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August 2, 2012

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

ONTARIO HERITAGE TRUST

AUG 14 2012

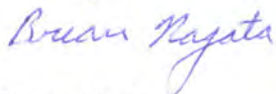
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**Re: Registration of Heritage By-laws
Municipality of Chatham-Kent**

At the Council Meeting held June 25, 2012, Chatham-Kent Council passed the following By-laws designating the indicated properties under Part IV of the *Ontario Heritage Act* for their cultural heritage value and interest. The By-laws have been registered on title of the respective properties (See Page 2).

Copies of the By-laws are attached for your file.

Sincerely,



Brian Nagata
Junior Planner

C: Municipal Heritage Committee

Attachment(s)

Municipal Address	Legal Description	By-law Number	Registration Number	Registration Date
19 Victoria Street South	PART OF LOT 15, CONCESSION B AS IN 170415 (FIRSTLY) EXCEPT PART 1, 24R6214; S/T 342084; CHATHAM-KENT	128-2012	CK74066	25-Jul-12
87 Main Street West	PART OF LOT 6, CONCESSION 6, GEOGRAPHIC TOWNSHIP OF ORFORD, DESIGNATED AS PART 2, 24R7817; MUNICIPALITY OF CHATHAM-KENT	129-2012	CK74067	25-Jul-12
90 Park Street	PART OF PARK LOT 1, PLAN OLD SURVEY AS IN 549913; T/W 549913 EXCEPT EASEMENT THEREIN RE: 438820; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY UNDER 456950; CHATHAM-KENT	130-2012	CK74068	25-Jul-12
220 Hughes Street	PART OF LOTS 63-64, PLAN 133 AS IN 666103; CHATHAM-KENT	131-2012	CK74069	25-Jul-12

BY-LAW NUMBER 130-2012

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **90 Park Street, Community of Chatham (City)** as being of historical and architectural value or interest.

PASSED the 25th day of June, 2012

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:

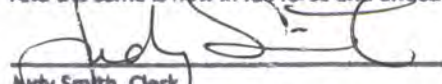
1. That the property municipally known as 90 Park Street, Community of Chatham (City) and more particularly described in the attached Schedule "B" be designated to be of cultural heritage value and interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized to register the by-law against 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 published in a newspaper having general circulation in the municipality.


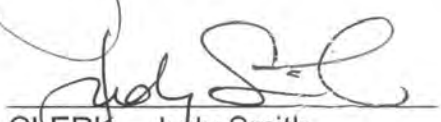
THIS By-law shall come into full force and effect upon the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME this 25th day of June, 2012.

I hereby certify this to be a true copy of By-law Number 130-2012
passed by the Municipality of Chatham-Kent at its meeting held on

June 25, 2012
And the same is now in full force and effect.


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


ACTING MAYOR – Jim Brown

CLERK – Judy Smith

Schedule A



Heritage Chatham-Kent

Municipal Heritage Committee

“HADDINGTON VILLA” 90 PARK STREET, CHATHAM

PREAMBLE

Haddington Villa at 90 Park Street in Chatham is a very good and quite original example of a prosperous home from 1870s. It is a combination of styles but it initially strikes one as having many Italianate details superimposed on a Victorian Gothic roofline but without the more typical sharp pointed Gothic arched windows. If one looks at the hip-roofed section of the house on the west side, you can clearly see the Italianate style ancestry and, in fact, if you imagine this as the basic block of the house (with the more Gothic inspired steep pitched sections as additions), it is very similar to a more pure Italianate contemporary, quite possibly by the same designer, just slightly further east on the north side of Park St. The “wings” of course are not additions but are an interesting original melding of two contemporary styles from the late 1860s/1870s.

The house has had a few modifications. The upper storey glassed in room on the east side of the façade is a typical addition from the early 20th century and may have replaced a galleried second storey porch or balcony. The original exterior wall of the house is now covered but barring any severe alterations to window and door openings, this addition would be easily removable to restore the original look of the house if ever so desired. Likewise, the flat roofed addition to the western front façade is clearly a mid to late 20th century addition that is also stylistically at odds with the rest of the house with non-matching brick and windows. Once again, if no major alteration of the original exterior wall has occurred, this could also be removed. The point of mentioning these features is not to detract from the house but rather to point out that it is actually more original than a first impression might give and, if in the future, it was desired to restore the house to its original appearance, the removal of later elements could (with the caveats noted above) be fairly easy.

The main portion of the house has had the roof cladding replaced at some point and it is probably fair to assume that the decorative polychromatic slate that still exists on the rear of the house once covered the entire roof. The remaining slate design on the rear, hence, becomes an important surviving feature as it is valuable evidence if a slate roof was ever to be re-introduced on the main block of the house.

Most of the window sash appears to have been modernized. This style of house would have had four over four glazing and this is re-affirmed by the pattern of the few remaining wooden storm windows on the bay windows.

DESIGNATION REPORT

Haddington Villa 90 Park Street Chatham

Description of Property

The Haddington Villa property is located at 90 Park Street, Chatham. The legal description of the property is **Part of Park Lot 1, (Harwich)**, in the City of Chatham in the Municipality of Chatham-Kent. The property consists of a substantial c. 1875 brick two storey residence with Gothic Revival and Italianate influences.

Statement of Cultural Heritage Value or Interest

Historical/Associative (OHA Reg 9/06):

The property has direct associations to several significant 19th century Chatham business and industrialist families. The property was originally part of a larger parcel of land owned by George Witherspoon who had come to Chatham in the 1830s and was later in partnership with his brother-in-law, Alexander Charteris. The two were grain and timber merchants as well as agents for the Gore Bank and the Bank of Upper Canada. Witherspoon was also the first Reeve of Chatham when it was incorporated as a village in 1851. After Witherspoon's death, the property was transferred to his partner, Alexander Charteris who, upon his death in 1872, left the land to his sisters in Scotland. They, in turn, sold part of it to Alexander's widow, Helen (who was George Witherspoon's sister). It is believed that Helen (Witherspoon) Charteris built the present home in 1877-78 and named it "Haddington Villa" after the Witherspoon ancestral home in Haddington Scotland.

When Helen Charteris died in 1885, she left the property to her niece and two sisters, one of whom was Margaret McLaren. Part of the property behind Haddington Villa on Charteris Street was sold to Emma Milner (wife of carriage maker Robert Milner) who, in turn, sold the land to Robert Gray (of William Gray & Sons Carriages). An adjacent strip of land, also on Charteris Street, was gifted to Margaret McLaren's daughter, Margaret Haldane, who married Robert Gray in 1887. The two lots were then re-united and formed the site of Avenal, the Robert Gray family home on the corner of William Street South and Charteris Street.

Haddington Villa passed to Margaret McLaren's son Robert, a prominent Chatham druggist and Lieutenant Colonel of the 24th Kent Regiment of Infantry who further severed pieces of the property until 1919 at which time the 90 Park Street property took on the form that it has today.

Another significant association is that the house was owned, from 1950 until the 1990s, by Police Chief Clarence Bagnall. Bagnall was the first president of the

Ontario Association of Chiefs of Police (1951-53) and is the only police chief from Chatham/Chatham-Kent to date to have held this position.

Design/Physical (OHA Reg 9/06):

Haddington Villa is a well preserved example of a stylish upper middle class residence built c. 1875 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 complex main block and a rear kitchen wing. It is an amalgamation of Italianate and Gothic Revival styles, two stories, and features stylish bay windows on three facades, a double door main entrance surmounted by an elliptical transom, louvered fan openings, and a combination of hipped and steep pitched end gable rooflines.



Contextual:

The building is a significant part of the historic streetscape of Park Street. It is one of the oldest structures on this street and its presence as the original home on a once larger estate that once included the entire block (corner of Park Street and William Street South over to Charteris Street) is defined by its greater set-back from the road and by the distinctive 19th century iron fence that still defines the Park Street frontage of the property. Its survival and distinction as the original estate home on this block serves as an important link in the understanding of the development of Park Street and the surrounding neighbourhood and the later infilling of residences that now combine to create the existing streetscape that has remained largely unchanged since the early 20th century.

Description of Heritage Attributes/Character Defining Elements

Key elements of the Haddington Villa that contribute to its value as a well preserved example of an 1870s upper middle class residence include:

Exterior:

- Roofline combining a hipped shape with medium (45 degree) pitched gable end extensions on three facades with lower kitchen extension to the rear



- Modified cruciform plan
- Attached brick drive/carriage shed
- Cut stone even course foundation



- Flemish bond exterior walls



- Four original single stack brick chimneys with decorative inset panels and banding



- Polychromatic patterned slate roof on rear kitchen wing and attached drive shed



- Double door front entrance
- Elliptical transom above main entrance



- Semi-elliptical exterior window and door openings (with exception of a modern one storey addition on the front facade)
- Hip roofed three-bay windows on north, west and east facade
- Four over four glazed wooden storm windows on north bay window
- Decorative wood frame and trim framing bay windows
- Decorative classical pilasters flanking each section of the bay windows



- Wooden louvered diamond shaped vents with brick framing in east, west, and north gable ends



- Slightly arched exterior wooden window casements
- Plain and decorated stone lug window sills
- Brick arches over windows
- Decorative stone inserts flanking second storey windows
- Stone keystone above double windows



- Open porch with square tapered supporting columns, railing, and tongue and groove decking



- Decorative iron fence, gate, and gate posts along north frontage of property



Contextual:

Key element of Haddington Villa that support its contextual is:

- Its set-back on the block in context with the surrounding residences giving in a distinction that attests to it being the original estate home.
- Its key presence in a streetscape that has been largely unchanged since the early 20th century.



Schedule B

Part of Park Lot 1, Plan Old Survey as IN 549913; Together With 549913
Save and Except Easement Therein Re: 438820

PIN No. 00508-0095