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May 16, 2014

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

ONTARIO HERITAGE TRUST

MAY 20 2014

RECEIVED

**Re: Notice of Passing of Amending By-law 85-2014  
55 Forest Street, Community of Chatham (City)  
Municipality of Chatham-Kent**

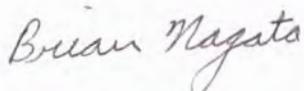
At the Council Meeting held April 28, 2014 Chatham-Kent Council passed By-law 85-2014 to amend the reasons for designation provided under Schedule "A" of Designation By-law 8480 (a By-law to designate the property identified below, as being of historical and/or architectural value or interest), to be consistent with the Criteria set out under *Ontario Regulation 9/06*.

Municipal Address	Legal Description	By-law No.	Registration Date	Registration No.
55 Forest Street	Lots 2-5, Plan 57; Part of Lot 15, Plan 18 As IN 616113; Chatham-Kent	85-2014	08/05/14	CK94634

A copy of the By-law is attached for your file. The by-law has been registered on the title of the subject property.

Please feel free to contact me if you have any questions or concerns regarding this Notice of Passing of Amending By-law.

Sincerely,



Brian Nagata, Junior Planner  
Planning Services

c: Municipal Heritage Committee

Attachment: By-law 85-2014

BY-LAW NUMBER 85-2014

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A by-law to amend By-law No. 8480, designating the property located at 55 Forest Street, Community of Chatham (City), for the purposes of clarifying the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes.

PASSED the 28th day of April, 2014

WHEREAS By-law 8480 was enacted by the Corporation of the City of Chatham on March 12, 1984, designating 55 Forest Street, Community of Chatham (City) pursuant to Section 29 of the *Ontario Heritage Act*; and

WHEREAS pursuant to Section 30.1 (2) (a), the council of a municipality may by by-law amend a by-law designating property under Section 29 of the *Ontario Heritage Act* to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes; and

WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1 (5) has been fulfilled; and

WHEREAS the Notice Requirements pursuant to Section 30.1 (4) of the *Ontario Heritage Act* have been fulfilled; and

WHEREAS no objections have been received;

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

1. That Schedule "A" from By-law 8480 be replaced with the following Schedule "A" - Legal Description.
2. The Clerk be authorized to 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 Trust.

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

READ A FIRST, SECOND AND THIRD TIME this 28th day of April, 2014.

I hereby certify this to be a true copy of By-law Number 85-2014  
passed by the Municipality of Chatham-Kent at its meeting held on

APRIL 28, 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 - MCKEOUGH SCHOOL/BLAIRS' BOOT CAMP

NOVEMBER 20, 2013

#### PREAMBLE

The McKeough School property was the subject of an early heritage designation by the then City of Chatham's Local Architectural Conservation Advisory Committee "LACAC", the original bylaw number being 8480, passed on March 12, 1984. At that time, the section of the school that was included in the designation bylaw was the exterior of the original 1882 building, and the 1920 addition was not part of this bylaw.

Then, in 1991, the Kent County Board of Education decided to demolish that original section of McKeough, and they persuaded the Council of the time to accept their plans. A compromise of sorts was arrived at, and two bay windows, or more particularly their corbelled bases, and the original school sign, were saved and re-attached to the new front façade of the building, and the designation bylaw remained on the books.

Finally, in 2001, McKeough School was closed, and building was sold. In January of 2013, it was purchased by Nate and Josh Blair, and they run Blairs' Boot Camp, a fitness workout centre, in the building. They have also been working to rehabilitate the classrooms, and rent them to arts/culture/lifestyle groups and individuals.

#### DESCRIPTION OF PROPERTY

The former McKeough School property, now known as Blairs' Boot Camp, comprises the southern portion of the block of land bounded by Forest Street, Llydican Avenue and Florence Street, in north Chatham. It is located on lands known municipally as 55 Forest Street, legally described as Lots 2 to 6 and Part of Block A, Plan 57, and Part of Lot 15, Plan 18. The property now consists of a 1920 former school building, three stories in height, with eight classrooms on each floor, and four staircases. Added to that, at the rear, is a 1971 addition, which is not included in this designation.



## STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### HISTORICAL/ASSOCIATIVE

The original Forest Street School was built in 1882, as a successor to the Head Street School, the first public school in North Chatham, when the school population got too large for that first school. It was renamed McKeough School in 1888, as a posthumous tribute to William McKeough, the Chatham businessman who, for many years, had been chairman of the Chatham Public School Board. McKeough School played a major role in the history of north Chatham, and many of its traditions are still, in 2013, fondly remembered by its former students.

Several prominent people attended the school, including Arthur Stringer, who later became one of the most popular novelists of his day, Geoffrey O'Hara, who later wrote several famous songs, including "K-K-K-Katie", and Leila Korber, who later became the famous actress Marie Dressler. Its second principal, Esther Abram, when she was appointed, became the first female principal of a multi-roomed school in Ontario. The school also saw many of its staff and former students serve in both World Wars, several of whom did not come home.

In 2001, McKeough School was closed, but in January of 2013, Josh and Nate Blair, twin brothers and former students of McKeough School, purchased the property. They run Blairs' Boot Camp, a popular workout centre, in the former school and as well, as time and funds become available; they are making former classrooms available for arts/culture/lifestyle groups and individuals to use as workshop/production space.



### DESIGN/PHYSICAL

The 1920 McKeough School building shows elements of Edwardian Classicism, but it is more restrained in style. The porticos, especially, are similar to others built in that style, and like other similar buildings, some of the exterior and interior trim is done in Art Nouveau style. The raised, cut-stone foundation and overall rectangular style are all examples of Edwardian Classicism.

## CONTEXTUAL

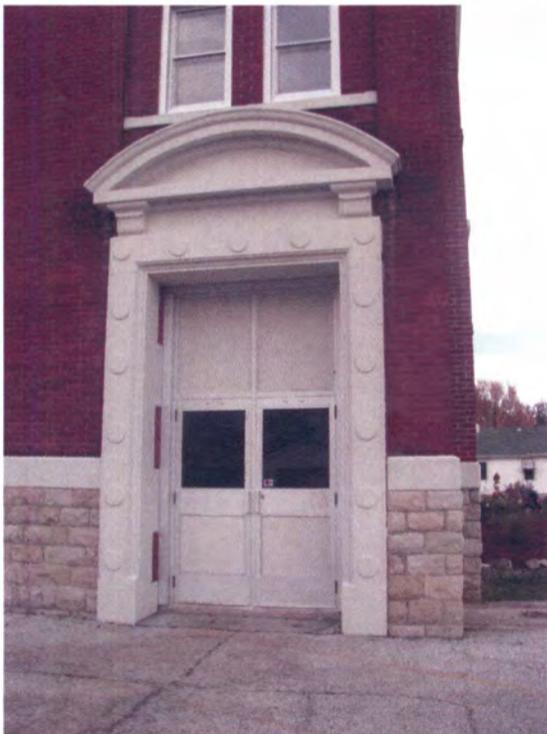
The former McKeough School building still holds a commanding presence on its lot and in its neighbourhood in north Chatham. To all intents and purposes, it still looks like an active public school, sans students. It remains a landmark on Forest Street in Chatham.

## DESCRIPTION OF HERITAGE ATTRIBUTES/CHARACTER DEFINING ELEMENTS

Key elements of the former McKeough School/Blairs' Boot Camp property that contribute to its value as a well-preserved example of an early 20th century public school include:

### Exterior

- \*raised cut-stone foundation
- \*several classroom window bays
- \*monumental stone entrances
- \*wooden doorway
- \*Art Nouveau lanterns





Interior

- \*stairwells
- \*entrance doorways
- \*coffered ceilings
- \*terrazzo floors
- \*arched door designs



