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November 3, 2017

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

**Re: Notice of Intention to Designate
14240 Talbot Trail, Orford Township, ON
Municipality of Chatham-Kent**

ONTARIO HERITAGE TRUST

NOV 08 2017

RECEIVED

Council of the Municipality of Chatham-Kent at its meeting on October 23, 2017 approved the Intention to Designate the property known as 14240 Talbot Trail in the village of Palmyra, Orford Township, Chatham-Kent, legally described as Part of Lot 71, STR (South Talbot Road) under Part IV of the *Ontario Heritage Act*, for its cultural heritage value or interest, as defined by one or more of the Criteria under *Ontario Regulation 9/06*.

If no notice of objection is served within the 30-day period, Council shall pass a by-law designating the property or shall withdraw the notice of intention to designate the property by causing a notice of withdrawal.

Should you have any questions, please feel free to contact me at (519) 352-8401 Ext. 3050.

Sincerely,



Anthony Jas
Planner II

In the Matter of the Ontario Heritage Act

Notice of Intent to Designate

The Ontario Heritage Act, R.S.O., 1990, Chapter O.18 as amended, provides that the Municipal Council may pass a by-law designating property within the boundaries of the municipality to be of cultural heritage value and interest. The Council of the Municipality of Chatham-Kent hereby gives Notice of Intent to designate the following:

Description of Property:

The property is located at 14240 Talbot Trail in the village of Palmyra, Orford Township, Chatham-Kent, legally described as Part of Lot 71, STR (South Talbot Road). The property consists of a c. 1900 Queen Anne cottage of frame construction with a somewhat later addition to the rear.

Statement of Cultural Heritage Value or Interest:

Historical/Associative (OHA Reg. 9/06):

The property was in the ownership of the Irvine family from at least 1907 until the mid-1940s, belonging successively to Gerard, William, and finally, Clayton. From 1945 until 1970, the property was owned by Marion Scott who ran the village post office, grocery, and an ice cream parlour from the front room of the house.

Design/Physical (OHA Reg. 9/06):

The property contains is an excellent and well preserved example of a late c. 1900 Queen Anne cottage. The original block of the house features a steep-pitched front gable façade with decorative shingle and clapboard cladding, a veranda with bargeboard trim, and rectangular, diamond shaped, and bay windows.

Contextual (OHA Reg. 9/06):

The house is a landmark along the south side of Talbot Trail as you enter Palmyra from the east. This house, in conjunction with another very similar house immediately to the west, and a restored octagonal barn (Crazy 8 Barn) two lots west, creates a colourful, visible, and interesting small heritage cluster along a flat, open stretch of the Talbot Trail.

Description of Heritage Attributes/Character Defining Elements:

Exterior:

- Roofline
- Wooden “horsehead and circles” gable crest decoration
- Brick chimney (rear)
- Dormers, east and west exposure
- Footprint
- Frieze and soffit trim
- Window placement throughout
- Window frames and exterior trim throughout

- Front & east side door placement
- Front and east side door frames and trim
- Wooden front door with inset, moulded panels and central framed glass panel
- Shaped wooden “fish scale” shingle cladding in upper gables
- Wooden clapboard siding-main block of house
- Wooden board & batten siding on rear (north) addition
- Diamond shaped window next to front door, front (north) façade
- Front veranda including:
 - Wooden spindled and bracketed frieze decoration (gingerbread)
 - Tongue and groove ceiling
 - Wooden shaped support post
 - Bead-decorated wooden railing and posts
- Suspended bay window (front/north façade)
- Three-section window, east façade
- Wooden drip edge and baseboard
- Round “port hole” window on north façade

Contextual:

Key elements of 14240 Talbot Trail that support its contextual significance are:

- Location in relation to other period buildings
- Proximity to the highway creating a high level of visibility especially to westbound highway travellers.

Any person may, within 30 days of the date of this Notice, serve on the Clerk, a Notice of Objection in writing, setting out the objection and all relevant facts. Where a Notice of Objection has been served, the Council of the Municipality of Chatham-Kent shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Municipality of Chatham-Kent this 3rd day of November, 2017.