

Statement of Cultural Heritage Value or Interest

231 Queenston Road

The following Statement of Cultural Heritage Value or Interest and List of Heritage Attributes was prepared for the property at 231 Queenston Road by Laurie Smith et al. in their 2014 study of Preston; the King Street and Chopin Drive Heritage Registry Report, which recommended that the property be designated under Part IV of the OHA.

Description of the Historic Place

231 Queenston Road is a large, square property on the east side of Queenston Road, between Chopin Drive and Eagle Street South. The property is located in a residential neighbourhood in the historic community of Preston, in the City of Cambridge. The key resource is the Clare House, a large, two- and-a-half storey, red brick house built in the Queen Anne Revival style. The house was built in 1894 for Frederick Clare, part owner of Clare Brothers foundry, and his wife Isabella. The house was renovated in 1906 including the addition of a two-and-a-half-storey tower on the south side of the building. The property is listed on the *Cambridge of Cambridge Heritage Properties Registry*.

Summary of Cultural Heritage Value

The two-and-a-half storey, red brick building at 231 Queenston Road, built in 1894, is a representative example of Queen Anne Revival architecture, which was popular in Ontario from the late 1870s to the turn of the nineteenth century. The building includes many of the features typical of the style, including its asymmetrical plan, steeply pitched roof, projecting tower, varied roofline, brick detailing and central porch.

This property is associated with local businessman and politician Frederick Clare. The Clare House was built in 1894 as a home for Frederick Clare and his family. Frederick and his brother, George, took over their father's (John Clare) business in 1881 and partnered with Henry Hilborn to become Clare Brothers Foundry. Their company was incorporated as Clare Bros. Co. Ltd. in 1901. The business, operating at 223 King Street East, was one of the larger businesses in Preston, employing many local residents and contributing to the community's growth and prosperity around the turn of the nineteenth century that contributed to the incorporation of the town in 1900. Frederick Clare was also a prominent citizen of Preston, being part of the group of business owners that brought electric rail to Preston, Galt and Hespeler and serving as mayor of Preston from 1905 to 1908.

The Clare House is one of four houses on the east side of Queenston Road, between Eagle Street and Chopin Drive, built before 1910. Together, they make an important contribution to the late-nineteenth and early-twentieth century residential character of

Queenston Road between Chopin Drive and Eagle Street south, forming a late-nineteenth to early-twentieth century residential streetscape. This property, in particular, makes an important contribution to the Queenston Road streetscape and the legibility of the community's industrial heritage. It is historically linked to the Clare Brothers foundry on the east side of King Street East. With its large lot, unique design and rich materials, the Clare House stands out from the other more modest houses on the street and the neighbourhood and serves as a landmark in the community.

Description of Heritage Attributes

The heritage attributes essential to the cultural heritage value or interest of this property are: the two-and-a-half storey, red brick house built in 1894 and the generous lot on which they sit.

Key elements of the house include:

- Aspects of the Queen Anne Revival style that are evident in its design, including: its picturesque, irregular massing of forms; its asymmetrical plan and elevations; the steeply pitched roof and varied roofline; the projecting, six-sided tower; the projecting two-and-a-half storey bay with its pedimented gable; its use of shingled panels, raised brickwork and corbelling to avoid a smooth-walled appearance;
- The porch and entrance at the north end of the façade, including the recessed entrance, covered porch, sweeping roofline, stone steps, corbelling, buttresses, round-arched cut-out with stone sill, brick half wall and stone header;
- The six-sided tower, including its steeply pitched, six-sided, pyramidal roof; spacing and proportions of the tall narrow window openings; and the textured, brick panel on the front of the tower;
- The triple-stack brick chimney with its decorative brick work;
- The third bay, with its flat-arched windows, tripartite ground-floor window with rock-faced stone lintel, and ground floor porch with brick half wall;
- The two-and-a-half storey, projecting bay, including: the buttress wall, shingled, pedimented gable, Palladian window with leaded glass and dentil border, and smooth frieze with dentil border along the top running along the eaves, below the pediment;
- Its stone foundation made of rock-faced, even coursed, cut stone, with raised mortar joints;
- Its decorative brickwork, including the brick borders encircling the building between the first and second storeys and along the foundation, its use of multi-toned bricks to create a dichromatic effect along corners of the projecting tower;
- Its rectangular windows that vary in size and configuration, including two sets of three nine-over-one windows on the projecting bay with lug sills, the six double sashed tower windows with lug sills, the central, three-paned window with transom, stone lintel and lug sill;

- The wooden, two-storey rear porch and sunroom, originally the summer sleeping room, with smooth support columns, wooden baluster and plain frieze on the first floor and multi-paned windows encircling the second-floor sunroom;
- Its wide eaves and plain frieze; and
- The visibility and legibility of its heritage attributes from Queenston Road.

Key elements of the property include:

- Its generous proportions in relation to the house; and,
- Its frontage along Queenston Road.

The property's heritage designation does not extend to the detached garage, which is located on a separate parcel or any interior features. The designation is not intended to prevent the careful adaptive reuse of the building.