



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

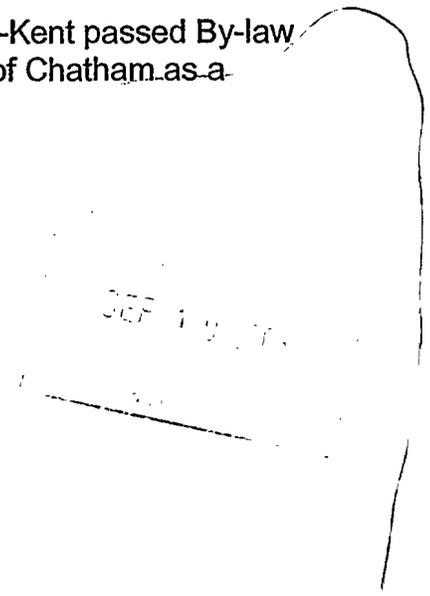
Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

Kent

REGU/RECEIVED
1-6 -09- 2003

Notice of By-law to Designate Property
Under The Ontario Heritage Act

On July 14, 2003 the Council of the Municipality of Chatham-Kent passed By-law No. 174-2003 to designate 75 William Street, Community of Chatham as a property of cultural heritage value and interest.



✓
12/30/03
RC

BY-LAW NUMBER 174-2003
OF THE CORPORATION OF THE MUNICIPALITY
OF CHATHAM-KENT

A By-law to designate the property known as 75 William Street,
Community of Chatham as being of historical and architectural
value or interest.

FINALLY PASSED the 14th day of July, 2003.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18
as amended, provides that the Municipal Council 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 a Local Architectural Conservation
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;

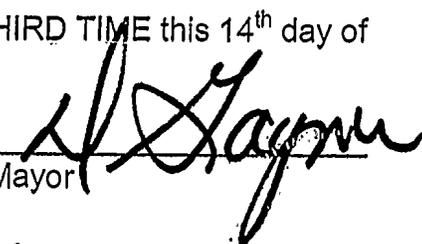
AND WHEREAS the reasons for designation are set out in
Schedule "B" annexed hereto;

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

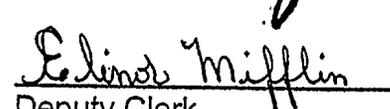
1. That the property more particularly described in the
attached Schedule "A" be and the same is hereby
designated to be of cultural heritage value and interest
pursuant to The Ontario Heritage Act.
2. That the Clerk be authorized to cause a copy of this by-
law to be registered against the property described in
Schedule "A" hereto in the proper land registry office.
3. That the Clerk be hereby authorized 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 14th day of
July, 2003.



Mayor



Deputy Clerk

SCHEDULE 'A'

Survey Old Lot 21 and part Lots 19, 20, and 22, Part 1, RP 24R2423 in the former City of Chatham, County of Kent and now in the Municipality of Chatham-Kent, and known as 75 William Street.

SCHEDULE 'B'

REASONS FOR DESIGNATION

The reasons for designation are contained in the attached Heritage Chatham-Kent Committee, Property Designation Report, dated April 16, 2003.

Property Designation Report

Heritage Chatham-Kent (Local Architectural Conservation Advisory Committee)

Date of Submission:

April 16, 2003

Subject:

The property known as 75 William Street, Chatham, Ontario.

Section 1: Purpose and General Description

The scope of the proposed designation would be limited to the portion of the property utilized as the Kiwanis Theatre and the Thames Art Gallery and more specifically, would be limited to those elements as described in the "Reasons for Designation". (see Section 2 of this document)

Part A: Historical Significance

The late Victor Lauriston, in his book Romantic Kent, described the evolution of the building that occupied, and in part still occupies, 75 William as "a building with a history". Indeed, the property and its ever changing dwelling encompassed everything from the beautiful stately Victorian home of Chatham's mayor William Northwood (1879-1880), to the illustrious bath house and Hotel Sanita, the highly respected and successful Chatham Vocational School, and finally to the present day Kiwanis Theatre and Thames Art Gallery.

Once the site of the William Northwood home, the property was purchased by T.H. Taylor, the Chatham Industrialist who founded the Taylor Mills. Following his passing, rural students from the Chatham Collegiate Institute boarded at the home for some years. In 1901, the property was purchased by the Chatham Mineral Water Company as the proposed site for the bath house. Construction began to make additions to the original Northwood home and the bath house opened in 1902. In 1905, an addition was added and when completed, it became the Hotel Sanita. The hotel remained popular with commercial and private travelers; however, the onset of prohibition marked a decline in business and the hotel's days were over.

The Chatham Board of Education purchased the hotel in 1924. Sections were tore down and other sections were renovated to convert it into a school. The approved design from the architect John Methven included the following arrangements; "The rotunda would remain intact, the diningroom would become the Domestic Science classroom, the barroom would become the Drafting room, the Mineral Baths room would be used as the Wood Working Department, and the garage, which was 40' by 60', would become the Machine Shop and Automotive Department." Eight classrooms in total would comprise the first floor, plus the principal's office and rooms and services for the male and female teachers. The basement would contain the sanitary arrangements. The three staircases from the rotunda would remain intact and service the second floor which contained seven classrooms for sewing, chemistry, physics, and commercial classes. (Chatham Daily News, March 25, 1924). W.J. Easton, Chairman of the Building Committee, was adamant that all lighting and plumbing fixtures would be removed and stored for re-use in the new building. As well, the old lumber from the Hotel Sanita was salvaged and re-used. (Chatham Daily News, August 20, 1924).

Under the leadership of Harry Collins, as its first principle, the school became well respected for its technical and academic skills. In 1928, the Board constructed the shop wing and auditorium, and in 1929, the gymnasium was built. The property remained a school until its sale to a group of 20 community minded citizens, and in 1963 the facility was incorporated as a charitable organization, The Thames Theatre Association.

The auditorium, former workshops, and school gymnasium were kept for the cultural facility and the remainder of the school was torn down. Government grants acquired from 1974-1976 allowed many renovations to take place in the theatre and workshop areas. The gymnasium was utilized as an art gallery, the workshops served as art studios, and the auditorium became the home for local cultural and service groups presenting theatre, music and film programs to the community. The gallery received status as a National Exhibition Centre and funding was received to renovate exhibition and storage areas. In 1974, the newly renovated gallery was officially opened by Hugh Faulkner, the Secretary of State. In 1976, the facility changed names to become the Thames Art Centre and in 1980 the operations were transferred to the City of Chatham. Since this time, the name has changed to the Chatham Cultural Centre. Commemorating its 75th anniversary in 1986, Union Gas donated funds to the Centre for the building of the museum. This addition, which complemented the style of the original structure, was completed in 1987.

Part B: Architectural Significance

The original Northwood home was built in a style called High Victorian; however, none of this original home exists today.

The architecture of Hotel Sanita was designed by the local firm J.L. Wilson & Sons.

The architecture of the Chatham Vocational School was designed by John Methven, a local architect, who was also designated at that time as the official architect for the Board of Education. Methven was "formally asked to produce the initial pencil sketches showing how the present buildings known as the Hotel Sanita could be used as a vocational school." (Chatham Daily News, March 25, 1924) Upon approval, John Methven was commissioned to prepare the working drawings for the construction to be completed. He continued on as the Supervisor of the project with Harry Cade as the Superintendent of Work.

Research indicates the current architectural style is probably that of the Neo-Classical style. This style became dominant from 1900-1950's and is punctuated by classical symmetry, full height porches, classical ornamentations, and elaborate and decorative designs above and around doorways. These features can be seen today with the exception of the beautiful porches which were torn down when the property was converted to the Chatham Vocational School.

Part C: Contextual Significance

William Northwood was a prominent Chatham businessman. He was the head of the malting firm of Northwood & Howard. Northwood served on town council in 1876 and 1877 and was elected mayor in 1879, serving for two terms. His home became the site of the baths and Hotel Sanita.

Of interest is the giant ginkgo tree that still reigns over the south corner of the Kiwanis Theatre. Northwood, along with the Malcomson family of Chatham, traveled to the Orient and returned with two trees as mementos of their travels. The mate to this tree is located on Victoria Avenue in North Chatham. Northwood was also noted for his instigation of the leasing of the historic military reserve so that it could be used as a public park, known today as Tecumseh Park.

During interior renovations, a portion of the existing brickwork comprising of an unused chimney was removed. The bricks were found to be signed by James Cornhill, a prominent brick maker and layer in Chatham whose business was located not far from the school at the end of Stanley Street. These same bricks are used in the exterior construction of the building.

During World War II the staff and students of the Chatham Vocational School participated in all facets of the war effort from training cadets to offering night classes in necessary war related occupations.

The Chatham-Kent Museum and Thames Art Gallery house local, regional, national and international exhibits on a continual basis, the Kiwanis Theatre is well known for its excellent acoustics, and the workshops deliver a range of functions from classes and banquets, to lectures by prominent cultural figures.

Over 100 years of history, and community involvement and enhancement can be attributed to this property and its ever changing structures. To the communities benefit, the evolution of this property has at all times remained compatible with the patterns of its cultural, social, economic, and military needs and desires. It has always remained compatible with the character of its surroundings, from the natural beauty of the parkland to the stately homes of its neighborhood, remaining a key piece in the landscape of the area. The current structure functions as a significant community asset and remains a sentiment to the past.

Section 2: Reasons For Designation

Exterior (see also Appendix B: Images and the corresponding letter mapping as per below)

- a) The molded cornice including the metal cap and its molded rosettes.
- b) The decorative frieze in its entirety, including the four Grecian urn relief's.
- c) The decorative entablature in its entirety, encompassing the front and corners of the main Theatre building; includes and of note is the dentil work.
- d) The ornate lintels, in their entirety, that cap the four original doorways, (three in the front of the Theatre and one in the Museum); includes the four original CVS insignias, the matching dentil work as on the frieze, and the ornate brackets holding up the lintels.
- e) The cement façade panels, in their entirety, encompassing the three doorways into the Theatre; also includes the eight Corinthian capitals.
- f) The brick façade; includes the paneled walls of the front of the Museum with their corbelled cornice work.
- g) The main double stairway and porch including the balusters in entirety.

Interior

- h) The Theatre balcony and its elements in entirety.
- i) Pilaster work and other woodwork surrounding the stage; also includes the four Grecian urn reliefs above the stage surround.
- j) The two backstage staircases and their balusters and newel posts in entirety.
- k) The two front staircases and their balusters and newel posts in entirety.

Section 3: Recommendations

1. That the elements listed in "Section 2: Reasons for Designation" be designated for their architectural and historic significance.

Appendix A: References and Resources

Lauriston, Victor (1952) Romantic Kent (1st Edition) Shepherd Printing Company, Chatham, and Bookshelf Bindery Limited, Ridgetown.

Chatham Cultural Centre. Special Edition History

Miller, Win (1996) Years of Change. In Chatham and Kent 1952-1992 (1st Edition) Chamberlain/Mercury Printing, Chatham, and Wallaceburg Bookbinding & Mtg. Co. Ltd., Wallaceburg.

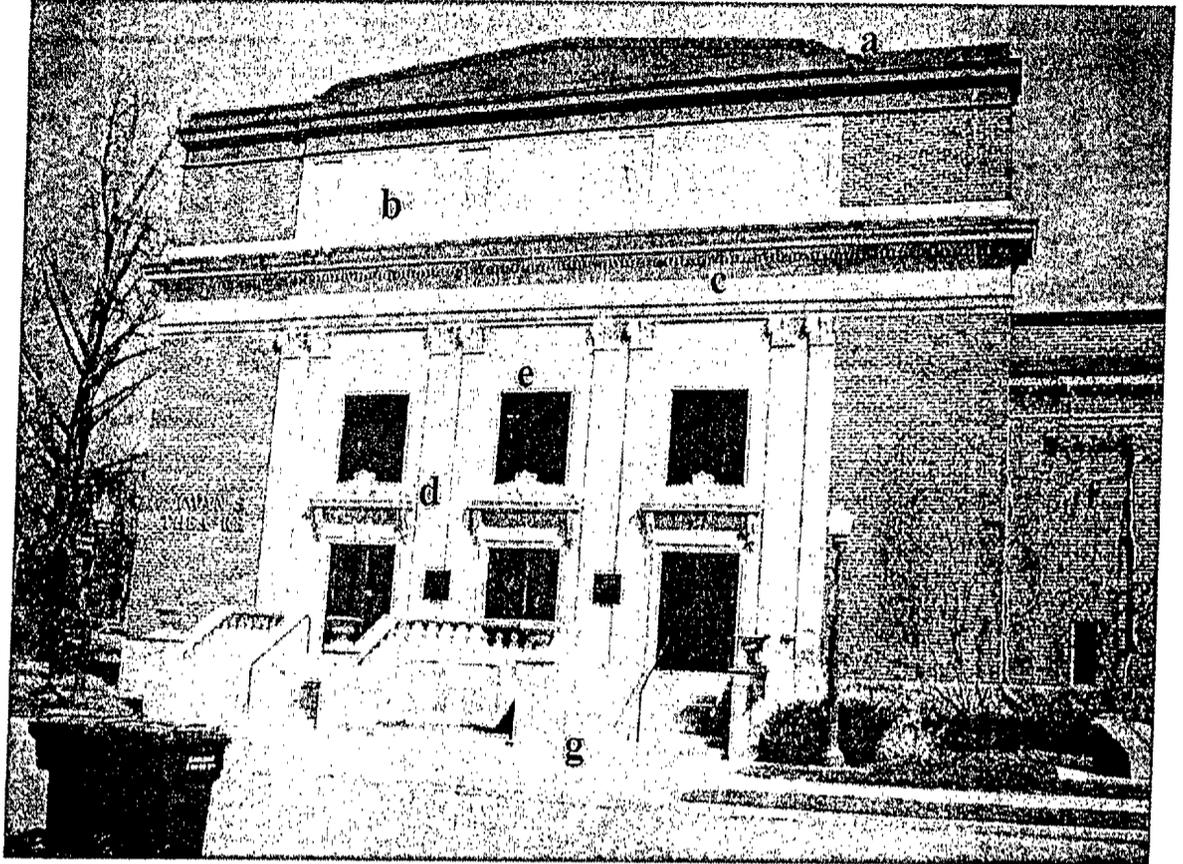
Kent Land Registry Office

Plaque erected by *The Kent Historical Society* located at the Kiwanis Theatre.

Plaque erected by *Friends and Alumni of CVS* located at the Kiwanis Theatre.

Appendix B: Images

Kiwanis Theatre



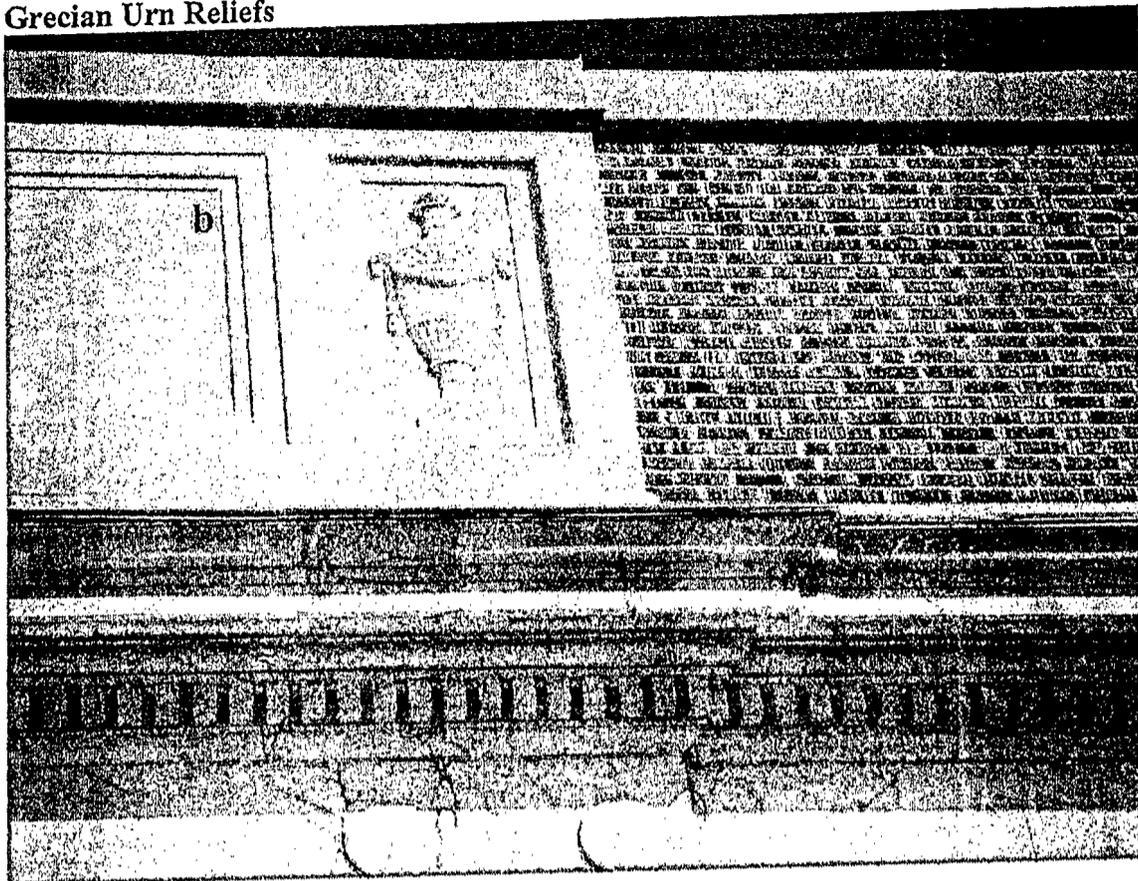
Corinthian Capitals



Thames Art Gallery



Grecian Urn Reliefs



CVS (Chatham Vocational School) Insignias

