

## PROPERTY DATA

<b>Resource Type:</b>	Residential Building
<b>Municipal Address:</b>	231 Queenston Road, N3H 3J3
<b>Date of Construction</b>	1894 & 1906
<b>Other Names:</b>	The Clare House
<b>Legal Description</b>	PLAN 522 LOT 4 PT LOT 3 RP 58R16163 PARTS 1 AND 2 IRREG 0.59AC 156.25FR 163.75D
<b>Applicable Criteria:</b>	Cambridge OP: (iii), (v), (vii), (ix), (x) O.Reg. 9/06: 1.(i), (ii), 2.(i), 3.(i),(ii),(iii)
<b>Existing Heritage Status</b>	This property is currently listed as a property of interest on the Cambridge Heritage Registry, 2010.

## DESCRIPTION OF PROPERTY

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. Clare House was renovated in 1906, including adding a two-and-a-half-storey tower to the south side of the house. The property is included as a property of interest on the Cambridge Heritage Registry 2010.

## HISTORY

The Clare House was built in 1894 for Frederick Clare, a prominent local businessman and politician, and his new wife Isabella. This was the second house on this site, replacing an early stone cottage owned by Valentine Wahn. The Clare's made alterations to the house in 1906. Members of the Clare family continued to own and live in the house until 1968. Limited land registry records were located for the property. These have been supplemented with historical maps, city directories and oral interviews.

This area was first surveyed in 1858 for landowner Joseph Erb.<sup>1</sup> At that time, and until 1973, Queenston Road was called Queen Street.<sup>2</sup> On an 1859 map of Preston (Plan 520), the property is marked as belonging to Valentine Wahn, and includes a small house. The house is also shown on Tremaine's 1861 map of the county. Land registry records show that Joseph Erb issued a deed of correction to Valentine Wahn with respect to this lot in 1869.

Local historian John Clare is a member of the Clare family and was able to supplement of the history of

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<sup>1</sup> Lot 4 and part of Lot 3, Plan 522, James Pollock, PLS, 1858.

<sup>2</sup> Queen Street was changed to Queenston Road in 1973 when the town of Hespeler, the town of Preston, the city of Galt and the hamlet of Blair amalgamated to form the City of Cambridge.

the house. He recounts that in 1893, there was a small stone house on this lot, occupied by John's great-grandfather Charles Clare and his family. Charles and his wife Salome (b.1845) had seven children. Their youngest son, Claude Clare, was playing with matches and started a fire. The house, unfortunately, was burned to the ground. Charles and his large family were forced to move to 338 Hamilton Street, where Charles' younger brother Frederick Clare had recently built a home. The two brothers switched locations: Fred Clare took over the property at 231 Queenston Road and built the large, brick house in 1894-5. Fred's new bride Isabella (nee Cameron) was expecting a baby, and was determined to have it in the new house. They moved in during the fall of 1895 and baby Helen was born 28 October 1895.

The Clare's new brick house appears on a birds-eye lithograph of Preston, published between 1896 and 1900. Historian John Clare recounts that around 1906, Fred and Isabella added several sections onto the house, carrying many of the details of the original home into the new addition. The 1910 fire insurance plan for Preston shows a large, two-storey house of brick construction with a tower on its southeast corner, a small front porch in an alcove on the front elevation, and a small one-storey addition at the rear. There are also two outbuildings on the property – one of them is a one-and-a-half-storey, brick garage.

Fred and Isabella lived in the Clare House until Fred's death in 1938, after which Isabella continued to live there as a widow. Edith Marsh, a maid, lived with them for at least some of that time. Elizabeth Clare, possibly a daughter, continued to live in the house until October 1968. The Clare family ownership ended in 1968 when the house was sold to Lloyd Clements, an interior designer.

Frederick Clare (1856- 1938) was a businessman and a partner in Clare Bros. Co. Ltd., a local foundry business. Fred was the son of John Clare ("Johannes Klarr", 1823-1888), a German immigrant who had arrived in Preston in 1843 and became a prominent local businessman and politician. John had first partnered with Valentine Wahn and Jacob Beck in a local foundry, marrying Jacob's daughter Margaret in 1845. When the partnership dissolved in 1853, John Clare used the assets to start his own foundry. Fred joined his father's business in 1877. When John retired in 1881, two of his ten children, Fred and his brother George Clare (1854-1915) took over the business, partnering with Henry Hilborn to become the Clare Brothers Foundry. The company was incorporated as Clare Bros Co. Ltd. in 1901 and continued in business until 1947. The success of the Clare Brothers foundry was due in part to their ability to modernize their products as the technology allowed. The company started in wood burning stoves and cooking equipment, but grew to manufacture Hecla central heating furnaces, gas powered and electric ranges as well as central heating equipment and air conditioning units. Operating from premises at 223 King Street East, the Clare Brothers foundry became one of Preston's major employers, hiring local residents<sup>3</sup> and contributing to the growth of Preston in the late 19th and early 20th centuries.

Fred Clare was also part of the influential group of businessmen who brought the electric railway to town in 1894, ensuring economic prosperity. Finally, in 1905-08, Frederick Clare served as mayor of Preston, following in the footsteps of his father John, who had served as Reeve of the village of Preston, and his brother George, who was both a county councillor and provincial member of parliament throughout the 1890s. Frederick Clare was an important figure in the history of Preston and this house has an important and long-term association with Fred and his family.

Preston had been settled in the 1830s and incorporated as a village in 1852, but it was not until the mid-

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<sup>3</sup> By 1908, the Clare Brothers Foundry is reported to have employed 225 skilled workers.

1890s that it saw real growth, due in large part to the construction of electric railways connecting it to Galt, Hespeler and Berlin (present-day Kitchener). Electric railway service was cutting edge technology at the end of the 19th century – the Galt line was reputed to be the first to provide both passenger and freight service. The Clare House was built just prior to this period of growth in the history of the town. As well as its direct association with Fred Clare, the Clare House also reflects in a general way the optimism of the early 1890s in Preston and forecasts the economic prosperity of the early 20th century.

## DESIGN

The Clare House is a large, two-and-a-half-storey, red-brick house, set on a stone foundation. It is a unique design, originally created in 1890 in the Queen Anne Revival style, but heavily altered in 1906. The house follows a rectangular plan with a side-gable roof and a long façade. Within that basic form, the elevations are asymmetrically organized to incorporate a variety of forms, textures and styles.

The front elevation is designed as four large bays, each receiving different treatment. Only the third bay appears to originate with the 1894 house; the first, second and fourth bays appear to have been introduced or altered by the 1906 renovation. Beginning at the western corner of the façade and moving east, the first bay contains the main entrance, set within a recessed porch. The gable roof sweeps downward and outward, forming a seamless roof at first floor eaves level for the porch. Beneath the roof, the porch entrance is framed by corbelled brick brackets and flanked by shallow brick buttresses rising to  $\frac{3}{4}$  of the first floor height. The porch is lit from the west by a round-arched opening with a rock-faced stone sill and brick voussoirs. A brick half-wall with a rock-faced stone sill extends halfway across the porch opening.

The second bay overlaps with the first, and comprises a two-storey, six-sided tower, with a six-sided, pyramidal roof. The tower is embedded in the front wall and gable roof of the house, with the porch roof sweeping down and around the north side of the tower, and one of the porch buttresses extending from the tower wall. The tower is lit on each floor by tall narrow windows, spaced widely on the first floor and closely on the upper floor. The front of the tower is decorated with a textured, brick patch.

The third bay comprises a two-storey section of the front elevation, with a large, flat-arched window placed on each storey, one directly above the other. The tripartite ground floor window has a rock-faced stone lintel and is fronted by a ground floor porch with a brick half wall. Apparently this porch once had a roof, which was removed due to deterioration. The third bay also includes a large, three-stack brick chimney, embedded in the gable roof.

The fourth bay is a two-and-a-half-storey, projecting bay or tower with a pedimented cross gable. The gable roof is bell-cast and the pediment includes a pent roof rather than an entablature. The tympanum is shingled and includes a small Palladian window with leaded glass panels. The bay has a dentilled cornice and a detailed frieze. Large, tripartite windows are placed directly above one another on the first and second floors. A buttress wall rising to the second-floor level, extends from the north side of the bay.

The rear elevation appears to be equally interesting, although very little could be glimpsed from the street view. The northern bay includes a two-storey, wooden porch with brick piers, wooden columns, and an enclosed “sleeping porch” on the second floor with a bell-cast, shingled half wall and glazed upper wall.

The house has planked soffits. Window openings are flat-arched with brick voussoirs and the house retains most of its wooden window units. The foundation is built of rock-faced, even-coursed, cut-stone blocks with raised mortar joints. Textured, brick detailing runs along the front elevation at the second-floor level and there is a brick course at foundation level.

The site visit did not include an interior examination. However, local historian John Clare advises that the house was built with four fireplaces and two bathrooms and was one of the first residences in the area with had indoor plumbing.

The property also includes a two-storey, two-car garage with a gambrel roof and dormer window. John Clare advises that the Clare family had cars very early and this structure was used from the beginning as a garage.

The Queen Anne Revival style is characterized by a picturesque, irregular massing of forms and a rich variety in materials and details. It usually includes a steeply pitched roof of irregular shape, often with a dominant, front-facing gable. The style favours patterned surfaces, cutaway bay windows and other devices to avoid a smooth-walled appearance. It normally includes an asymmetrical façade with a porch extending along one or both side walls.

The Clare House at 231 Queenston Road exhibits many features typical of the Queen Anne Revival style, including its asymmetrical plan, steeply pitched roof, projecting tower, varied roofline, brick detailing, shingled tympanum, front-facing gable and projecting bay. It also incorporates aspects from other styles, likely introduced with the 1906 alterations. For instance, the entrance porch with its round-arched opening, corbelled brackets, rough-faced stone trim and brick buttresses suggests the Romanesque Revival, a style which was briefly popular in the first decade or so of the 20th century.

## **CONTEXT**

All four houses in this block (the east side of Queenston Road between Chopin and Eagle streets) were built before 1910, including: 155 Chopin (before 1910); 231 Queenston (1894 & 1906); 243 Queenston (c1870) and 156 Eagle (1887).

With its large lot, unique design and rich materials, the Clare House stands out from the other, more modest houses on the street and in the neighbourhood. Built to showcase the prosperity of Frederick Clare and the success of the Clare Brothers foundry business, the house has become a landmark in the community.

Although examples of Queen Anne Revival architecture can be found on surrounding streets (126 Dover, 148 Dover, 248 Dover, 240 Hamilton) the Clare House is larger and more extravagant in its design, detailing and presentation.

## **IMAGES**



**Figure 1. Front elevation of 231 Queenston Road (AB, 2014)**



**Figure 2. Southern portion of front elevation, added in 1906 (AB, 2014)**





**Figure 4. Detail of chimney of 231 Queenston Road (AB, 2014)**



**Figure 5. Northern elevation and front entrance of 231 Queenston Road (AB, 2014)**

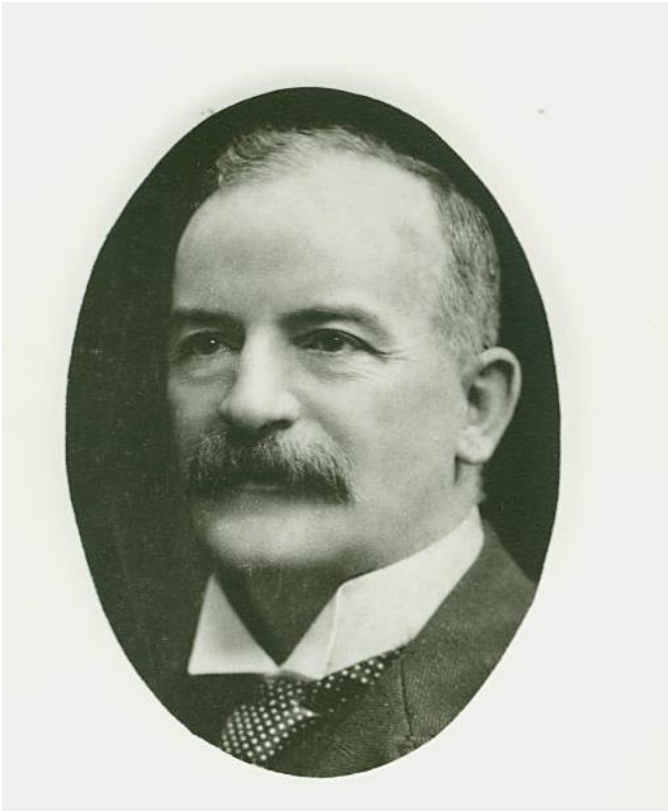


Figure 6. Preston Mayor Fred Clare 1906-1908 (Cambridge Archives Main Collection)

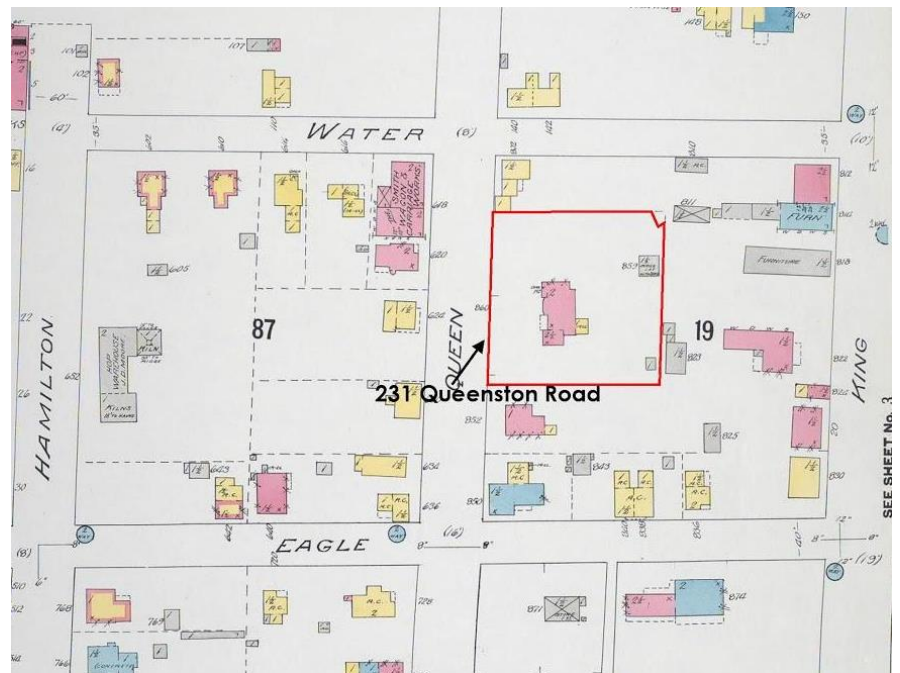


Figure 7. Fire Insurance Plan showing the large two storey, brick residence at 231 Queenston Road. The FIP shows a two and a half storey tower at the southwest corner and a porch along the front. It also shows a one storey wooden addition at the rear and two outbuildings. One of the outbuildings, to the northeast of the residence, is a one and a half storey, brick garage. (Goad, 1910)





Figure 8. Excerpt of Plan 522, showing part lots 3 & 4, of Queenston Road (Waterloo LRO#58, Plan 522, 1858)



Figure 9. Map of Village of Preston, 1859 showing lots owned by John Lamb and Valentine Wahn (Waterloo LRO#58, Plan 520, 1859)

## EVALUATION



Official Plan Criteria for Cultural Heritage Value or Interest (CHVI)	Criteria Met (Y/N)	Justification
A property shall be considered to have CHVI if the property has been <i>designated</i> by the <i>Province</i> to be of architectural or historical significance pursuant to the OHA or, in the opinion of the <i>City</i> , satisfies at least two of the following criteria:		
i. It dates from an early period in the development of the city's communities;	N	It does not date from an early period in the development of the city's communities.
ii. It is a representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor, or other artisan and it is well preserved or may be rehabilitated;	N	It is a representative example of the work of an outstanding architect etc.
iii. It is associated with a person who is recognized as having made an important contribution to the city's social, cultural, political, economic, technological or physical development or as having materially influence the course of local, regional, provincial, national or international history;	Y	It is associated with prominent Preston businessman and politician Frederick Clare, who, with his brother George, operated the Clare Brothers foundry on King Street East. Fred Clare was one of the businessmen who brought the electric railway to Preston in the 1890s and he served as mayor of the town in 1905-8. The house was built for Fred Clare and his new bride Isabella in 1894, and the Clare family lived there until 1968.
iv. It is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;	N	It is not directly associated with an historic event.
v. It is a representative example of the city's social, cultural, political, economic or technological development history;	Y	It is associated in a more general way with the period of growth and prosperity ushered in by the electric railway, civic improvements and the economic success of businesses in the 1890s and early 20 <sup>th</sup> century.
vi. It is a representative example of a method of construction now rarely used;	N	It is not a representative example of a method of construction now rarely used.
vii. It is a representative example of its architectural style or period of building;	Y	It is a representative example of the Queen Anne Revival architectural style. This is a common style in the surrounding neighbourhood and the Clare House is the grandest example of the style. The garage at the rear of the property is also a rare example of late 19 <sup>th</sup> century garage architecture.
viii. It is a representative example of architectural design;	N	It is not a representative example of architectural design.
ix. It terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;	Y	It is one of four houses on this side of the street in this block, built before 1910 and makes an important contribution to the turn of the 19 <sup>th</sup> century residential character of Queenston Road between Chopin Drive and Eagle Street South.
x. It is generally recognized as an important landmark;	Y	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

Official Plan Criteria for Cultural Heritage Value or Interest (CHVI)	Criteria Met (Y/N)	Justification
		neighbourhood and serves as a landmark in the community.
xi. It is a representative example of outstanding interior design; or	n/a	Interiors were not evaluated.
xii. It is an example of a rare or otherwise important feature of good urban design or streetscaping.	N	It is not an example of a rare or otherwise important feature of good urban design or streetscaping.

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<i>1. The property has design value or physical value because it,</i>		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	It is a representative example of the Queen Anne Revival style. This is a common style in the surrounding neighbourhood and the Clare House is the grandest example of the style. The garage at the rear of the property is also an example of early 20 <sup>th</sup> century garage architecture.
ii. displays a high degree of craftsmanship or artistic merit, or	Y	The Clare House is a solid, well-built brick house with fine workmanship and materials evident. It includes a number of decorative Queen Anne Revival elements that display a high degree of artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	N	It does not demonstrate a high degree of technical or scientific achievement.
<i>2. The property has historical value or associative value because it,</i>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	It is associated with prominent Preston businessman and politician Frederick Clare, who, with his brother George, operated the Clare Brothers foundry on King Street East. Fred Clare was one of the businessmen who brought the electric railway to Preston in the 1890s and he served as mayor of the town in 1905-8. The house was built for Fred Clare and his new bride Isabella in 1894, and the Clare family lived there until 1968. It is associated in a more general way with the period of growth and prosperity ushered in by the electric railway, civic improvements and the economic success of businesses in the 1890s and early 20 <sup>th</sup> century.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	No evidence was discovered to suggest such a potential.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Architect and builder are not known.
<i>3. The property has contextual value because it,</i>		
i. is important in defining, maintaining or supporting the character of an area,	Y	It is one of four houses on this side of the street in this block, built before 1910. It makes an important contribution to the late-19 <sup>th</sup> and early-20 <sup>th</sup> century residential character of Queenston Road between Chopin Drive and Eagle Street South.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	It is historically linked to the Clare Brothers foundry on the north side of King Street East.
iii. is a landmark.	Y	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.

## **RECOMMENDATIONS**

The Clare House (231 Queenston Road) is recommended for designation under Part IV of the Ontario Heritage Act, for the reasons set out below.

### **REASON FOR RECOMMENDATION**

#### Description of Property

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 adding two-and-a-half-storey tower on the south side of the building. The property is included as a property of interest on the Cambridge Heritage Registry 2010

#### Statement of 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 19<sup>th</sup> 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 Fred Clare and his family. Fred Clare 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 19<sup>th</sup> century that contributed to the incorporation of the town in 1900. Fred Clare was also a prominent citizen of Preston, being part of the group of businessmen that brought electric rail to Preston, Galt and Hespeler and serving as Mayor of Preston from 1905 to 1908.

Clare House is one of four houses on this side of the street, between Eagle Street and Chopin Drive, which were built before 1910. Together, they make an important contribution to the late-19<sup>th</sup> and early-20<sup>th</sup> century residential character of Queenston Road between Chopin Drive and Eagle Street south, forming a late-19<sup>th</sup> to early-20<sup>th</sup> 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.

#### Heritage Attributes

The heritage attributes essential to the cultural heritage value of this property are: the two-and-a-half storey, red-brick house built in 1894 and c.1906; the associated two-car garage; 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: 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 which 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
- the visibility and legibility of its heritage attributes from Queenston Road.

Key elements of the garage include:

- its rectangular plan;
- its shingled, gambrel roof with saltbox dormer;
- the pair of garage doors on the front of the building; and
- the central chimney
- the visibility and legibility of heritage attributes from Queenston Road.

Key elements of the property include:

- its generous proportions in relation to the house and garage; and
- its frontage along Queenston Road.

## SOURCES

Corporation of the City of Cambridge. By-law 249-90. *Clare House at 223 King Street East*, Cambridge Ontario.

Cambridge Archives, Main Collection. *Colour Photo (4x6). Home of Fred Clare, 231 Queen Street (Queenston) c. 1970-1975.*

----B/W Photo. *Preston Mayor Fred Clare 1906-1908.* Cambridge Archives Main Collection.

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Waterloo Land Registry Office #58. Land Registry Abstract, Kitchener, Ontario. Plan 522, Reel E8 071

----Plan 520. "Topographical Map of the Village of Preston in the County of Waterloo, Canada." Surveyed by N. Booth, P.L.S. and James Pollock, P.L.S., 9 March 1859.

----Plan 522. "Plan of Lots in the Village of Preston, County of Waterloo, Canada West." Surveyed by James Pollock, P.L.S. for Joseph Erb, 5 October 1858.