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April 19, 2013

ONTARIO HERITAGE TRUST

APR 25 2013

RECEIVED

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

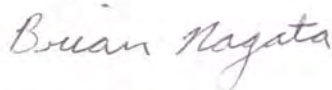
**Re: Registration of By-law 42-2013, Amending Heritage By-law 83-38  
Municipality of Chatham-Kent**

At the Council Meeting held March 25, 2013, Chatham-Kent Council passed the above noted by-law to amend the reasons for designation provided under Schedule "A" of Heritage By-law 83-38, (a By-law to designate the property known as 19 West Street, Community of Ridgetown, as being of architectural and historical value or interest) to be consistent with the Criteria set out under *Ontario Regulation 9/06*, made under the *Ontario Heritage Act*.

Municipal Address	Legal Description	By-law No.	Registration Date	Registration No.
19 West Street Ridgetown, ON	Part of Lot 9, Concession 9, R.O.W., Part 10, RP 24R544; Chatham-Kent	42-2013	15/04/2013	CK82670

A copy of the By-law is attached for your file.

Sincerely,



Brian Nagata  
Junior Planner

C: Municipal Heritage Committee  
Attachment(s)

BY-LAW NUMBER 42-2013

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A by-law to amend By-law No. 83-38, designating the property located at 19 West Street, Community of Ridgetown, 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 25th day of March, 2013

WHEREAS By-law 83-38 was enacted by the Corporation of the Town of Ridgetown on September 12, 1983, designating 19 West Street, Community of Ridgetown 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 83-38 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.

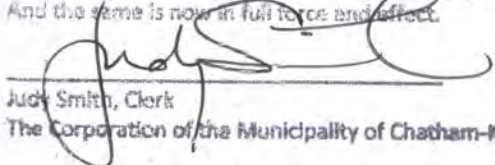
THIS By-law shall come into full force and effect upon the final passing thereof.

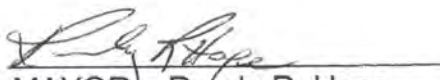
READ A FIRST, SECOND AND THIRD TIME this 25th day of March, 2013.

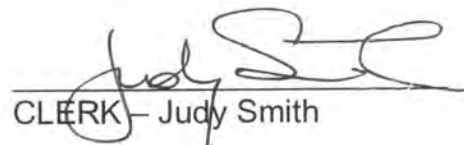
I hereby certify that this is a true and correct copy of By-law Number 42-2013  
passed by the Corporation of Chatham-Kent at its meeting held on

MARCH 25, 2013

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

*Heritage Chatham-Kent**Municipal Heritage Committee*

## DESIGNATION REPORT

## THE WATSON-BROWN HOUSE

19 West Street

Ridgetown

## PREAMBLE

This property was designated in September, 1983 by Ridgetown Council (By-Law 83-38). The designation by-law is vague (as many were back then) and does not conform to current criteria for designation by-laws (such as specifically stating the historical, architectural, and contextual significance and stating the character defining elements).



# DESIGNATION REPORT

## THE WATSON-BROWN HOUSE

### 19 West Street Ridgetown

#### Description of Property

The Watson-Brown property is located at 19 West Street, Ridgetown. The legal description of the property is Part of Lot 9, Concession 9, R.O.W., Part 10, RP 24R544; Chatham-Kent in the Town of Ridgetown in the Municipality of Chatham-Kent. The property consists of a substantial c. 1880 brick three storey Victorian Villa with Italianate and Gothic Revival influences.



#### Statement of Cultural Heritage Value or Interest

##### Historical/Associative (OHA Reg 9/06):

This home was built c. 1880 by Zenas Watson. Zenas was one of five sons of James Watson who came from England in 1823 and was granted 100 acres that included the present property. James originally constructed a log home on the site in which he raised his family. James is considered one of the founding fathers of the community and reputedly gave Ridgetown its name.

Zenas, James' son, carried on farming and build the present structure on the homestead. One of James' children was Omar K. (O.K.) Watson (1868-1954) who was raised in this house and who went on to become a lawyer and was very active in civic affairs in Ridgetown serving on town council, the Public Utilities Commission, Library Board, and, for thirty years, secretary of the High School Board. Watson was also an historian and prolific writer contributing essays to the Kent Historical Society, Western Ontario Historical Notes, and Ontario Historical Society. Watson also wrote "Memories Of The Old Home Town", a history of Ridgetown.

##### Design/Physical (OHA Reg 9/06):

The Watson-Brown residence is an extremely well preserved example of a stylish Victorian mansion that represents the affluence was often achieved by early farming families within two (and occasionally a single) generation in Chatham-Kent. The house is of brick construction with a complex and steeply pitched roofline that is visually dominated by a three storey tower with Mansard roof associated with the Villa style of architecture.

##### Contextual:

The building is situated on a rise of land at the north west corner of Watson Grove Park in Ridgetown which preserves the "estate" appearance of the home (although the home is not part of the park). The height and mass of the house and its location on a subtle rise gives it a strong visual prominence that dominates the view from any point in the park or the surrounding area.



## Description of Heritage Attributes/Character Defining Elements

Key elements of the Watson-Brown property that contribute to its value as a well preserved example of a late 19<sup>th</sup> century Victorian Villa include:

### Exterior:

- Classic "L" shaped Italianate shape with kitchen extension (original) to the rear
- Complex steeply pitched roofline
- Brick stretcher bond construction
- Decorative wooden bargeboard and moulded trim in gable ends
- Decorative wooden scrolls and drop finials under eaves
- Spike topped decorative wooden finials on gable peaks
- Mansard roofed three storey off-centred tower
- Iron railing surmounting the tower
- Rounded dormers and round windows in four sides of tower roof
- Elaborate stone voussoirs over windows including tower
- Decorative brackets on tower frieze
- Lug stone window sills
- Window placement throughout
- Window casements throughout
- Wooden window sash (four over four and one over one patterns)
- Chimneys (2- rear kitchen and main centre)
- Three bay protruding window on west façade
- Iron railing surmounting bay window
- Applied and panelled detail on bay window surround
- Decorative soffit trim on bay window
- Brick headers above window and door openings on east and north facades

### Contextual:

Key elements of the Watson-Brown property that support its contextual is:

- Its placement in context with the adjacent wooded park, preserving the estate appearance and providing an unobstructed view of the property from any location in the Park as well as to traffic on West Street and York Street (that fronts the park).
- Its location on a subtle rise of land
- Its location a T intersection of West Street and Tiffany Street



Sources:

### Schedule B

Part of Lot 9, Concession 9, R.O.W., Part 10, RP 24R544; Chatham-Kent

PIN No. 00693-0490