



L.P. #6:

8338 Scotchmere Drive
Strathroy-Caradoc

Lot 15, Concession 8

(former Township of Caradoc,
Middlesex County)

Scoped Heritage Impact Assessment

Prepared for Canadian Solar Developers
by Robinson Heritage Consulting

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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. #6) located at 8338 Scotchmere Drive in the Municipality of Strathroy-Caradoc.

A Heritage Impact Assessment has been triggered for L.P. #6 as it contains at least one structure that is more than forty years old – the farmhouse. The client's agent has been directed by Ministry of Tourism and Culture staff that this HIA has been triggered solely by the farmhouse 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 wood frame 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 8338 Scotchmere Drive in the Municipality of Strathroy-Caradoc, roughly 3.5 kilometers east of the community of Strathroy (Figure 1) and 800 meters southwest of McEvoy Road (Figure 2). The entrance to the tree-lined lane is on the northwest side of Scotchmere Drive and the subject

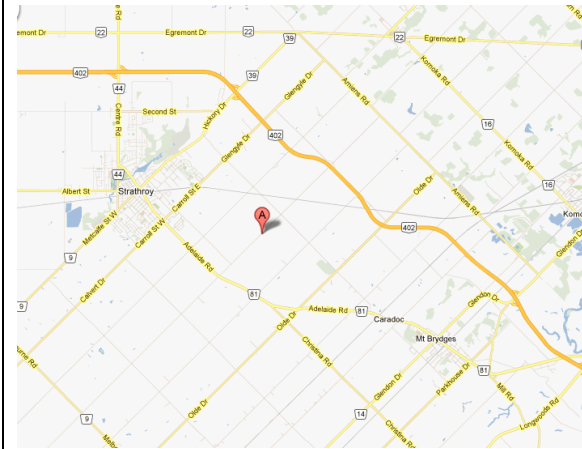


Figure 1 - Location map. (Image: Google Maps, 2012)

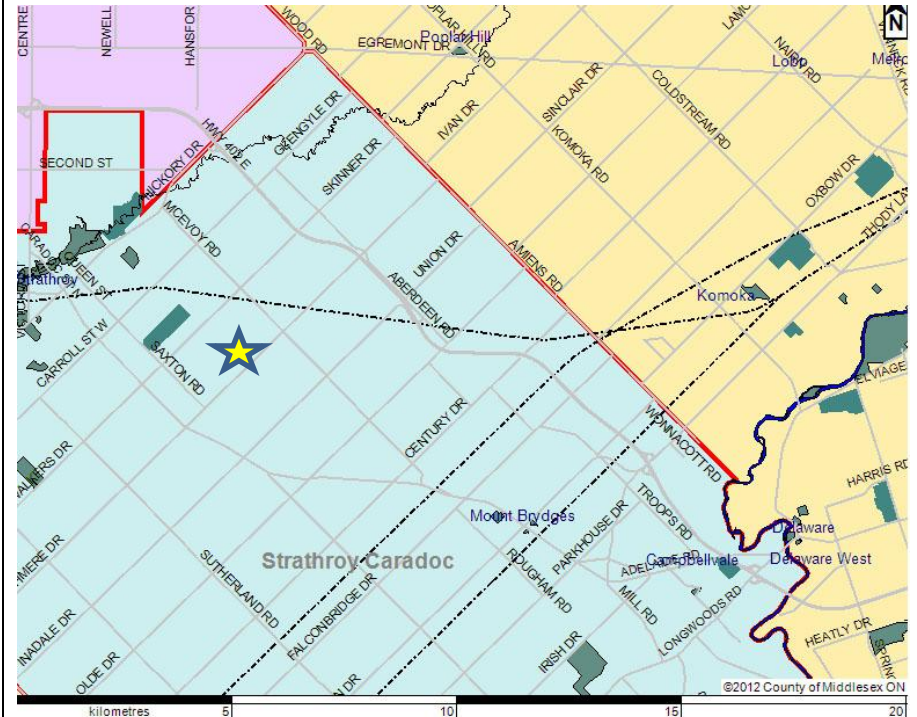


Figure 2 - Location map showing northeast section of Strathroy-Caradoc. (Image: Middlesex County GIS, 2012)

farmhouse is located 90 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 18).



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 Hugh Graham with an orchard area surrounding a dwelling indicated as a black square within Lot 15 in Concession 8.

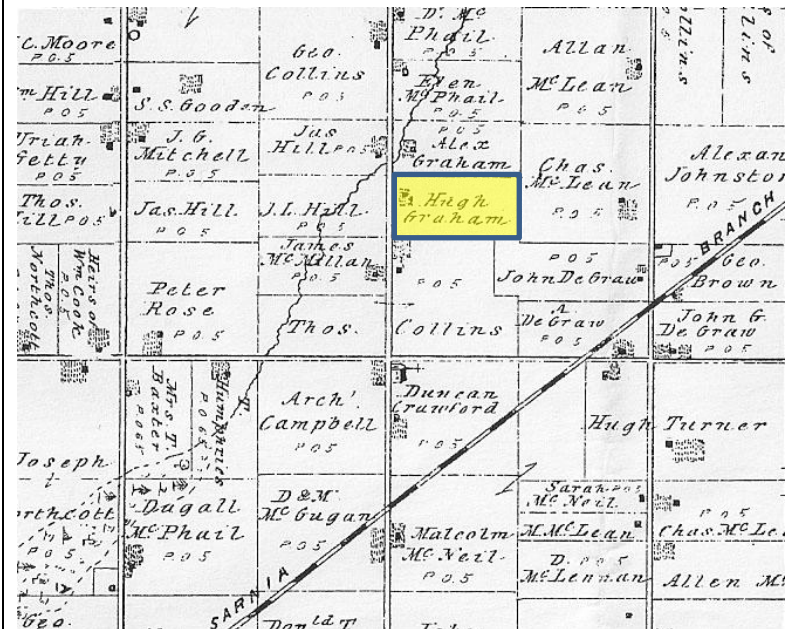


Figure 4 – Detail of map of Caradoc Township from the *Illustrated Historical Atlas of the County of Middlesex*, (Toronto: H.R. Page & Co., 1878)

The gravel laneway proceeds straight northwest past the farmhouse and drive shed to the bank barn at the rear. The tall, mature conifer (spruce) trees lining the laneway create a tunnel effect that largely screens views of the rear and the fields on both sides (Figures 5 and 6).

(Figure 6). At this vantage point, all the viewer can see is the farmhouse on their right. Any view of barn and the working farm area is screened by the large mature trees.



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



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

The Farmhouse

As one approaches along the laneway, the farmhouse comes into view on the right. This 1 $\frac{3}{4}$ - storey, Georgian farmhouse appears to be constructed in wood frame with an undetermined exterior cladding under the current modern metal horizontal cove siding.

The massing and style of this simple dwelling was a popular design in Ontario's rural domestic architecture from 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 and a 3-bay front facade.



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



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

The perpendicular tail at the rear (Figure 10) sits on a poured concrete foundation and appears to have been expanded to enclose what would likely have been a side porch facing the laneway. The northeast side window opening on the tail appears to be original as it is a similar size to those on the front façade. As the tail is now clad in wood clapboard siding, this alteration is likely to have occurred in the mid-20th century.

Correspondence from the Municipality of Strathroy-Caradoc to Exp dates the farmhouse as being built circa 1890. However, the building form and the indication of a dwelling in this location on the Atlas map (Figure 4) lead the consultant to believe that the house was built before 1878.

The extant chimney shaft rising from the west end of the roof ridge was constructed in corbeled white (yellow) clay brick which was a common building material in mid-19th century. The foundation wall of the main block of the house was constructed using the same clay brick. 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.



Figure 9 – View of farmhouse from east. (Photo: RHC, Aug 2012)



Figure 10 – Expanded tail at rear seen from laneway. (Photo: RHC, Aug 2012)

Past the farmhouse on the northeast side of the laneway is a large, wood frame, gable roof drive shed. The drive shed is clad in horizontal wood siding (Figures 9 and 10).



Figure 11 - Drive shed (Photo: RHC, Aug 2012)



Figure 12 – View to northeast from drive shed to solar array area and barn. (Photo: RHC, Aug 2012)



Timber Frame Bank Barn

A large, English style, timber frame bank barn is located north of the driveshed and farmhouse. This type of barn with a gable roof is likely to have been raised in the later 19th century as the gambrel barn roof did not become popular until the mid-20th century. This may be an earlier barn that has been reconstructed on poured concrete foundation walls.

Of note are the three cruciform shapes cut into the barn boards near the peak of the southwest gable wall.



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



Figure 14 – Bank barn, viewed from south, (upper right) detail of shapes in barn boards. (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 a cornfield to the southwest of the timbre frame bank barn (Figures 17 and 18). The view from the southwest corner of the barn toward the solar array is approximated in Figure 14.

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 Scotchmere 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 the laneway in front and beside the farmhouse (Figure 19).



Figure 15 - View to west of proposed solar array area from bank barn. (Photo: RHC, Aug 2012)



Figure 16 - Site Plan indicating proposed placement of solar array installation. (Image provided by Exp Inc. for Future Solar Developments Inc., 2012)

Figure 17 shows the relative size of the proposed solar panels. Figure 18 shows the current view of the farm from Scotchmere Drive. 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 - Relative size of proposed solar panels. (Image provided by Exp Inc.)



Figure 18 – Panorama 1 – looking north to east from Scotchmere Drive. (Photos: RHC, Aug 2012)

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