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BY-LAW NUMBER 171-2014

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **390 Wellington Street West, Community of Chatham (City)**, as being of cultural heritage value or interest.

PASSED the 8th day of December, 2014

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 Municipal Heritage 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 or 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 390 Wellington Street West, Community of Chatham (City) and more particularly described in the attached Schedule "B" be designated to be of cultural heritage value or 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 8th day of December, 2014.

I hereby certify this to be a true copy of By-law Number 171-2014
passed by the Municipality of Chatham-Kent at its meeting held on

December 8, 2014

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

DESIGNATION REPORT

390 WELLINGTON STREET WEST, COMMUNITY OF CHATHAM (CITY), MUNICIPALITY OF CHATHAM-KENT

(SHEPHERD PRINTING HOUSE)

Preamble

The Zavitz Chiropractic Centre, consisting of two structures; the former residence designed in the Tudor Revival architectural style with triple brick constructed lower level and a faux half-timbered upper story in cement plaster, and carriage house, a one and a half storey, three bay structure located at the rear of the residence.

Even though the main verandah has had its rotunda removed and a small rear service portico has been removed the structure still stands as one of Chatham's finest examples of the Tudor Revival architectural style.

The current owner is aware of the historical significance of this structure and is keenly interested in maintaining the integrity of the building.

Description of Property

The subject property is known municipally as 390 Wellington Street West, Community of Chatham (City), Municipality of Chatham-Kent; legally described as Lot 113, Plan Old Survey, Chatham (City), and contains a large two and a half storey residence and a one and a half storey carriage house.

Statement of Cultural Heritage Value or Interest

Design Value and/or Physical Value (Ontario Regulation 9/06):

The Tudor Revival or Tudorbethian design of the residence places the emphasis on the simple, rustic, and the less embellished aspects of Tudor architecture. This design is somewhat unique in Chatham.

These more modest characteristics gave Tudor Revival its more striking effects:

- Steeply pitched roofs
- Half-timbering often in filled with herringbone brickwork
- Tall mullioned windows
- High chimneys
- Jettied (overhanging) first floors
- Pillared porches

Historical Value and/or Associative Value (Ontario Regulation 9/06):

The subject property was purchased by John Watson on July 10, 1844, with the two acres being sold to John Mount in the late 1890's. The primary residence and carriage house were constructed on the property for Mr. and Mrs. Mount and their young family circa 1901.

The 1901 census for Chatham shows the residents of 390 Wellington Street West as John and Mary Mount, with children John Franklin, Mary, Irene, Cathilen (sic), and Lette.

John Mount was listed as from Irish descent, but Canadian-born, Catholic and his occupation was a farmer.

In a July 18, 1903 newspaper article, it mentions John Mount's funeral was held at St. Joseph's Church with two priests in attendance as well as many members of the Canadian Order of Foresters, of which Mr. Mount was a member. He was 55 at the time of his death and was described as a prosperous Kent farmer before moving into Chatham.

An obituary for Mary Mount was in a 1929 newspaper in Chatham, although the son had moved them to Virginia after John died. The obituary mentions she attended St. Joseph's Church, and was a member of the Altar Society. Her funeral was at J.J. Hinnegan funeral home in Chatham and she was interred in the family plot at St. Anthony's Cemetery in Chatham.

John Franklin Mount, son of owner John Mount was listed in the city directory as the bookkeeper at Defiance Iron Works Co. at the Grand Trunk Railway tracks on Lacroix Street, very close to the subject property.



The City of Chatham Tax Assessment Collector Roll (see Figure 1) details a long history of different owners for the subject property.

The subject property was purchased in 1940 by John Shepherd of

Figure 1 - Excerpt from City of Chatham Tax Assessment Collector Rolls

Courtesy Dr. Stephen Zavitz

House. Apparently Mr. Shepherd was involved in the founding of the Daily Planet newspaper in Chatham

Sheppard Printing. The residence became known by locals as the Shepherd Printing

The phone number of the property in a 1909 directory is listed as 426.

Contextual Value (Ontario Regulation 9/06):

The residence is extremely well maintained and primary example of an upper class residence built circa 1901 as Chatham was becoming a commercial and industrial centre. The residence is situated on a prominent corner lot of a major Chatham thoroughfare and is situated in the heart of a once affluent upper class neighbourhood of early Chatham. Its prominent location and architectural features are as significant to the neighbourhood today as they would have been a century and a half ago.

Description of Heritage Attributes

The high degree of craftsmanship that went into the design of the residence is exemplified in the following heritage attributes on the exterior and interior of the building:

- 1. Exterior
 - a. Decorative brackets on the exterior side of the house (See Figure 4)
 - b. Voussoirs over third floor façade window (See Figures 2, 3 & 7)
 - c. Window and door placement (Figures 2, 3, 4, 6, 7, 8 & 9)
 - d. Original chimneys (Figures 4, 6, 7, 8 & 9)
 - e. Dormer Window (Figure 9)
 - f. Red brick exterior (Figures 2, 3, 4, 6, 7, 8 & 9)
 - g. Large Veranda (altered) (Figures 3, 5 & 7)

2. Interior

- a. Original woodwork on the main floor and staircase
- b. Original lead glass windows

Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Schedule B

Legal Description: Lot 113, Plan Old Survey, Chatham (City)

PIN No. 00506-0018