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August 2, 2012

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

ONTARIO HERITAGE TRUST

AUG 14 2012

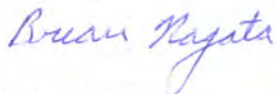
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**Re: Registration of Heritage By-laws
Municipality of Chatham-Kent**

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 129-2012

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **87 Main Street West, Community of Highgate** 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:

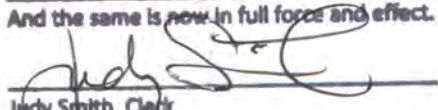
1. That the property municipally known as 87 Main Street West, Community of Highgate and more particularly described in the attached Schedule "B" be designated to be of cultural heritage value and interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized to register the by-law against 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.

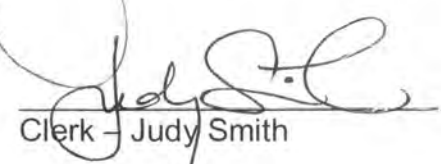
READ A FIRST, SECOND AND THIRD TIME this 25th day of June, 2012.

I hereby certify this to be a true copy of By-law Number 129-2012
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

Highgate United Church Property

PREAMBLE

The Highgate United Church property is presently undergoing a transformation in use. The church has been de-consecrated as of June 2010. The church property has been sold to the Mary Webb Centre Board, an incorporated not for profit group has developed a solid business plan to utilize the church as a performing arts/cultural and community centre. Concerts, lectures, and art exhibits, held in 2010 and 2011, were very successful and have demonstrated the future potential of the property for this use.

The Board has requested designation for this property, has reviewed a draft designation report and has given their approval to the report with the additional request that the reasons or designation include the interior basement features, described in the main body of the report as "the Akron Plan" (Mary Webb Centre Board meeting October 5, 2011).

This is an extremely significant property architecturally (probably of provincial significance) and an excellent candidate for designation under any circumstance. In this case designation will assist the committee when applying for capitol improvement grants as well as allowing them access to the proposed heritage property tax relief. Designation has also been strongly recommended by John Rutledge in his Preservation Works! Report on the Highgate Church for the Architectural Conservancy of Ontario.

On the subject of capitol improvements, the building will need alterations in order to meet code requirements in its new use. John Rutledge, in his Preservation Works! Report, has identified several deficiencies that will require upgrading including new washroom facilities, new rear stairways, and barrier free accessibility. This will likely require the construction of an addition to the rear of the building. These alterations are necessary in order to insure the long term preservation of the structure through functional usability.

The following designation report has been structured to protect as many of the important heritage features of the building while not placing undue constraints on necessary and

legislated upgrades. Recognizing that identified features can be altered with consent of the municipal heritage committee/council, some features such as the window/door openings have been included to insure that Heritage Chatham-Kent input is included when evaluating addition designs that will affect the exterior appearance of the structure. Jordan & Cook Architects of Chatham have now been retained by the Board to develop renovation plans for the space in order for it to meet code and they have indicated a desire to work closely with Heritage Chatham-Kent through this process. This is another reason why it is timely to designate the structure at this point.

One of the principle mandates of the Mary Webb Centre Committee is the historical preservation of the building, hence, retention of as many features as possible will be a constant guiding hand in any committee decisions.

REASONS FOR DESIGNATION

Highgate United Church Property

Description of Property

The Highgate United Church property is located at 87 Main Street West in the Village of Highgate, Part Lot 6, Concession 6, Orford Township, Municipality of Chatham-Kent (Registry PIN 000658-0047). The property of approximately .715 acres consists of a brick church of cubic form with rounded walls and a pyramidal roof surmounted by a square lantern, the whole fronted by a prominent, centrally placed circular 75 foot spire/bell tower with conical roof.

Statement of Cultural Heritage Value or Interest

Historical/Associative (OHA Reg 9/06):

The Highgate United Church is historically significant for its association with the growth of the Methodist Church in Ontario and as a living and well preserved testament to the social focus and community pride that the church has played in the development and perpetuation of rural towns and villages in the province and, in particular, Chatham-Kent. It is also historically significant for its association, specifically, with the earliest settlement families of Orford Township, most notably members of the Gosnell family, and to the brilliant yet untrained designer of the building, Rev. T.T. George.

Highgate United Church has direct association to Mary Webb Gosnell who came to Orford Township in 1832. Although widowed before reaching her destination, Mary and her children established their farm and a log home that Mary opened to her family and neighbours for church services, conducted by "saddlebag preacher" Rev. Stephen Miles, beginning in 1834. From this humble beginning, the growing congregation built a small frame church in 1849 on land donated by Mary Webb Gosnell's sons. This was subsequently replaced by a larger church on the same site in 1861.

With the coming of the Canada Southern Railroad in the early 1870s, the village of Highgate developed as the commercial and settlement centre of the area. As a result, the congregation constructed a new frame church in 1870. Highgate continued to grow and prosper in the late 19th century and in 1898, a new and unique structure was built, designed by the resident minister, Rev. T.T. George. Although he had no architectural training, George designed a structure of unprecedented beauty and strength. The roof span of 56 feet was unsupported by pillars and utilized four heavy Howe trusses. George's design was inspected by architects prior to construction who determined that it was "unnecessarily" strong. The cornerstones were laid in June 1898 with great fanfare and over 2000 people in attendance and the completed structure was referred to as "the wonder of the countryside-built in the most modern style".

The community took exception pride in their unique church, so much so that when the original building was tragically destroyed by fire in 1917, the trustees and congregation unanimously agreed to have Rev. George return and build a new church of the same design. The new church, completed in 1918, is nearly identical to the original except that it is 18 inches higher and the front door/entranceway is slightly different.

The building continued to be the centre of religious and social life in the Highgate area, hosting organizations that included:

- United Church Women
- the Epworth League
- Women's Missionary Society
- Young People's Union
- Canadian Girls In Training
- Sigma-C and Tyro
- The Explorers
- TRU-KI-LO Class

The community pride and appreciation of this building continues. Despite a declining congregation and a decision to close the church, the congregation and the community have been unanimously committed to preserving the structure. A grass-roots committee has developed that has secured ownership of the church and is utilizing it as The Mary Webb Centre, a music and cultural venue and community centre.

Design/Physical (OHA Reg 9/06):

The Highgate United Church property is a well-preserved religious structure of highly unique form, the exterior walls being essentially of cubic form overset with a circle giving it a round appearance with projecting angular corners. The round theme is carried through to the circular bell tower that dominates the front of the church and houses the principle entryway. The interplay between round and cubic is carried up to the roof which is a rounded pyramidal form surmounted by a square lantern. The basement level is a very pure example of an Akron Plan which was popularized by architectural pattern books in the late 19th and early 20th century. The plan is typified by an auditorium form worship space (the "rotunda") surrounded by connecting Sunday school classrooms spaces. The plan promotes efficiency of movement by congregants between worship and Sunday school. The plan was first used in 1872 at the First Methodist Episcopal Church in Akron, Ohio in a design by philanthropist Lewis Miller, Walter Blythe, and architect Jacob Snyder. The design has been acknowledged by the Ontario Heritage Trust as unique in Ontario and few examples have been found in North America. The designer, Rev. T.T. George, was untrained as an architect. Although the basic design vocabulary reflects the contemporary influence of Richardsonian Romanesque, the overwhelming influence is from the Chautauqua meeting halls that were built in the United States in the late 19th century.

The Chautauqua movement was an adult education movement initiated by the Methodists in the United States and highly popular in the late 19th and early 20th centuries. Chautauqua assemblies expanded and spread throughout rural America until the mid-1920s. The Chautauqua brought entertainment and culture for the whole community, with speakers, teachers, musicians, entertainers, preachers and specialists of the day. Former U.S. President Theodore Roosevelt was quoted as saying that Chautauqua is "the most American thing in America." As a Methodist minister working during the height of the Chautauqua movement, George would have been familiar with the rounded meeting halls that were built to host these assemblies. This influence is reinforced by the lack of traditional ecclesiastical elements on both the exterior and interior of the structure. There are few churches in Chatham-Kent that have their steeples intact and, as such, this is an important surviving feature.

Contextual:

The Highgate United Church is prominently located near the north west corner of the main intersection of Highgate and, by its massing and placement close to the road, visually dominates the entrance to the commercial section of the town. The church, with its tall and distinctive 75 ft steeple/bell tower, is the major landmark of the town.

Description of Heritage Attributes/Character Defining Elements

Key exterior elements of the Highgate United Church property that contribute to its architectural value as a well preserved example of a 19th century protestant church (1876 section) include:

Exterior

- Exterior walls
- Stretcher bond brick construction
- Cut stone foundation
- Window and door placement, exterior
- Stained glass windows throughout
- Roofline
- Slate cladding on bell tower roof
- Stepped brick frieze
- Cylindrical bell tower
- Stained glass transom over front door
- Stone voussoir over front door
- Stone quoins flanking front door
- Wooden front doors and hardware
- Arched brick voussoirs over windows
- Chimney
- Stone lug window sills
- Eye brow dormers
- Wooden lantern
- Informational cornerstones inset into exterior brickwork

Interior

- Central stained glass dome
- Ceiling woodwork
- Exposed buttresses and ceiling beams
- Plaster walls in sanctuary
- Interior wainscot, wood trim, and doors, sanctuary
- Tongue & groove flooring, sanctuary
- Akron plan basement room layout
- Folding doors, trim, wainscot, support posts in basement

Key elements of the Highgate United Church property that support its contextual value include:

- The prominence of the church tower/steeple rising through the mature trees as seen from the downtown and the surrounding area.
- The church mass, height and prominence at the northern and western entrance to Highgate's downtown

Sources:

Orford's Story 1827-1977, Edited by Charles McLaren, 1977 Dominion Press Ltd, Ridgeway.

Log House To Brick Church 1834-1986, 1986 Sesquicentennial Booklet, Highgate United Church Congregation.

Highgate United Church Architectural Evaluation For Preservation Works! Program Of The Architectural Conservancy Of Ontario John Rutledge, 2010.

Robert T. Englert (February 2004). "National Register of Historic Places Registration: First Presbyterian Church". New York State Office of Parks, Recreation and Historic Preservation. http://www.oprhp.state.ny.us/hpimaging/hp_view.asp?GroupView=100832. Retrieved 2009-06-14.

Schedule B

Part of Lot 6, Concession 6, Geographic Township of Orford, Designated as
Part 2, 24R7817, Municipality of Chatham-Kent

PIN No. 00658-0137