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# MUNICIPALITY OF CHATHAM-KENT

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

## COMMUNITY DEVELOPMENT AND PLANNING SERVICES

TELEPHONE: (519) 360-1998 FAX: (519) 436-3237

August 28, 2009

RECEIVED

SEP 02 2009

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

RECEIVED

SEP 17 2009

Culture Programs & Services Branch  
Culture Services Unit

**Re: Registration of Heritage By-law 128-2009  
The Lanoue Home  
20 Canal Street West, Community of Tilbury**

Attached is a copy of By-law 128-2009, passed by Chatham-Kent Council on July 27, 2009 and registered as Instrument No. CK38640 on August 27, 2009, for the above-noted property.

Sincerely,

Lee O'Neil  
Heritage Planning Assistant

LO:kc  
Attachment

c Municipal Heritage Committee

Heritage\Letters\Ont Heri Reg Bylaw 128-2009 Lanoue Home Aug 28-09.ltr

The applicant(s) hereby applies to the Land Registrar.

**Properties**

*PIN* 00796 - 0061 LT  
*Description* LT 18, PLAN 794 AS IN T15320, "DESCRIPTION IN T15320 MAY NOT BE ACCEPTABLE IN FUTURE" TILBURY  
*Address* 00020 CANAL STREET WEST  
TILBURY

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT  
*Address for Service* 315 King Street West  
P.O. Box 640  
Chatham, ON  
N7M 5K8

This document is being authorized by a municipal corporation Elinor Mifflin, Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-Law No. 128-2009 dated 2009/07/27.

Schedule: See Schedules

**Signed By**

Jennifer Ann Wiseman 315 King St. W. acting for Signed 2009 08 27  
Chatham Applicant(s)  
N7M 5K8  
Tel 5193601998  
Fax 5194363237

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

MUNICIPALITY OF CHATHAM KENT 315 King St. W. 2009 08 27  
Chatham  
N7M 5K8  
Tel 5193601998  
Fax 5194363237

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$60.00  
*Total Paid* \$60.00

**File Number**

*Applicant Client File Number :* 20 CANAL STREET WEST

BY-LAW NUMBER 128-2009  
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **20 Canal Street West, Community of Tilbury**, as being of historical and architectural value or interest.

PASSED the 27<sup>th</sup> day of July, 2009

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 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 "A" annexed hereto;

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

1. That the property municipally known as 20 Canal Street West, Community of Tilbury and more particularly described in the attached Schedule "B" 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 27th day of July, 2009.

I hereby certify this to be a true copy of By-Law  
Number 128-2009 passed by  
Municipality of Chatham - Kent Council  
at its' meeting held on

July 27, 2009  
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

## SCHEDULE 'A'

### REASONS FOR DESIGNATION

#### **Description of Property**

The Lanoue property is located at 20 Canal Street West, Part Lot 22, Concession 4 (North East corner of Canal Street and Elm Street) in the Town of Tilbury in the Municipality of Chatham-Kent. The property consists of a c. 1855 1 ½ story end gable house of squared log construction with rear kitchen wing of post and beam construction (the whole presently vinyl sided).

#### **Statement of Cultural Heritage Value or Interest**

##### **Historical/Associative (OHA Reg 9/06):**

The structure on this property is the original pioneer log home built on Lot 22, Concession 4, Tilbury West Township that forms a large portion of the present Town of Tilbury, thus making it one of, if not *the* oldest surviving structure in the town. Local history states that the house was originally built on the north west corner of Canal Street and Queen Street (the site of the present Tilbury Post Office) by a Joseph L'Arche and then relocated to the back end of Lot 22 in 1865 when Jean-Baptiste Lanoue purchased a 25 acre parcel of the larger tract. Joseph L'Arche does not appear as ever being an owner of this property and if the original location of the house is accurate, it was likely built for Stephan Gervais, the original crown patentee, who would have had to construct a dwelling in order to satisfy crown settlement criteria in order to be awarded a patent to the land, which he received in 1857. Jean-Baptiste Lanoue is credited with moving the house to its present location and siding it with clapboard. It has remained in Francophone ownership since its construction (until 2007), having been owned at several points of time by members of the Lanoue family. It is reported that it served at some point in 1899 as a residence/convent for several Ursuline Sisters from Chatham who had come to Tilbury to teach school. As such, it is an important and early link to this important cultural group in Chatham-Kent.

**The Lanoue Home as seen in the 1880's**



##### **Design/Physical (OHA Reg 9/06):**

The Lanoue property contains a well-preserved early Ontario Francophone first settlement home that retains many original construction and design features relating to Quebec influence. The house is one of several nearly identical early log homes in the vicinity, all of which have Francophone associations. The pitch of the roofline of the main log structure, while not unusual for a c. 1875 house, is rare in an 1850s structure that would normally still retain a lower-pitched "Greek" roofline that was prevalent even in modest dwellings of anglo-american design origin. The roofline, window framing, and exposed interior floor joists and low ceiling height are all rare and important features that relate to the Francophone building features as found in Quebec in the first half of the 19<sup>th</sup>

century. The existence of several other local examples, all be it in less original condition, indicates either a common builder or a common design source.

- A one and one half storey end gable rectangular (nearly square) main block of squared log construction (presently covered) with a three bay front façade with off-centred windows flanking the central doorway. The rear section is timber frame construction with vinyl siding over earlier clapboard.

Front and side façade



#### **Contextual:**

The house and its orientation to the surrounding neighbourhood remains relatively unaltered since the late 1800s. Its relation directly across the road from St. Francis Roman Catholic Church structure and property enhances the property visually and is an important complimentary link to the Francophone culture and to the house's own past history as a makeshift convent.

#### **Description of Heritage Attributes/Character Defining Elements**

Key exterior elements of the Lanoue property that contribute to its value as a well preserved example of an early francophone home include:

#### **House**

##### **Exterior:**

- Squared log construction
- Clapboard siding (presently covered)
- Window and door placement
- Window frames with peaked headers
- Front door opening
- Medium pitch end gable roof line
- Plain lug window sills (presently covered)
- Rear porch flooring and railing

##### **Interior:**

- Room layout on ground floor
- Window casements and sills in main log block first and second floor
- Door casements and trim, main log block, first floor
- Tongue & groove wide plank flooring throughout
- Exposed beam ceiling on first floor
- Baseboard in main block, first floor
- Staircase
- Hip chimney

- Tongue & groove doors and hardware, first floor

Key elements of the Lanoue property that support its contextual value include:

- Location on a prominent corner lot
- The location of the property in relation to the adjacent church/school
- Neighbourhood context on a streetscape whose appearance has remained largely unchanged for 100 plus years

SCHEDULE 'B'

**Lot 18, Plan 764 as in TI5320, Tilbury, now in the Municipality of Chatham-Kent.**

Instrument No. CK16812

PIN No. 007960061