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August 12, 2013

ONTARIO HERITAGE TRUST

AUG 14 2013

RECEIVED

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

**Re: Notice of Passing of By-laws  
Municipality of Chatham-Kent**

At the Council Meeting held July 15, 2013, Chatham-Kent Council approved Administration's recommendation to pass By-laws to designate the properties listed below, under Part IV of the *Ontario Heritage Act*, for their cultural heritage value or interest, as defined by one or more of the Criteria under *Ontario Regulation 9/06*.

The heritage attributes identified on the subject properties, using the *Criteria for Determining Cultural Heritage Value or Interest* under *Ontario Regulation 9/06*, have been included in the associated Designation Reports as Schedule A to the by-laws listed below.

<b>Municipal Address</b>	<b>By-law Number</b>	<b>Registration Number</b>	<b>Registration Date</b>
16 King Street West, Community of Chatham (City)	114-2013	CK86724	August 8, 2013
77-79 Lansdowne Avenue, Community of Chatham (City)	115-2013	CK86739	August 8, 2013
183 King Street East, Community of Chatham (City)	116-2013	CK86738	August 8, 2013

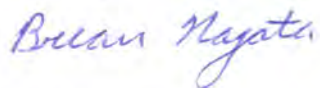
187 King Street East, Community of Chatham (City)	117-2013	CK86737	August 8, 2013
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The Notice of Passing of By-laws was placed on the Chatham-Kent home webpage on August 12, 2013.

Copies of the By-laws are enclosed for your records.

Please feel free to contact me if you have any questions or concerns regarding this Notice of Passing of By-laws.

Sincerely,



Brian Nagata, Junior Planner  
Planning Services

C: Municipal Heritage Committee

Attachments



BY-LAW NUMBER 115- 2013  
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **77-79 Lansdowne Avenue, Community of Chatham (City)**, as being of historical and architectural value or interest.

PASSED the 15th day of July, 2013

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 77-79 Lansdowne Avenue, Community of Chatham (City) 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 "B" 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 Trust and cause notice of the passing of this by-law to be posted on the Municipality's Ontario Heritage Act Notices webpage.

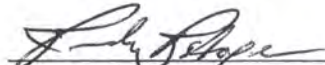
THIS By-law shall come into full force and effect upon the final passing thereof.

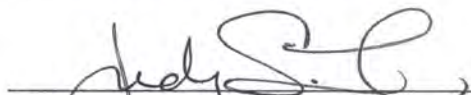
READ A FIRST, SECOND AND THIRD TIME this 15th day of July, 2013.

I hereby certify this to be a true copy of By-law Number 115-2013  
passed by the Municipality of Chatham-Kent at its meeting held on

July 15, 2013  
And the same is now in full force and effect.

  
Judy Smith, Clerk  
The Corporation of the Municipality of Chatham-Kent

  
MAYOR Randy R. Hope

  
Clerk - Judy Smith

## Schedule A



# *Heritage Chatham-Kent*

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## *Municipal Heritage Committee*

**77-79 LANSDOWNE AVE, CHATHAM**

### **PREAMBLE**

77-79 Lansdowne Ave. has architectural significance due to it being a relatively early (late 19<sup>th</sup> century) example of a duplex.

The building has had a new roof and, at some point, any original chimneys have been removed. The roof line itself appears original. The windows have also been replaced with modern glass although the size and location of the windows is original. Likewise, the front doors appear to be modern replacements but their positions are unchanged. The original basement window openings have been bricked in.

It has some decorative elements remaining in the front gables and the porch although there is a strong likelihood that the ball & stick decoration on the centre gable and porch was also originally included on the flanking gables. The decorative treatment would also have extended to the two side gables.





## DESIGNATION REPORT

### 77-79 Lansdowne Ave, Chatham

#### Description of Property

The property is located at 77-79 Lansdowne Avenue, Chatham. The legal description of the property is Property ID Number: Lot 32, Plan 266, Chatham-Kent, in the City of Chatham in the Municipality of Chatham-Kent. The property consists of a c. 1890 brick two-storey duplex residence with Gothic Revival influence.



#### Statement of Cultural Heritage Value or Interest

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

The property is associated with the commercial and urban development of Chatham in the fourth quarter of the 19<sup>th</sup> century. The duplex is a decidedly urban architectural form. Although today duplex buildings are usually owned or rented by un-connected individuals or families, in the 19<sup>th</sup> century they were usually constructed as a single family owned home that was divided into separate private living spaces for different members of the family. This was often done to take advantage of economies of scale (e.g. building one larger duplex home was less expensive than building two smaller separate residences) or to provide private quarters for aging or widowed parents. An early c. 1860s duplex built by two Dolsen brothers exists on Adelaide Street in Chatham where the brothers' families each occupied half the house. Similarly, this house was occupied from around 1900 to 1911 by the Tobey (Toby) family. Mrs. Annie Tobey was a widow with a number of presumably children who boarded with her on Stanley Ave. in the early 1890s. At some point between 1892 and 1900 the family relocated to Lansdowne Avenue, which was developing as a residential area at that time. Through most of the first decade of the 20<sup>th</sup> century, the property, listed only as 77 Lansdowne, was occupied by the Tobey family that included widow Annie; Fred, a teacher; Ida, a telegraph operator; Robert, a bookkeeper; and L.R. Tobey, a clerk at Trudell & Tobey, men's furnishers. Following the Tobey residency, the property became home to the Weir family which was composed of John Weir, another John Weir listed as an Electrician, and Zena Weir, a stenographer. The house, in its duplex design, hence, is a significant reflection of a family structure and economics at the turn of the century. The two blocks of the duplex did not have separate addresses until 1939.

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

This property is a well-preserved example of a stylish middle class duplex residence built c. 1890 when Chatham was beginning to experience significant growth and economic prosperity, at the turning point from a pioneer settlement to a commercial and industrial centre. The house is of brick construction with a symmetrical façade with two central doors within a covered and decoratively embellished porch surmounted by an inset window below a similarly decorated central gable. These central features are flanked by symmetrical wings that protrude from the centre, each surmounted by a steep pitched gable.





### **Contextual:**

The building forms part of a very linear and uniformed streetscape along Lansdowne Ave. that developed around the turn-of-the-century with each house having a nearly identical setback to the street and sharing a common height, the vertical consistency broken only by the occasional infill structure.



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

Key elements of 77-79 Lansdowne Ave. that contribute to its value as a well-preserved example of an 1890s middle class duplex residence include:

#### **Exterior:**

- Complex roofline combining a hipped shape with steep and medium pitched gables



- Red brick construction of stretcher bond construction
- Double front entrance with separate doors and casements
- Glazed transoms surmounting entrance doors
- Window placement
- Window casements
- Plain lug window sills
- Slightly arched brick headers over window openings
- Decorative bargeboard gable trim incorporating carved sunbursts in the gable peaks and pierced crosses in lower round terminals
- Ball & dowel trim in centre front gable and porch
- Decorative brackets on porch
- Open porch with square chamfered supporting columns







**Contextual:**

Key elements of 77-79 Lansdowne Ave. that support its contextual value are:

- Its set-back on the block consistent with the surrounding residences.
- Its key presence in a streetscape that has been largely unchanged since the early 20<sup>th</sup> century.

**Sources:**

Chatham City Directories 1880s to present

Chatham Panoramic Map 1895

**Schedule B**

LOT 32, PLAN 266; CHATHAM-KENT

PIN No. 00502-0234