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ONTARIO HERITAGE TRUST

JUN 28 2021

RECEIVED

June 24, 2021

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

**Re: Notice of Intention to Designate
30 Ellwood Avenue, Community of Chatham (City)
Municipality of Chatham-Kent**

Council of the Municipality of Chatham-Kent at its meeting on June 14, 2021, approved the Intention to Designate the property known as 30 Ellwood Avenue, Community of Chatham (City), legally described as Lot 36 Plan 377, Pt. lot 35, 37 Plan 377 as in 197419 in the City of Chatham, Municipality of Chatham-Kent, 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 I

In the Matter of the Ontario Heritage Act

Notice of Intent to Designate

The Ontario Heritage Act, R.S.O., 1990, Chapter 0.18 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 30 Ellwood Avenue, Community of Chatham (City), Chatham-Kent, legally described as Lot 36 Plan 377, Pt. lot 35, 37 Plan 377 as in 197419 in the City of Chatham, Municipality of Chatham-Kent

Statement of Cultural Heritage Value or Interest:

The property at 30 Ellwood Avenue's design or physical cultural heritage value is reflected in it being a good example of an evolving middle class, two storey residence. Built in 1927, it is an amalgamation of Beaux Arts and Mission influences demonstrated by Mission corbels supporting an arched portico over a centrally located main door framed with two sidelights each with two over seven panes of glue chipped glass and crowned with an intricate fantail. The influence of British architect Charles Voysey is suggested by several features including heart motifs on decorative shutters and the use of groupings or banks of windows. The embossing on the coal chute surface identifies it as being manufactured by the Galt Stove and Furnace Company Limited, Galt, Ontario.

The property at 30 Ellwood Avenue's contextual cultural heritage value lies in its importance in supporting the diverse character of a residential streetscape of the first quarter of the twentieth century. Its Beaux Arts and Mission style contributes to the streetscape's evolving and diverse range of residential styles (Arts & Crafts, Edwardian Classical Revival, Four Square, Bungalow, etc.) that represent prosperous middle class taste of the early 1900s that was a distinct departure from the eccentric and asymmetric architecture of the Victorian era.

Description of Heritage Attributes

Key attributes of 30 Ellwood Avenue that reflect its design and physical value as a good example of an evolving middle class residence and its contextual value in contributing to the streetscape's evolving residential architectural styles include:

- roofline combining a gable peak and a decorative gambrel
- return eaves on northeast and southwest corners
- decorative jetty on front façade
- running bond polychromatic of mottled, heavily textured, black, brown, tan and red brick on first storey
- frieze board under decorative jetty on all four sides of the home
- asymmetric U-shaped footprint • poured concrete foundation
- two bump-out extensions on the west and south sides of the house
- single stack brick chimney with coal chute on east exterior wall

- front door framed by sidelights including Glue Chip glass
- wood fantail above front door
- wood Mission style corbels supporting metal covered semicircular portico
- tongue & groove wooden inner surface finish on portico
- bank of three 3 over 3 double hung original windows symmetrically balanced on both sides of the front door
- two sets of 2 over 2 shutter style windows with original brass hardware flanking the chimney
- undecorated stone lug window sills
- location of building on the south side of Ellwood Avenue

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 24th day of June, 2021.

Designation Report

30 Ellwood Avenue
Chatham

Declaration: My name is [REDACTED] and I am the property owner of 30 Ellwood Avenue, Chatham. I am also a [REDACTED].

Preamble:

The property at 30 Ellwood Avenue, Chatham is a good example of an evolving middle class residence from the 1920s, combining both Beaux Arts and Mission elements. The second storey gives the appearance of being one large dormer, however, the interior walls of the rooms are full ceiling height. The second storey would presumably have been clad with wood, however, it is now clad with aluminum siding, possibly added during the middle of the twentieth century.

There are sixteen original windows on the main floor and nine double hung replacement windows on the second floor. Double hung replacement windows were chosen as the originals were, in all likelihood, double hung. The window replacements used the original window openings and emulate the original muntin bar patterns.

The side lights flanking the front door are original, however, the front door is newly crafted. Created by local carpenter Brad Miller, who specializes in heritage restorations, the craftsmanship shows in the alignment of the windows and door panels with the sidelight windows and panels.

The front porch, covered with flagstone, very likely altered from its original construction, has wrought iron railings. It is possible that the original porch may have resembled either of the porches on the neighbouring homes where stone or brick has been used to extend the porch creating two levels with plinths at the front of the porch. Urns, dating to the 1920s were left with the house and were possibly designed for display on the original plinths at the front of the porch.

Unlike the majority of Beaux Arts homes seen in Chatham-Kent, the sunroom extension is situated at the rear of the house as opposed to the side. This may be the result of the home being constructed after the neighbouring residences were built. The lot at 30 Ellwood includes part lots from each of the adjoining properties. A second storey addition was built above the sunroom, possibly during the 1980s. Garden doors from the second storey bedroom lead onto a small balcony with a metal spiral staircase. An earlier alteration to the sunroom windows and garden doors took place in the 1990s where the original windows and doors were retained while replacement windows and doors were added on the outside.

A 2017 renovation was completed on the roofline of the kitchen nook where an acrylic ceiling, added during the 1990s, was removed. Bricks saved from the earlier renovation were used to complete a period sensitive restoration. The kitchen nook as well as the sun room is built over crawlspaces whereas the remainder of the main floor living space has a full basement below.

There is a small bump-out clad in aluminum that extends from the dining room on the west wall. Its interior has an arched ceiling and was possibly designed for the placement of a dining room sideboard to hold dishes, silverware and table cloths.

Designation Report

**30 Ellwood Avenue
Chatham**

Legal Description

30 Ellwood Avenue, Chatham

Lot 36 Plan 377, Pt. lot 35, 37 Plan 377 as in 197419 in the City of Chatham, Municipality of Chatham-Kent

Description of Property

The 30 Ellwood Avenue property, located on the south side of Ellwood Avenue, west of Prince Street N., consists of a 1927 brick residence with Beaux Arts and Mission/Arts & Crafts influence.

Statement of Cultural Heritage Value or Interest

The property at 30 Ellwood Avenue's design or physical cultural heritage value is reflected in it being a good example of an evolving middle class, two storey residence. Built in 1927, it is an amalgamation of Beaux Arts and Mission influences demonstrated by Mission corbels supporting an arched portico over a centrally located main door framed with two sidelights each with two over seven panes of glue chipped glass and crowned with an intricate fantail. The influence of British architect Charles Voysey is suggested by several features including heart motifs on decorative shutters and the use of groupings or banks of windows. The embossing on the coal chute surface identifies it as being manufactured by the Galt Stove and Furnace Company Limited, Galt, Ontario.

The property at 30 Ellwood Avenue's contextual cultural heritage value lies in its importance in supporting the diverse character of a residential streetscape of the first quarter of the twentieth century. Its Beaux Arts and Mission style contributes to the streetscape's evolving and diverse range of residential styles (Arts & Crafts, Edwardian Classical Revival, Four Square, Bungalow, etc.) that represent prosperous middle class taste of the early 1900s that was a distinct departure from the eccentric and asymmetric architecture of the Victorian era.

Description of Heritage Attributes

Key attributes of 30 Ellwood Avenue that reflect its design and physical value as a good example of an evolving middle class residence and its contextual value in contributing to the streetscape's evolving residential architectural styles include:

- roofline combining a gable peak and a decorative gambrel
- return eaves on northeast and southwest corners
- decorative jetty on front façade
- running bond polychromatic of mottled, heavily textured, black, brown, tan and red brick on first storey

Designation Report

**30 Ellwood Avenue
Chatham**

Description of Heritage Attributes Continued

- frieze board under decorative jetty on all four sides of the home
- asymmetric U-shaped footprint
- poured concrete foundation
- two bump-out extensions on the west and south sides of the house
- single stack brick chimney with coal chute on east exterior wall
- front door framed by sidelights including Glue Chip glass
- wood fantail above front door
- wood Mission style corbels supporting metal covered semicircular portico
- tongue & groove wooden inner surface finish on portico
- bank of three 3 over 3 double hung original windows symmetrically balanced on both sides of the front door
- two sets of 2 over 2 shutter style windows with original brass hardware flanking the chimney
- undecorated stone lug window sills
- location of building on the south side of Ellwood Avenue

Designation Report

30 Ellwood Avenue
Chatham

Terms:

- Glue Chip Glass- Glass that has been etched and covered in warm hide glue. As the glue cools, it attaches to the rough glass. As the glue dries, it shrinks and tears thin shards from the surface in a fern-like random pattern.
- Jetty - A jetty is a projecting part of a building, such as the upper storey of a house or a bay window. The jetty on the façade of 30 Ellwood is located at the midpoint between the first and second storeys and projects 24 inches from the vertical elevation. The upper side of this jetty is clad in roofing shingles.
- Muntin - A secondary framing member to hold panes within a window
- Plinth- A solid square or rectangular base often ornamented to support a statue or monument.

Resources:

The following authorities were consulted: Lisa Gilbert, Dave Benson, John Rhodes and Bertrand Duclos.

In 2019 personal conversations took place with local authors and historians, Lisa Gilbert and John Rhodes. Correspondence with Dave Benson, former Director of the Chatham-Kent Museum took place via email in April 2019 where Dave Benson revised and rewrote the original designation report.

In May 2021, Bertrand Duclos, Heritage Outreach Consultant, Culture Services Unit, Ministry of Tourism, Culture and Sport, Government of Ontario, rewrote and revised both the deputation to Council as well as the Designation report. His amendments to the files are intended to facilitate the meeting of the requirements of section 29 of the Ontario Heritage Act and best practices of clear and objective designation reports leading to a potential designation bylaw.

References:

Blumenson, John. Ontario Architecture: A Guide to Styles and Building Terms 1784-Present. Fitzhenry & Whiteside, 1990.

Harris, Cyril, Illustrated Dictionary of Historic Architecture. Dover Publications, 1983.

Lauriston, Victor. Romantic Kent, The Story of a County, 1626-1952. Chatham Ontario: Self-Published, 1952.

Vernon's City Directories 1876 – 2005.