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September 10, 2014

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

To Whom It May Concern

**Re: Notice of Intention to Designate
Municipality of Chatham-Kent**

Council of the Municipality of Chatham-Kent at its meeting on Monday, September 8, 2014 approved the Intention to Designate the properties referenced below, under Part IV of the *Ontario Heritage Act*, for its cultural heritage value or interest, as defined by one or more of the Criteria under *Ontario Regulation 9/06*.

The cultural heritage value or interest of the subject properties is described below in accordance with the above noted Criteria.

39 Stanley Avenue, Community of Chatham (City)

Design Value or Physical Value - Ontario Regulation 9/06, Section 1(2)1

39 Stanley Avenue is a well-kept and very good example of an upper middle class residence built c. 1865 as Chatham was prospering and growing into a commercial and industrial centre. The home is situated on a prominent corner lot. While it does not have the traditional "L" shape associated with the Italianate architectural style, other features such as louvered fan openings on either gable, symmetrical three windows upper with two windows and single door lower, and scrolled wooden brackets under the soffit are all typical for this style at this time period. Evidence of Classic Revival architecture is also evident in the facade of the residence.

Historical Value or Associative Value - Ontario Regulation 9/06, Section 1(2)2

This home is located on the northwest corner of Stanley Avenue (originally called Gaol Street) and Adelaide Street. The property consists of the southeast part of Lot 15, Plan Old Survey, surveyed in 1795 as part of the town plot and military reserve (Chatham). In 1836, this Lot 15 was granted to James Everitt from the Crown.

With a rapidly growing population in the 1850's (Census records show Chatham's population of 2070 in 1851 had grown to 4476 in 1861), and the birth of the Town of Chatham in 1855 the number of businesses and trades grew accordingly. With this growth came a demand for an upper middle class neighbourhood. This historic section of Chatham saw such growth and over the next few decades some of Chatham's most prominent citizens lived in this area: J.W. Shackleton (Real Estate Agent & Money Loaner), Joseph Dale (owner of Beaver Iron Works), and Robert Woods (Barrister and later Judge), and a member of Chatham's first Town Council, to name a few. By the 1920's, well known Chatham author and historian, Victor Lauriston and his family moved in next door at 35 Stanley Avenue.

The home was in the Robinson family for over a century, dating from 1869 to the early 1970's. The home was purchased by local miller, Frederick Robinson in 1869. Frederick had three professional sons, George (tailor), Henry (miller) and William (solicitor), residing with him and his wife in their residence. Future generations of the Robinson family served the local community as professionals.

Contextual Value - Ontario Regulation 9/06, Section 1(2)3

This residence is situated in the heart of a once affluent upper middle 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.

The following Heritage Attributes have been identified on the subject property:

Exterior

- Medium gable roof
- Monk bond brick construction
- Full exterior chimney with corbel top
- Scrolled wooden brackets under soffits on front gable
- Symmetrical façade
- Window placements
- Window casements
- Stone plain lug window sills
- Segmental brick headers above windows
- Single front door placement
- Louvered ventilation fans on gable peaks with arched brick headers

Contextual

- Prominent corner lot of Stanley Avenue (Gaol) and Adelaide Street
- Proximity to the business centre of early Chatham
- Located in one of Chatham's earliest upper middle class neighbourhoods

390 Wellington Street West, Community of Chatham (City)

Design Value or Physical Value - Ontario Regulation 9/06, Section 1(2)1

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 or Associative Value - Ontario Regulation 9/06, Section 1(2)2

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 Sheppard Printing. The residence became known by locals as the Shepherd Printing House. Apparently Mr. Shepherd was involved in the founding of the Daily Planet newspaper in Chatham

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

Contextual Value - Ontario Regulation 9/06, Section 1(2)3

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.

The following Heritage Attributes have been identified on the subject property:

Exterior

- Decorative brackets on the exterior side of the house
- Voussoirs over third floor façade window
- Window and door placement
- Original chimneys
- Dormer Window
- Red brick exterior
- Large Veranda (altered)

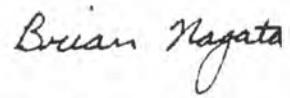
Interior

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

Notice of Intention to Designate was published on the Chatham-Kent home webpage on September 10, 2014.

Should you have any questions, please feel free to contact me at (519) 352-8401 Ext. 3045.

Sincerely,

A handwritten signature in black ink that reads "Brian Nagata". The signature is written in a cursive style with a large, stylized 'B' and 'N'.

Brian Nagata, Junior Planner
Planning Services

C: Municipal Heritage Committee