The window head over the front upper window is a segmental arch of soldier brick. A white (yellow) brick chimney shaft rises from the north roof ridge and from the roof ridge of the tail.

It is not known if the existing hip roof, wraparound verandah has been built to recreate a similar previous verandah or if it extended what was likely a full width front porch.



Figure 7 – Farmhouse, viewed from lane. (Photo: RHC, Aug 2012)



Figure 8 – House, front facade. (Photo: RHC, Aug 2012)

The farmhouse has had single-storey additions made to the tail at the side and rear including a hip roof corner bay and a gable roof section connecting to a gable roof double garage (Figures 9 and 10).



Figure 9 – Tail and rear additions. (Photo: RHC, Aug 2012)



Figure 10 – Rear addition and attached garage. (Photo: RHC, Aug 2012)

Timber Frame Bank Barn

A large, timber frame bank barn is located south of the farmhouse. This type of barn with a gable roof is likely to have been raised in the later 19th century and the gambrel barn roof did not become popular until the mid-20th century. Another clue as to the barn's age is the white (yellow) brick foundation walls and the fieldstone foundation quoins (or corners).

The barn has been clad in vertical metal siding. The only areas where the vertical wood barn board cladding is visible are the southeast gable wall (Figure 12) and under the roof on the bank side of the barn (Figure 13).



Figure 11 – Bank barn, viewed from west. (Photo: RHC, Aug 2012)



Figure 12 – Bank barn, viewed from south. (Photo: RHC, Aug 2012)

The bank barn is on the west side of a large, modern farm yard with numerous buildings, storage tanks and many large farm vehicles, implements, elevators, silos (Figures 14 and 20).



Figure 13 – Bank barn, viewed from east. (Photo: RHC, Aug 2012)

The bank barn is on the east side of a large, modern farm yard with numerous buildings, storage tanks and many large farm vehicles, implements, elevators, silos (Figures 16, 20 and 21).



Figure 14 – Bank barn, viewed from a point approximately 39 meters south of barn. (Photo: RHC, Aug 2012)

Location of the Proposed Solar Array Installation

The arrays are to be installed on agricultural fields where the client has established long term leases. The client proposes to install a solar panel array with a footprint of 37m x 67m (~0.6 acres) (Figure 15) and panels with a height of approximately 1.5 to 1.8 meters from the ground (Figure 16).

The array would be located on what is now cultivated lands to the southeast of the timbre frame bank barn (Figures 17 and 18). The northwest corner of the array would be approximately 39m from the closest corner of the lean-to rear portion of the bank barn. The view from the northwest corner of the array back to the barn and toward the house is approximated in Figure 14.



Figure 15 - Site Plan indicating proposed placement of solar array installation. (Image provided by Exp Inc. for Future Solar Developments Inc., 2012)



Figure 16 - Relative size of proposed solar panels. (Image provided by Exp Inc.)

Expected Impact of the Proposed Solar Array Installation on the Cultural Heritage Resources

It is the consultant's opinion that the solar array installation is of a height that would not be seen in its proposed location from Union Drive when in front of the farmhouse, on the lane, and not even from the western corner of the farmhouse. If the property maintains mature trees in their present locations, there would be no view of the installed solar array from Union Drive in front of the farmhouse (Figure 19).

Figures 20 and 21 show the current view from Union Drive past the farm complex toward the proposed solar array. The solar array would not project visually above the tree line on the horizon.

It is the consultant's opinion that the proposed solar array development would not have any negative impact on the farmhouse, bank barn or any of the cultural heritage attributes associated with the subject property.



Figure 17 – Panorama 1 – looking north to east. (Photos: RHC, Aug 2012)



Figure 18 – Panorama 2, looking south to west. (Photos: RHC, Aug 2012)



Figure 19 - Panorama 3, looking east to south. (Photo: RHC, Aug 2012)



Figure 20 - View southeast from Union Drive. (Photo: RHC, Aug 2012)



Figure 21 - View northeast from Union Drive. (Photo: RHC, Aug 2012)

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