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BY-LAW NUMBER 46-2007
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property known as 12591 Talbot Trail, Geographic Township of Howard, as being of historical and architectural value or interest.

FINALLY PASSED the 5th day of March, 2007.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 as amended, provides that the Council of The Municipality of Chatham-Kent may designate a property within the boundaries of the Municipality to be of cultural heritage value or interest;

AND WHEREAS Council of the Corporation of the Municipality of Chatham-Kent has appointed the Heritage Chatham-Kent Advisory Committee and the said committee has recommended that the Municipality designate the hereinafter described property pursuant to The Ontario Heritage Act;

AND WHEREAS given Council of the Corporation of the Municipality of Chatham-Kent has given Notice of Intention to Designate the hereinafter described property to be of cultural heritage value and interest pursuant to the Ontario Heritage Act;

AND WHEREAS no Notice of Objection to the proposed designation has been received by the Corporation of the Municipality of Chatham-Kent;

AND WHEREAS the reasons for designation are set out in Schedule "B" annexed hereto;

NOW THEREFORE the Municipality of Chatham-Kent enacts as follows:

1. That the property more particularly described in the attached Schedule "A" be designated to be of cultural heritage value and interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized to register the by-law against the property described in Schedule "A" hereto in the proper land registry office.
3. That the Clerk be hereby directed to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

THIS By-law shall come into full force and effect upon the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME this 5th day of March, 2007.

ORIGINAL SIGNED BY

Mayor – Randy R. Hope

ORIGINAL SIGNED BY

Clerk – Elinor Mifflin

SCHEDULE 'A'

Lots 4 and 5, Northwest of Talbot Street, Part of Lot 91, Concession N.T.R., Registered Plan 87, Geographic Township of Howard, County of Kent, now in The Municipality of Chatham-Kent.

SCHEDULE 'B'

REASONS FOR DESIGNATION

The reasons for designation are:

Description of Property

The McCollum-Hawkins-Wade House is located on the Talbot Trail, part lots 4 & 5, Lot 91 TRN (Talbot Road North) at the eastern end of the village of Morpeth, Howard Township, Municipality of Chatham-Kent. The house is a rectangular, clapboard-sided, timber frame 1 ¾ storey structure with a symmetrical three bay façade built in 1855 in the Greek Revival style, with tall brick double-stacked chimneys dominating the gable ends.

Statement of Cultural Heritage Value or Interest

Historical/Associative (OHA Reg 9/06):

The structure was built in 1855 by Thomas McCollum, a Protestant Irishman who had immigrated to Morpeth in 1850 to take over the general store business of his uncles Garret and Henry Lee. After five years, McCollum had become the second wealthiest person in Morpeth and built this stylish Greek Revival house at the eastern end of the town. In 1876, McCollum sold the house to J.J. Hawkins, a lawyer from Brantford and an aggressive conservative orator who moved to this area to challenge Hon. David Mills for his parliamentary seat. Hawkins was defeated by Mills in 1878 but, in one of the strangest episodes in political history, he was declared elected by 17 votes in 1882 by a self proclaimed Tory returning officer, James Stephens of Dresden. Hawkins sat in parliament for two years, frequently referred to by liberals as "the honourable member for James Stephens" until 1884 when the Supreme Court overruled the vote count and declared Mills elected by a majority of five.

Design/Physical (OHA Reg 9/06):

The McCollum-Hawkins-Wade House is a rare and well preserved example of an architectural design commonly found on the Talbot Trail, and represents the affluence attained by a recently immigrated entrepreneur in a small but growing pioneer commercial centre. Its architectural design is characterized by strong Georgian-based symmetry combined with the low-pitched roofline and vernacular trim embellishments of the Greek Revival style popular in Ontario in the 1840s and 50s.

The structure is particularly well-preserved on both its interior and exterior, having benefited from several extensive restorations. The first was in the 1930s, unprecedented for the time, by owner Sherwood Wade, who preserved the original features while putting in a new foundation, roof, siding, and windows. Having sat vacant for over a decade following the deaths of the Wades, it received its second extensive restoration in the 1990s.

Contextual:

The relationship between the house and its broader setting has remained unchanged and it continues to represent the prosperity of what was once the rapidly growing and bustling town of Morpeth that, in the mid-19th century, vied with Chatham as the predominant commercial centre of Kent County. The structure's imposing presence close to the highway is a major focal point of the village and a landmark for residents and travelers along the Talbot Road between St. Thomas and Windsor.

Description of Heritage Attributes/Character Defining Elements

Key exterior elements of the McCollum-Hawkins-Wade House that contribute to its value as a rare and well preserved example of an architectural design commonly found on the Talbot Trail in the mid-19th century include its:

- Rectangular plan with 1 ¾ storey centre three bay façade
- Wood clapboard siding
- Symmetrical and stacked window placement on gable ends
- 6 over 6 pane double hung wooden sash
- low gable roof
- return eaves (tulip poplar)
- moulded frieze (tulip poplar)
- beaded and capped corner boards (tulip poplar)
- (base moulding below clapboards) (tulip poplar)
- cedar shingle roof
- two inset double stacked brick chimneys on gable ends with stacks turned ¼ turn and attached at the top.
- Plain window trim with pediment heads (tulip poplar)
- Six panel wooden front door with blown panels in a cross & bible pattern
- Wooden door surround with sidelights flanked by moulded pilasters rising to a deep pediment with moulded crown/cornice.
- Copper eaves trough, downspouts, and conductor heads on facade.

Key interior elements of the McCollum-Hawkins-Wade House that contribute to its value as a rare and well-preserved example of an architectural design commonly found on the Talbot Trail in the mid-19th century include its:

- Room layout
- Door and window surrounds and trim throughout
- Baseboard throughout (except kitchen and bathroom)
- Walnut staircase
- Original tulip poplar floors on second floor.
- Original interior doors throughout first and second floor

Key elements of the McCollum-Hawkins-Wade House that support its contextual value include its:

- Setting on the property and relationship/orientation to the road
- Proximity, as a merchant's home, to the commercial centre of Morpeth