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Clarington

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May 7, 2025

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Ontario Heritage Trust

To Interested Parties:

Re: PDS-018-25 - Intent to Pursue Heritage Designation for the Property at
2774 Concession Road 6, Darlington

File Number: PLN 34.5.2.93

At a meeting held on April 28, 2025, the Council of the Municipality of Clarington
approved the following Resolution #PD-022-25:

That Report [PDS-018-25](#) and any related communication items, be received;

That the Clerk issue a Notice of Intention to Designate 2774 Concession Road 6,
Darlington, as a cultural heritage resource under Part IV, Section 29 of
the *Ontario Heritage Act*;

That the Clerk prepare the necessary by-law if no objection(s) are received within
30 days after the date of publication of the Notice of Intention or report back to
Council regarding objection(s); and

That all interested parties listed in Report PDS-018-25, and any delegations be
advised of Council's decision.

Yours truly,



John Paul Newman
Deputy Clerk

JPN/lh

c: Stan and Mary Ann Found/ Stephen Found
Peter Vogel
Ontario Heritage Trust
L. Backus, Manager, Community Planning
J. Gallagher, Municipal Clerk
J. Wang, Senior Planner

In the Matter of the *Ontario Heritage Act*, R.S.O. 1990, c.O. 18
And in the Matter of the Lands and Premises
Known Municipally as 2774 Concession Road 6
in The Municipality of Clarington

Notice of Intention to Designate

Take Notice that the Council of the Corporation of the Municipality of Clarington intends to designate the property located at 2774 Concession Road 6 in the Municipality of Clarington, as a property of architectural and historical value under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

Reasons for Proposed Designation

Description of Property

The Roy House Farmstead at 2774 Concession Road 6 is located on the north side of Concession Road 6, east of Clemens Road, south of the Village of Tyrone in the Municipality of Clarington. The original 53.8 hectare property comprises agricultural fields, two barns, a garage and a 1 ½ storey fieldstone farmhouse. The fieldstone house, severed from farmland, was constructed circa 1852.

Statement of Significance and List of Character-Defining Features

Physical/Design Value

The farmhouse has design value as a rare example of a vernacular Georgian farmhouse with Regency/Picturesque features. The farmhouse's 1 ½ storey massing and form is generally representative of the Georgian style popular through the late 1800s in Ontario, however, features such as the large tripartite windows, high ground floor ceilings, "Chinoiserie" patterning on the transom and sidelights of the central entrance, and its siting at the top of a gentle slope are distinctly Regency/Picturesque in their character. Another rare design choice is the use of flat brick arches over openings with wide skewbacks. The farmhouse's field stone material is representative of a common local material, less common in other jurisdictions, and is dressed with courses every 18" or so on the façade with "boulder coins" elevating the farmhouse's design.

Historical/Associative Value

The farmhouse and associated farmstead were developed by the Roy family. The Roy family emigrated from Scotland in the 1840s. William Roy purchased the property in 1845 and constructed the fieldstone farmhouse by 1852. William Roy was an active member of the local community and the Roy family inhabited and actively farmed the property for over 130 years.

Contextual Value

The farmstead and surrounding agricultural fields maintain and support the rural character of the surrounding area. The farmstead contributes to an agricultural parcel fabric throughout the rural areas of the former Darlington Township that is characterized by rolling hills, farm fields and pastures, barns and other outbuildings, and 1 ½ - 2 storey farmhouses built of stone or frame.

The farmstead is located to maximize views to and from the property, supporting its Regency/Picturesque attributes. It has a large setback from the roadway and a long straight drive to a cluster of buildings, with the farmhouse sitting proudly in the forefront. From the roadway, the farmhouse appears low and rectangular in a park-like setting.

Description of Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- 1 ½ storey massing;
- Side gable roof with original wooden eaves with returns;
- Symmetrical three bay façade with centrally located front door;
- Dressed broken coursed fieldstone façade with “boulder quoins”;
- Minimally dressed rubblestone side and rear walls;
- Original window openings with wooden sills and flat red brick arches with skewbacks;
- Three original wooden vertically sliding sash windows on with 12 over 12 patterning on the ground floor of the west, north and east elevations;
- Original large wooden tripartite windows with vertically sliding sash with 9 over 9 patterning on the central sashes and 3 over 3 on the side sashes on the façade;
- Original door opening with flat red brick arch and skewbacks and transom and sidelights with “Chinoiserie” patterning;
- Original basement window openings and with flat red brick arches and skewbacks (two in front façade, one on each side wall towards the rear); and
- Picturesque landscape with farmhouse set back from the road via a long straight driveway and surrounded by agricultural fields.

Any person who objects to a proposed designation may, within thirty days after the date of publication of the notice of intention, give the Clerk of the Municipality a notice of objection setting out the reason for the objection and all relevant facts.

If a notice of objection has been given, the Council of the Municipality of Clarington shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day period.

Dated at the Municipality of Clarington this 7th day of May 2025



June Gallagher, B.A., Dipl. M.A.
Municipal Clerk
40 Temperance Street
Bowmanville, ON L1C 3A6