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February 18, 2015

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

ONTARIO HERITAGE TRUST

FEB 23 2015

RECEIVED

**Re: Notice of Passing of By-law - Victoria Block  
138 King Street West, Community of Chatham (City)  
Municipality of Chatham-Kent**

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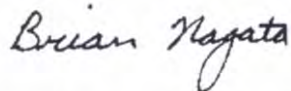
Council of the Municipality of Chatham-Kent at its meeting on Monday, February 9, 2015 approved the passing of a by-law to designate the property known as the Victoria Block, located at 138 King Street West, Community of Chatham (City), under Part IV of the *Ontario Heritage Act*, for its cultural heritage value or interest, as defined by one or more of the Criteria under *Ontario Regulation 9/06*.

Notice of Passing of By-law was published on the Chatham-Kent home webpage on February 10, 2015. The by-law was registered at the Kent - Land Registry Office #24 on February 17, 2015, as Registration No. CK103856.

A copy of By-law 24-2015 is enclosed for your records.

Should you have any questions, please feel free to contact me at (519) 360-1998.

Sincerely,



Brian Nagata, Junior Planner  
Planning Services

Attachment: By-law 24-2015

BY-LAW NUMBER 24-2015

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **138 King Street West, Community of Chatham (City)**, as being of cultural heritage value or interest.

PASSED the 9th day of February, 2015

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 Municipal Heritage 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 or 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:

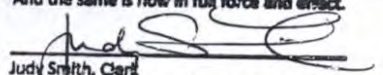
1. That the property municipally known as 138 King Street West, Community of Chatham (City) and more particularly described in the attached Schedule "B" be designated to be of cultural heritage value or interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized to register the by-law against 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 posted on the Municipality's Ontario Heritage Act Notices webpage.

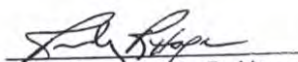
THIS By-law shall come into full force and effect upon the final passing thereof.

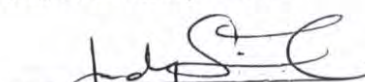
READ A FIRST, SECOND AND THIRD TIME this 9th day of February, 2015.

I hereby certify this to be a true copy of By-law Number 24-2015  
passed by the Municipality of Chatham-Kent at its meeting held on

February 9, 2015  
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 Designation Report 138 King Street West – Chatham, Ontario

#### Description of Property

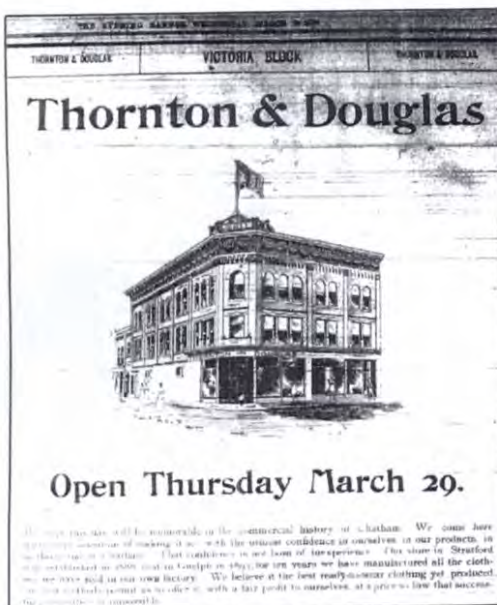
The Victoria Block is located at 138 King Street West, Community of Chatham (City), legally described as Part of Lot 90, Plan Old Survey As IN 492267 (Firstly); Chatham-Kent, on the southwest corner of King Street West, and Fifth Street, in the downtown core of Chatham. The property consists of a three story commercial building designed in the Renaissance Revival architectural style, with frontage on both King and Fifth Streets.

#### Statement of Cultural Heritage Value or Interest

##### **Historical Value or Associative Value (Ontario Heritage Regulation 9/06)**

What is now the Community of Chatham (City), within the Municipality of Chatham-Kent, began on a February day in 1793 when Sir John Graves Simcoe, Upper Canada's (Ontario) first Lieutenant-Governor, came to the forks of the river, which he had recently named the Thames. He stopped to look at a mill "of curious construction," and reconnoitred the area. He decided that this would be a good place for a naval establishment, and decided to call it Chatham. He sent Deputy-Surveyor Abraham Iredell to complete a survey of the town-site, which he did in August of 1795. That survey consisted of the streets which we still know as the downtown core of Chatham. The most prominent intersection, in Iredell's survey, and still today, is that of King and Fifth Streets.

Despite being surveyed in 1795, the settlement of Chatham was largely one in name only until the early 1830's. Settlement was just too sparse in this part of the country to warrant commercial activity of any size before that time. However, by 1839, a three-story frame building called The Royal Exchange began operation under the ownership of Joseph Northwood on the southwest corner of King and Fifth Streets. It was described as the largest hotel in the Western District (comprising most of what we call Southwestern Ontario today), and had five large sitting rooms, 25 bedrooms, a bar-room, a billiard room and extensive stables and outhouses.



This hotel maintained a prominent place in the business and social life of Chatham until February of 1898. A dance was held there on St. Valentine's night; a few hours later, fire was discovered. The temperature recorded 15 degrees below zero that night, which made fighting the fire even more difficult and by the next day, the frame building was no longer inhabitable, and a "royal" epoch had come to an end.

However, this was not the end for this property occupying such a prominent spot in the city. The following year, Mrs. Isabella Garner erected the Victoria Block. There was a men's clothing store (Thornton & Douglas) at the street level,

Figure 1 - Excerpt from March 29, 1900 Edition of the Evening Banner

and rental offices on the second and third floors. As such, the building continued to participate in the commercial life of the city until at least the 1950's. During this period subsequent tenants included five and dime store S.H. Knox & Co., which later merged with F.W. Woolworth, and later The Bank of Nova Scotia. In 1957, the building got a new, mid-century modern style façade of aluminum and glass panels, and the Weymur Building continued to occupy the spot into the 21st century.

In 2008, local businessman Dan Warrener purchased the building, by this time vacant and looking very tired. In his imitable way, Mr. Warrener gave it a new lease on life, by uncovering the Victorian splendour of the Victoria Block. He removed the 1950's façade, and restored the 1898 building, with modern renovations inside to encourage new businesses to locate there. Today, 138 King Street West once again anchors a major intersection in downtown Chatham and hopefully, will continue to do so for many years to come.



**Figure 2 Photograph of the Victoria Block (Circa 1950)**

corner, with the northeast corner of the building angled around the corner of the intersection. Entrance to the second and third levels is at the rear, Fifth Street corner of the building.

#### **Design Value or Physical Value (Ontario Heritage Regulation 9/06)**

The Victoria Block is a restored Renaissance Revival, late-nineteenth century commercial block. The property consists of a three-story commercial building, with a store front on its King Street, first-level frontage, and windows illuminating office/residential space on the second and third stories. The building is well designed for its

#### **Contextual Value (Ontario Heritage Regulation 9/06)**

The Victoria Block anchors the southwest corner of one of the primary intersections in the downtown core of Chatham. It serves as an unofficial entrance to the west side of the downtown, inviting people to travel further down the street.



**Figure 3 - Photograph of the Victoria Block (October 2014)**

### Description of Heritage Attributes/Character Defining Elements

Key exterior elements of the Victoria Block property that contribute to its value as a well-restored nineteenth century commercial block include:

\*well-defined stringcourse separating the street level from upper levels of the building



\*pilasters, with Corinthian capitals, placed at regular intervals on both the King and Fifth Street facades, moving from the stringcourse to the cornice



\*large, wood-framed shop windows, with diamond-shaped, cut glass transoms, and prominent wooden shop door



\*garlanded limestone lintels above all second story windows



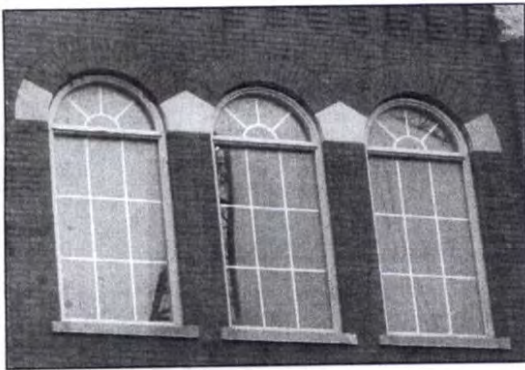
\*limestone pilasters separating second story windows



\*limestone sills on all upper story windows



\*Romanesque windows on the third story, with brick and limestone labels



\*Limestone and brick, segmented labels on Fifth Street, street-level windows and doorways



\*decorative brick corbelling, just under and supporting the cornice



### **Acknowledgments**

#### Designation Report

Prepared by Lisa Gilbert (Municipal Heritage Committee Member)

#### Historical Photograph and Newspaper Article

Complements of Dan Warrener

#### Present Day Photographs

Complements of John Taylor (Chair of the Municipal Heritage Committee)

### **Schedule B**

Legal Description: Part of Lot 90, Plan Old Survey As IN 492267 (Firstly); Chatham-Kent

PIN No. 00505-0141

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