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ONTARIO HERITAGE TRUST

September 25, 2019

SEP 30 2019

**RECEIVED**

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

**Re: Request for By-law #221-2009 (64 Ursuline Avenue, Chatham-Kent)**

The enclosed By-law is in response to a request made by Renay Minichiello on Tuesday September 17, 2019.

Should you require any additional information please feel free to contact me at (519) 352-8401 Ext. 3050.

Sincerely,



**Anthony Jas**  
Planner I

SEP 30 2019

RECEIVED

BY-LAW NUMBER 221-2009

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **64 Ursuline Avenue, Community of Chatham**, as being of historical and architectural value or interest.

PASSED the 21<sup>st</sup> day of December, 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 64 Ursuline Avenue, Community of Chatham 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 21<sup>st</sup> day of December, 2009.

ORIGINAL SIGNED BY:

\_\_\_\_\_  
Mayor – Randy R. Hope

ORIGINAL SIGNED BY:

\_\_\_\_\_  
Clerk – Elinor Mifflin

## SCHEDULE 'A'

### REASONS FOR DESIGNATION

#### **Ursuline Sisters' Mother House And Chapel**

##### **Description of Property**

The Ursuline Mother House property is an approximately 2.39 hectare (5.9 acre) site located on the corner of Grand Avenue East and Ursuline Avenue, legally described as Con 1, Pt. Lot 24, RP 24R4472 Pts 2, 3, 4, 5, 6, Municipality of Chatham-Kent. The property consists of a large former nuns' residence complex with structures of significance being an 1867 brick residence in an Italianate/Second Empire style and a 1961 residence and chapel in a modernist style.

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

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

The Ursuline Sisters, a teaching order, were originally established in Chatham in 1860 by Mother Xavier LeBihan. In 1867, the sisters built an Italianate brick structure on property that they had acquired on Head Street (now Grand Avenue). This structure served as a residence for the nuns as well as classrooms for teaching. Initially, the "Pines", so named because of the impressive row of pine trees that were planted in front of the school, was a girls-only Catholic education collegiate and it received local and regional students as well as many international young women. Even from an early date, the "Pines" became synonymous with Chatham and was renowned as a centre for education of high standards. There were subsequent additions to the east of the building and the west (music hall and high school facilities) in the early 1900s.

In 1961, a major and stylistically ambitious addition to the rear of the original building was completed. This was a large residence complex and chapel designed by Joseph Storey, a Chatham architect who has become renowned for his modernist designs of commercial, residential and institutional buildings. The chapel, in a modernist multi-sided impression of a crown, is one of Storey's most outstanding contributions to southern Ontario architecture.

The music hall addition to the west of the original mother house was demolished in the 1980s creating a visual and physical separation from the rest of the Ursuline College High School. The declining and aging population of the Ursuline sisters led, in the early 2000s, to the construction of new residence facilities off-site and the sale of the property to new owners. The c. 1920s eastern addition to the original motherhouse was demolished and the 1961 residence extensively remodelled as part of the re-development of the site, however, the 1867 section and the chapel have extreme historic, architectural, and contextual significance.

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

###### **1867 Mother House:**

The original 1867 mother house is an impressive and well preserved three and one half storey brick structure with an eleven bay front façade built in a combination of Italianate styling with influence from the second empire style in its canted Mansard-inspired third floor. With the exception of the removal of the chimneys and original four over four wooden window sash, the building remains unchanged from its 1867 appearance.

###### **1961 Chapel:**

This modernist design is a circular structure composed of multiple tall and respectively narrow triangular stained glass windows that each protrude from the main from two inverted triangular white concrete walls that rise to form a crown-like profile at the roofline, the whole then surmounted by a gold coloured metal impressionist crown. The Interior reflects the plan featuring a large circular sanctuary with mezzanine gallery, the whole contained within a series of brightly coloured stained glass triangular windows.

**Contextual:**

The original 1867 portion of the complex has been a major character-defining landmark of Chatham since 1867. It dominates the south side of one of the major thoroughfares in the city (Grand Ave West/#2 Hwy) and represents a structure that is immediately associated to Chatham by residents and visitors. Its setting, facing the Thames River and set back slightly from the road, the south frontage highlighted by a c. 1890 iron fence, has changed very little from its original appearance despite development and expansion of a high school immediately to the west.

The Chapel, similarly, constitutes a landmark and major focal point in the community, dominating the view from adjacent neighbourhoods on the north, east and west of the structure. Because of its height in an otherwise low-level development area, and because of its stunning modernist architecture, the Chapel can be seen for some distance and immediately draws attention. Its prominence, in relation to the Roman Catholic high school immediately to the west, makes it an important cultural and religious component of the greater "Pines" education complex.

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

Key exterior elements of the Ursuline Mother House property that contribute to its value as a well preserved example of an early educational/institutional structure include:

**1867 Mother House**

- Brick façade on north and south exposures
- Window placement on north and south exposures
- Arcaded brick window casement and size of opening (sash and glazing pattern no longer original) on north and south exposures
- Mansard-style roof
- Dormers in upper level
- Arcaded brick work on north and south exposures
- Recessed brickwork around window openings with interesting ovolo shaped corners and decorative angle-set brick line above.
- Decorative angle-set brick frieze
- Extended front portico with pilasters supporting a five sided roof structure with dentilated and moulded trim, clad with pressed and shaped sheet iron shingles and surmounted by a cross.
- Original front entrance door with five inset moulded panels
- Original transom and side lights with original glazing pattern, the side lights surmounted by a raised and moulded integral panel.
- C. 1890 iron fence along Grand Avenue.

**Chapel:**

- Concrete wall cladding
- Triangular stained glass windows
- Gold metal crown-like structure surmounting the concrete and glass structure
- Adjacent bell tower

**Key elements of the Ursuline Mother House property that support its contextual value include:**

- The location and mass of the 1867 Mother House in relation to the road (Grand Avenue), the Thames River, and surrounding neighbourhood.
- Placement of the 1867 Mother House and chapel in relation to the adjacent high school.
- Height, mass, and eye-catching angular crown shape and gold impressionist crown finial of the chapel structure amid the surrounding low-level structures in adjacent neighbourhoods.

SCHEDULE 'B'

(legal description and PIN)

Con 1, Pt. Lot 24, RP 24R4472 Pts 2, 3, 4, 5, 6, Municipality of Chatham-Kent

PIN 00539-0541