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January 3, 2012

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

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

At the Council Meeting held November 21, 2011, 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:

Property Address	Legal Description	By-law Number	Instrument Number	Registration Date
9 Park Street	Part of Lots 10 to 13 and all of Lot 14, Block 48, Plan 14	190-2011	00504-0238	20-Dec-11
14 King Street West	Part of Lot 81, Old Survey	191-2011	00504-0082	20-Dec-11
10 1/2 King Street West	Part of Lot 81, Old Survey	192-2011	00504-0265	20-Dec-11
6-8 King Street West	Part of Lot 81, Old Survey	193-2011	00504-0080	20-Dec-11
2-4 King Street West	Part of Lot 81, Old Survey	194-2011	00504-0079	20-Dec-11
14 William Street North	Lot 60, Old Survey	197-2011	00504-0069	23-Dec-11
20-26 William Street South	Part of Lots 79 and 80, Old Survey	195-2011	00504-0078	23-Dec-11
40-48 William Street South	Part of Lots 79 and 80, Old Survey	196-2011	00504-0074	23-Dec-11
383-395 King Street West	Lot 11 and Part of Lot 12, Block F, Old Survey	198-2011	00505-0004	23-Dec-11
367 Wellington Street West	Part of Lot 111, Old Survey	199-2011	00505-0043	23-Dec-11
325 Wellington Street West	Part of Lot 107, Old Survey	200-2011	00505-0036	23-Dec-11
788 North Street	Part of Block A, Plan 134	201-2011	00602-0004	07-Dec-11
6974 St. Philip's Line	Concession 8, Part of Lot 11	202-2011	00773-0032	14-Dec-11
7823 Bay Line	Concession 13, Part of Lot 18, RP24R-609, Part 1	203-2011	00764-0010	14-Dec-11

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

Sincerely,

*Brian Nagata*

For Ryan Jacques  
Planner

C: Municipal Heritage Committee

Attachment(s)

BY-LAW NUMBER 191-2011

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property known as **14 King Street West, Community of Chatham**, as being of historical and architectural value or interest.

FINALLY PASSED the **21<sup>st</sup>** day of **November, 2011**.

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 given 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 "B" annexed hereto;

NOW THEREFORE the Municipality of Chatham-Kent enacts as follows:

1. That the property more particularly described in the attached Schedule "A" be designated to be of cultural heritage value and interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized 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.

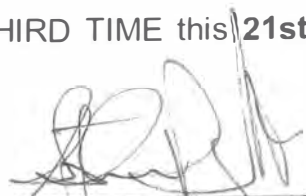

THIS By-law shall come into full force and effect upon the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME this **21<sup>st</sup>** day of **November, 2011**.

I hereby certify this to be a true copy of By-law  
Number 191-2011 passed by Municipality of  
Chatham-Kent Council at its' meeting  
held on Nov. 21, 2011,  
and the same is now in full force and effect.



The Corporation of the Municipality  
of Chatham-Kent

  
ACTING MAYOR – Steve Pinsonneault  
CLERK – Judy Smith

SCHEDULE 'A'

PT LT 81 PL OLD SURVEY AS IN 563091; CHATHAM-KENT.

PIN No. 00504-0082

SCHEDULE 'B'

REASONS FOR DESIGNATION

**Canadian Register of Historic Places Nomination**  
**George Stephens Building, 14 King Street West,**  
**Municipality of Chatham-Kent**

\*any field that appears in grey is mandatory

**Identification**

<b>Historic Place Name</b>	George Stephens Building		
<b>Other Names</b>	<b>#</b>	<b>Type:</b>	<b>Name:</b>
	1	Other	14 King Street West
	2	Other	Retro Suites

**Recognition**

<b>Authority:</b>	Local Government (ON)
<b>Recognition Type:</b>	Municipal Heritage Designation Part IV
<b>Recognition Date:</b>	2011-11-21



Location

Location

Building Number:	14
Street Name:	King Street West
Postal Code:	N7M 1C6
Locality:	Chatham
Community:	Municipality of Chatham-Kent
Upper Tier:	n/a

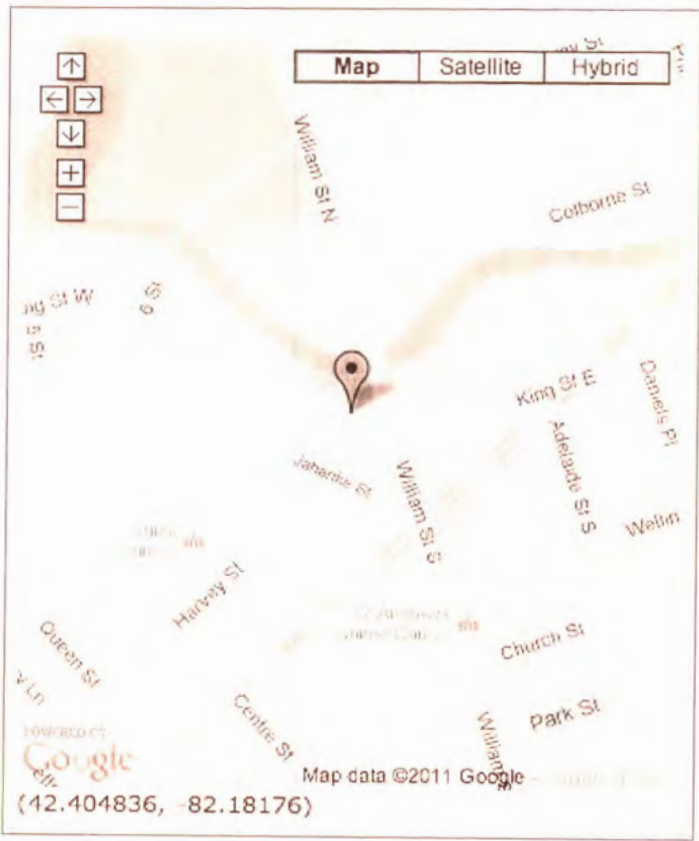
Coordinates

UTM		Latitude/Longitude	
Determination:	n/a	Determination:	Geocoding
Datum:	n/a	Datum:	NAD83
Zone:	n/a	Latitude:	42.404836
Northing:	n/a	Longitude:	-82.181760
Easting:	n/a		
Borden #:	n/a	Borden #:	n/a

Boundaries

Boundary Description:	Part of Lot 81, Old Survey, Municipality of Chatham-Kent.
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Map



**Description**

*Statement of Significance*

<b>Description of Historic Place:</b> i.e. Description of Property	14 King Street West, known historically as the George Stephens Building, is located on the south side of King Street West, west of William Street in the City of Chatham, Municipality of Chatham-Kent. The property consists of a three-storey commercial building with a tin façade that was built in 1888 by local Chatham architect, T. J. Rutley.
<b>Heritage Value:</b> i.e. Statement of Cultural Heritage Value or Interest	<p><i>Historical or Associative Value:</i></p> <p>The George Stephens Building was built in 1888 by Thomas John Rutley (1847-1910). Rutley was a well-known local architect who was responsible for the design of numerous buildings in Chatham. The extent of his contributions to the built form of the City has not been determined, but he is clearly associated with many local landmarks including the Central School (1893), Harrison Hall (1890), and the Thomas Stone Store (1888).</p> <p>The George Stephens Building was built for local businessman and politician George Stephens (1846-1916). The site housed his hardware business that was founded in 1872 in a building on the same location. He owned the business with his brother William, and subsequently D.H. Douglas was made a partner. The ads for the store cited, “Geo Stephens Hardware Stoves and Implements,” and listed items for sale such as paints, cutlery, guns, fur coats, buggies, roofing and cut glass. In 1913, the business was sold to Doug Allison and continued to operate as a hardware store under the name, A.D. Allison Hardware Co. Zink Hardware and the Chatham Shopping News also operated from the building at later dates.</p> <p>In addition to owning and running the hardware store, George Stephens was an active politician. He served on Chatham City Council in 1899 and 1900. On November 7, 1900, he was elected as the Member of Parliament for the County of Kent. During his time as an M.P. he secured the dredging of the Thames River. Stephens only served one term as M.P., being defeated in 1904 by Albert Clements.</p> <p><i>Design or Physical Value:</i></p> <p>The George Stephens Building is a rare surviving example of cast-iron frame construction on a commercial building in North America. The large window areas are made possible by the use of a light-weight cast-iron frame (as opposed to wood and brick construction). This building method was a forerunner of the modern skyscraper and originated on the east coast of the United States in the 1840s, spreading to Chicago in the 1850s and was used for commercial construction into the 1890s.</p> <p>It was believed that the front of this building was created from cast-iron, however, restoration in the 1990s revealed that the façade is actually tin. The tin front is affixed to wood panels that are attached to brick exterior. Tin fronts provided the ability for ornate detailing and were cheaper than stone. As a local supplier of construction materials, it is speculated that George Stephens crafted the façade himself. The detailed ornamentation including the pillars at the edges of the façade, window surrounds, rows of medallions and leaves, and bracketed cornice show the malleability of tin.</p> <p>The three third storey windows are framed by an arch with a keystone and each window is topped by a semi-circular transom. Inside the arch in gold relief is the words, “Geo Stephens,” and the construction date, “1888.” Typical of commercial buildings of the 1880s, the structure has a decorative cornice with brackets and a flat roof. Also of note, the centre window on the second storey was the largest pane of glass used in a commercial structure in Chatham at the time of it’s construction. It was used to display the stoves that were sold in the Geo Stephens store.</p> <p>The George Stephens Building was a forerunner of innovation. It had the first elevator in Chatham, and during restoration a tube running from the basement to the top floor was discovered and is believed to have served as a primitive intercom system.</p> <p><i>Contextual Value:</i></p> <p>King Street is the historic main street of Chatham and the south side has historically been the busier side of the street, housing some of the oldest brick buildings in the City. This area has come to represent the centre of business and the home to many of the area’s hostelryes. Throughout the 1850s and 60s, the corner of King and William Streets housed the first Baptist Church and from there along the south side of King to the Market Square was a series of wood frame shops, such as William Northwood’s grocery store, the Dublin</p>



	<p>House and R.O. Smith's furniture store. The corner's historic prominence was enhanced by the nearby industry across McGregor's Creek, including the T.H. Taylor Woollen Mill at 14 William Street North, built in 1869, and the Beaver Flour Mill, built in 1872, but which burnt down in the 1980s.</p> <p>It was not until the 1880s that these buildings at King and William Streets were replaced with the brick structures that exist today and have come to house many of the City's most successful businesses. The structures from the Bates Building at 28-34 William Street South and around the corner to 16 King Street West form a continuous commercial front. Most of these buildings are two or three storeys, therefore maximizing their frontage on the main street. The basements of all the structures on this prominent corner were connected and it was believed that they were used in rum running during the era of prohibition.</p> <p><i>Sources:</i>  Chatham Directory, 1876-1877, 1915, 1919.  Chatham Driving Tour  <i>Commemorative Biographical Record of the County of Kent</i>, 1904.  <i>Community on Thames</i>, 1987.  <i>Historic King Street, Chatham, Ontario</i>, K. Stoney and C. Naismith, 1978.  Municipality of Chatham-Kent Heritage Register  Municipality of Chatham-Kent Land Registry Records  <i>There Was a Time</i>, Jim &amp; Lisa Gilbert.  <i>Windfall</i>, 1979.</p>
<b>Character-Defining Elements:</b> i.e. Description of Heritage Attributes	<p>Key exterior elements of 14 King Street West that contribute to its value as a rare commercial example of cast iron construction with a tin façade include its:</p> <ul style="list-style-type: none"> <li>- three storey cast iron construction</li> <li>- tin façade affixed to wood panels, attached to the brick exterior</li> <li>- uniquely large centre window on the second floor</li> <li>- set of three windows on the third storey with a larger centre window, each of which is topped by a semi-circular transom</li> <li>- gold relief writing on the third storey of the façade: "Geo Stephens" and "1888"</li> <li>- detailed ornamentation on the tin façade including the pillars at the edges of the façade, window surrounds, rows of medallions and leaves, bracketed cornice and arch with keystone</li> <li>- flat roof</li> </ul> <p>Key elements of 14 King Street West that support its contextual value include its:</p> <ul style="list-style-type: none"> <li>- location near the corner of King and William Streets</li> <li>- proximity to McGregor Creek and commercial businesses in downtown Chatham</li> <li>- forms part of continuous commercial store fronts that stretch from 28-34 William Street South to 16 King Street West</li> </ul>

Contributing Resources		Type:	Count:		
		Building	1		
Area (m²)	289				
Dates of Significance	#	Type:	From:	To:	
	1	Construction	1888	1888	
BA	#	Type:	Name:		
	1	Architect	Thomas John Rutley		
	2	Builder	n/a		

Function Category and Type

Category and Type	#	Function:	Category:	Type:
	1	Historic	Commerce	Shop or Wholesale Establishment
	2	Current	Commerce	Hotel, Motel or Inn

Theme

Theme Category Type	#	Category:	Type:
	1	Developing Economies	Trade and Commerce

Images

	Image 1:	Image 2:	Image 3:
File Path:	n/a	n/a	n/a
Image Type:	Contemporary Photograph	Contemporary Photograph	Contemporary Photograph
Caption:	Façade of 14 King Street West	Detailed View of the Tin Façade of 14 King Street West	Contextual View of 14 King West
Description:	Featured is the tin façade and gold relief writing that reads “Geo Stephens” and “1888,” 2011.	Featured is the intricate and decorative tin façade of the Geo Stephens Building, 2011.	Northwest view of the row of commercial structures that line King Street West, 2011.
Copyright:	Lindsay Benjamin, 2011.	Lindsay Benjamin, 2011.	Lindsay Benjamin, 2011.
Miscellaneous Info:	n/a	n/a	n/a



Image 1

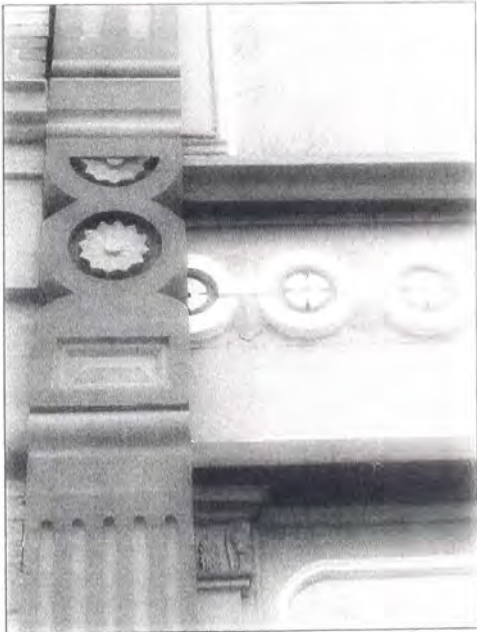


Image 2



Image 3



**Resources**

<b>Location of Documents:</b>	Chatham Cultural Centre 75 William Street North Chatham Ontario N7M 4L4		
<b>Collections:</b>	n/a		
<b>Related Link</b>	<b>URL:</b>	<b>Type:</b>	<b>Description:</b>
	<a href="http://www.chatham-kent.ca">http://www.chatham-kent.ca</a>	Local Government Website	Municipality of Chatham-Kent Website
	<a href="http://retrosuites.com">http://retrosuites.com</a>	Other	Retro Suites Website

**Management**

<b>Ownership Type:</b>	Private (Taxable Corporation)
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