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MUNICIPALITY OF CHATHAM-KENT

315 KING STREET WEST • P.O. BOX 640 • CHATHAM, ONTARIO • N7M 5K8

COMMUNITY AND DEVELOPMENT SERVICES PLANNING SERVICES

TELEPHONE: (519) 360-1998 FAX: (519) 436-3250

Chatham-Kent: Celebrating 10 years as a Community of Communities

May 27, 2008

Ontario Heritage Trust
10 Adelaide Street East
TORONTO ON M5C 1J3

Dear Mr. Walker:

Re: Registration of Heritage By-law 96-2008
The Green Cameron Property
13770 Talbot Trail, Community of Howard

Attached is a copy of By-law 96-2008 that was registered as Instrument No. 0660622 on May 23, 2008.

Sincerely,

Charlie Toman
Development Planner

CT:kc
Attachment

c Municipal Heritage Committee

Heritage\Letters\Ont Heritage Trust Registered Bylaw May 26-08.ltr


<p style="text-align: center; font-size: 2em; transform: rotate(180deg);">COPY</p> <p style="text-align: center; font-size: 1.2em;">0660622</p> <p style="text-align: center; font-size: 0.8em;">CERTIFICATE OF REGISTRATION CERTIFICAT D'INSTRUMENT KENT (CHATHAM-KENT)</p> <p style="text-align: center; font-size: 0.8em;">2008 MAY 23 AM 10 56</p> <p style="text-align: center; font-size: 0.8em;">LAND REGISTRATION / REGISTRATION</p> <p style="text-align: center; font-size: 0.8em;">New Property Identifiers</p> <p style="text-align: center; font-size: 0.8em;">Additional: See Schedule <input type="checkbox"/></p> <p style="text-align: center; font-size: 0.8em;">Executions</p> <p style="text-align: center; font-size: 0.8em;">Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of 5 pages</p>
	<p>(3) Property Identifier(s) Block Property</p> <p style="text-align: center; font-weight: bold;">00681-0014</p>	<p>Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document</p> <p style="text-align: center; font-weight: bold;">BY-LAW</p>	
	<p>(5) Consideration</p> <p style="text-align: center;">ONE</p> <p style="text-align: center;">----- 00/100 Dollars \$ \$1.00</p>	
	<p>(6) Description</p> <p>In the Geographic Township of Howard, Municipality of Chatham-Kent, composed of:</p> <p>FIRSTLY: Part of Lot 77, South Side of Talbot Road</p> <p>SECONDLY: Part of Lot 78, South Side of Talbot Road, as in Instrument #619920</p> <p style="text-align: center;">See Schedule "A"</p>	
<p>(7) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>		

(8) This Document provides as follows:

See By-Law 96-2008 Attached

Continued on Schedule ☒

(9) This Document relates to Instrument number(s) 604746

<p>(10) Party(ies) (Set out Status or Interest)</p> <p>Name(s) THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT</p>	<p>Signature(s)</p> <p style="text-align: center;"></p> <p>Steve Matheson, B.A., LL.B. Director, Legal Services</p>	<p>Date of Signature Y M D</p> <p style="text-align: center;">2008 05 20</p>
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(11) Address for Service P.O. Box 640, 315 King Street West, CHATHAM, Ontario, N7M 5K8

<p>(12) Party(ies) (Set out Status or Interest)</p> <p>Name(s)</p>	<p>Signature(s)</p>	<p>Date of Signature Y M D</p>
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(13) Address for Service

<p>(14) Municipal Address of Property</p> <p>13770 Talbot Trail Ridgetown, ON N0P 2C0</p>	<p>(15) Document Prepared by:</p> <p>The Corporation of the Municipality of Chatham-Kent, 315 King Street W, P.O. Box 640, CHATHAM, Ontario, N7M 5K8 (519) 360-1998</p>	<p style="text-align: center; font-weight: bold;">Fees and Tax</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%; text-align: center;">60</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </table>	Registration Fee	60									Total	
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BY-LAW NUMBER 96-2008
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property known as **13770 Talbot Trail, Geographic Township of Howard**, as being of historical and architectural value or interest.

FINALLY PASSED the 21st day of April, 2008

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. The Clerk be 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 21st day of April, 2008.

I hereby certify this to be a true copy of By-law
Number 96-2008 passed by Municipality of
Chatham-Kent Council at its' meeting
Held on APRIL 21, 2008
And the same is now in full force and effect.

Elinor Mifflin

Elinor Mifflin, Clerk
The Corporation of the Municipality of
Chatham-Kent

Randy R. Hope

Mayor - Randy R. Hope

Elinor Mifflin

Clerk - Elinor Mifflin

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SCHEDULE "A"

Part of Lots 77 & 78, Concession S.T. R., Geographic Township of Howard, now in the Municipality of Chatham-Kent, more particularly described as follows:

FIRSTLY: In the Geographic Township of Howard, Municipality of Chatham-Kent, and being composed of Lot Number Seventy-Seven (77) on the South Side of Talbot Road, in the said Township, containing an admeasurement two hundred and twenty-five acres (225 acres), SAVE AND EXCEPT lands appropriated by the Department of Highways for road widening purposes by Deposit Plan 360 for the Registry Division of Kent (no. 24).

SECONDLY: In the Geographic Township of Howard, Municipality of Chatham-Kent, and being composed of Part of Lot Number Seventy Eight (78), South Talbot Road, containing by admeasurement five acres (5 acres), more or less, and being more particularly described as follows:

COMMENCING at the west corner of said Lot Seventy-Seven (77);

THENCE Southwesterly along the Southerly limit of Talbot Road, sixty six feet (66') to a point;

THENCE Southeasterly parallel with the division line between Lots Seventy-Seven and Seventy Eight, thirty-three hundred feet (3,300') to a point;

THENCE Northeasterly parallel with the southerly limit of Talbot Road; sixty-six feet (66') to the line between the said Lots Seventy-Seven and Seventy-Eight;

THENCE Northwesterly along the said division line thirty-three hundred feet (3,300') to the place of beginning.

SAVE AND EXCEPT lands expropriated by the Department of Highways for road widening purposes by Deposit Plan 360 for the Registry Division of Kent (No. 24).

SCHEDULE 'B'

REASONS FOR DESIGNATION

Green-Cameron Property

Description of Property

The Green-Cameron property is an approximate two hundred and fifty acre farm located on Lot 77, Talbot Road South in Howard Township (corner of Talbot Road South and Kenesserie Line) in the Municipality of Chatham-Kent. The property consists of an early timber-frame clapboard four bay house in the Greek Revival style with rear kitchen wing and attached drive shed c.1850 and two large early timber frame barns c.1840.

Statement of Cultural Heritage Value or Interest

Historical/Associative (OHA Reg 9/06):

The Green-Cameron property is a historically important living, well preserved, and quintessential example of a successful early pioneer homestead that has remained in the same family, and virtually unaltered, from approximately 1820 until 2007. Lot 77, Talbot Road South was granted by Colonel Thomas Talbot to Capt. Freeman Green around 1820. Green, born in 1785, was the son of United Empire Loyalists that fled from Hardwich Township, Sussex, New Jersey to Stoney Creek in the Niagara Peninsula.

Green served as a Captain in the British Army during the War of 1812 (his brother "Billie the Scout" Green was a War of 1812 hero who has been called the "Paul Revere of Canada" for his role in alerting the British to an advancing American force). Following the War, Capt. Green worked hard as a land surveyor and consequently requested from Talbot one of the finest tracts of land along the Talbot Trail for himself. Green and his wife settled on Lot 77. His experience as a second generation Loyalist, War of 1812 veteran, pioneer homesteader, and ultimately, successful freeholder, is quintessential of the success achieved by many early settlers along the Talbot Trail. Green's children subsequently married those of other early settlers which led, within three generations, to a complex extended family network along the Talbot Road between Palymra and Morpeth. This family network that survived for over 175 years consisted of many of the most influential personalities of Chatham-Kent including, militia officers, reeves, a provincial cabinet minister and federal MP and the Hon. Mr. Justice David Mills.

Design/Physical (OHA Reg 9/06):

The Green-Cameron property is a well-preserved pioneer homestead that retains and reflects the early success and affluence of its second-generation United Empire Loyalist owners. The property includes a large house complex (probably the "second" house, built c.1850) composed of several adjoining sections including:

- A rectangular side gabled post and beam framed clapboard main house with four bay façade and strong Greek Revival roofline, trim and protruding front gable vestibule
- Multi-level rear kitchen wing with stone foundation, full basement and cook hearth
- Adjoining board and batten drive shed (a particularly rare feature in early Southern Ontario architecture)

The property also contains two large post and beam barns, a large one of very early c.1840 construction with a low-pitched salt box roofline, the other, situated to the west is of rectangular shape and a steeper simple gable end roof.

Contextual:

The spatial relationship between the house and outbuildings to its broader farm setting has remained unchanged over 160 years and is quite stunning. The house complex (house proper, attached kitchen, drive shed) situated on a ridge, has a commanding view of the surrounding farms, the lake and Rondeau Park to the west. The house and barns are similarly prominent approached from any direction on either the Talbot Road or Kenesserie Line and compose an important landmark and vista. The farmstead is an integral component of an important section of particularly picturesque rural landscape along the Talbot Trail, rare in the fact that it has remained largely unaltered. Many travellers have referred to this property as one of the most beautiful farmsteads along the most spectacular vista on the Talbot Trail.

Description of Heritage Attributes/Character Defining Elements

Key exterior elements of the Green-Cameron property that contribute to its value as a well preserved example of an early pioneer homestead include:

Exterior:

- Original stone foundation
- Timber frame construction
- Lap sided front section
- Low pitched roof
- Heavy Greek Revival wooden soffit and frieze mouldings and eave returns
- Original window casements (sash not original)
- Original window and door placement in front section of house
- Extended front portico with low pitched roof scaled down to reflect the end gable of the main block with intricate wooden soffit, cornice, and frieze mouldings (very unusual feature that is seen in early photographs of houses from the same time and vicinity but which this is the only known surviving example).
- Moulded detailed pilasters flanking transom lights with original glazing patten in portico
- Original six panel front door
- Brick chimney in rear section
- Board and batten rear drive shed
- Lightning rods on roof

Interior:

- Large cook hearth opening in kitchen section

Out Buildings:

- Mass and structure of both barns
- Post and beam construction of both barns including chamfered interior detail on many upright supports
- Original 6 an d6 over six windows in barns
- Original siding on both barns

Key elements of the Green-Cameron property that support its contextual value include:

- The location of the house in relation to the road an ridge
- Placement of the house and barns in relation to each other
- Placement of the house along the Palmyra-Morpeth corridor in relation to many other early, family-connected homesteads