

By-law Number (2025)-21222

Schedule 2: Description of Heritage Attributes – 12 Clarke Street West

The following elements of the property at 12 Clarke Street West should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Building form, including:

- Original form of single-story, L-plan house with medium pitched roof, a large projecting right gable and a small gable over the front porch
- Front porch wooden trim and wooden panel posts (two engaged and two freestanding) on pedestals with a raised maple leaf shape on each side of the post capital
- location and opening shapes of all original doors and windows on front and left elevation
- single, segmentally arched wooden window sash with casings under a segmentally arched, haunched wooden hood moulding within the front porch half-glass, wooden panel front door with bolection moulding and semi-circular arched lights in stained glass
- two coupled, semi-circular arched wooden window sashes with casings under a single, segmentally arched, haunched wooden hood moulding in the front gable wall
- single, segmentally arched wooden window sash with casings under a segmentally arched, haunched wooden hood moulding on northeast side gable wall

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring City Council permission for an alteration to the design.

Nothing in this by-law shall be interpreted to require the replication, replacement, or restoration of designated heritage attributes in the event of partial or total loss due to unintentional fire, flood, natural disaster, or other insured peril. The property owner retains the right to rebuild or repair using contemporary materials and methods, provided that any proposed alterations to surviving heritage attributes are reviewed and approved in accordance with the Ontario Heritage Act. This bylaw does not impose additional obligations on insurers, nor does it mandate the use of historic materials or construction techniques unless voluntarily undertaken by the owner. The municipality commits to timely review of heritage permit applications related to insurance claims to avoid undue delay in claim resolution.