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January 3, 2012

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

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

At the Council Meeting held November 21, 2011, 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:

Property Address	Legal Description	By-law Number	Instrument Number	Registration Date
9 Park Street	Part of Lots 10 to 13 and all of Lot 14, Block 48, Plan 14	190-2011	00504-0238	20-Dec-11
14 King Street West	Part of Lot 81, Old Survey	191-2011	00504-0082	20-Dec-11
10 1/2 King Street West	Part of Lot 81, Old Survey	192-2011	00504-0265	20-Dec-11
6-8 King Street West	Part of Lot 81, Old Survey	193-2011	00504-0080	20-Dec-11
2-4 King Street West	Part of Lot 81, Old Survey	194-2011	00504-0079	20-Dec-11
14 William Street North	Lot 60, Old Survey	197-2011	00504-0069	23-Dec-11
20-26 William Street South	Part of Lots 79 and 80, Old Survey	195-2011	00504-0078	23-Dec-11
40-48 William Street South	Part of Lots 79 and 80, Old Survey	196-2011	00504-0074	23-Dec-11
383-395 King Street West	Lot 11 and Part of Lot 12, Block F, Old Survey	198-2011	00505-0004	23-Dec-11
367 Wellington Street West	Part of Lot 111, Old Survey	199-2011	00505-0043	23-Dec-11
325 Wellington Street West	Part of Lot 107, Old Survey	200-2011	00505-0036	23-Dec-11
788 North Street	Part of Block A, Plan 134	201-2011	00602-0004	07-Dec-11
6974 St. Philippes Line	Concession 8, Part of Lot 11	202-2011	00773-0032	14-Dec-11
7823 Bay Line	Concession 13, Part of Lot 18, RP24R-609, Part 1	203-2011	00764-0010	14-Dec-11

Copies of the By-laws are attached for your file.

Sincerely,



For Ryan Jacques  
Planner

C: Municipal Heritage Committee

Attachment(s)

BY-LAW NUMBER 200-2011  
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property known as **325 Wellington Street West, Community of Chatham**, as being of historical and architectural value or interest.

FINALLY PASSED the 21<sup>st</sup> day of **November, 2011**.

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 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 Municipality of Chatham-Kent enacts as follows:

1. That the property more particularly described in the attached Schedule "A" be designated to be of cultural heritage value and interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized 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 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.

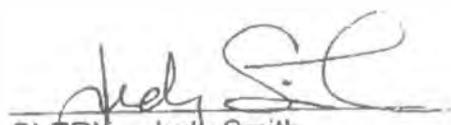
READ A FIRST, SECOND AND THIRD TIME this ~~21~~<sup>21</sup>st day of **November, 2011**.

**I hereby certify this to be a true copy of By-law Number 200-2011 passed by Municipality of Chatham-Kent Council at its' meeting held on Nov. 21, 2011, and the same is now in full force and effect.**



**The Corporation of the Municipality of Chatham-Kent**

  
ACTING MAYOR - Steve Pinsonneault

  
CLERK - Judy Smith

SCHEDULE 'A'

**PT LT 107 PL OLD SURVEY AS IN 629917; CHATHAM-KENT.**

PIN No. 00505-0036

SCHEDULE 'B'

REASONS FOR DESIGNATION

**Canadian Register of Historic Places Nomination  
325 Wellington Street West, Municipality of Chatham-Kent**

\*any field that appears in grey is mandatory

**Identification**

<b>Historic Place Name</b>	325 Wellington Street West		
<b>Other Names</b>	<b>#</b>	<b>Type:</b>	<b>Name:</b>
	1	Other	n/a

**Recognition**

<b>Authority:</b>	Local Government (ON)
<b>Recognition Type:</b>	Municipal Heritage Designation Part IV
<b>Recognition Date:</b>	2011-11-21

## Location

### Location

<b>Building Number:</b>	325
<b>Street Name:</b>	Wellington Street West
<b>Postal Code:</b>	N7M 1K2
<b>Locality:</b>	Chatham
<b>Community:</b>	Municipality of Chatham-Kent
<b>Upper Tier:</b>	n/a

### Coordinates

UTM		Latitude/Longitude	
<b>Determination:</b>	n/a	<b>Determination:</b>	Geocoding
<b>Datum:</b>	n/a	<b>Datum:</b>	NAD83
<b>Zone:</b>	n/a	<b>Latitude:</b>	42.401186
<b>Northing:</b>	n/a	<b>Longitude:</b>	-82.190238
<b>Easting:</b>	n/a		
<b>Borden #:</b>	n/a	<b>Borden #:</b>	n/a

### Boundaries

<b>Boundary Description:</b>	Old Survey, Part of Lots 107, Municipality of Chatham-Kent.
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### Map



## Description

### Statement of Significance

<p><b>Description of Historic Place:</b> i.e. Description of Property</p>	<p>325 Wellington Street West is located on the west side of Wellington Street West between Lacroix Street and First Street near the terminus of West Street in the City of Chatham, Municipality of Chatham-Kent. This three-storey red-brick residential building was constructed in the 1870s.</p>
<p><b>Heritage Value:</b> i.e. Statement of Cultural Heritage Value or Interest</p>	<p><i>Historical or Associative Value:</i> 325 Wellington Street West is associated with prominent Chatham lawyer, Matthew Wilson. Early in Wilson's career his practice rapidly increased and he became well-known throughout Canada and England, where he was sent in 1893 to argue, successfully, a case before her Majesty's Privy Council. In 1889, when only ten years at the Bar, he was elected a Queen's Counsel. Matthew was especially skilled in municipal law and was noted in the <i>Canada Law Journal of Toronto</i> in 1900 as having perhaps the largest clientele of municipal corporations in the Province. He headed the law firm of Wilson, Pike &amp; Gundy and for 15 years was the City Solicitor for Chatham. It was through this position that he became well-known as, "a man to turn defeat into victory." He was a liberal supporter of educational and church institutions in Canada and abroad. Wilson left a lasting mark on the community of Chatham. His high school, the Chatham Collegiate Institute, still awards the Matthew Wilson Gold Medal for overall academics.</p> <p><i>Design or Physical Value:</i> 325 Wellington Street West is an excellent example of the Queen Anne style of architecture, displaying a high degree of craftsmanship along with a tremendous variety and complexity of detail. This style is the zenith of 19<sup>th</sup> century picturesque. It was created by R.N. Shaw in England and spread through Canada via American architectural magazines. Primarily a residential style, a large number of narrow-lot versions in masonry, such as 325 Wellington Street West, were built in Ontario's larger cities of the era.</p> <p>The structure's complex massing, roof structure and eclectic brick details typify the style. The octagonal tower and gable window are embellished with white painted decorative woodwork, fish scale shingles, dentils and cast iron finials. The fenestration is varied with both small and large paned windows. The stained glass found in some of the windows is rumoured to have been installed by a young artist that the original owners hired from Germany.</p> <p><i>Contextual Value:</i> 325 Wellington Street West comprises one of a fine row of Queen Anne homes that line the west side of Wellington Street West. It is surprising that these large homes, which were spaced on an urban scale, do not appear clustered. This is a neighbourhood that is still closely linked with the downtown area and much of its original continuity and grandness is still prevalent.</p> <p><i>Sources:</i> <i>Commemorative Biographical Record of the County of Kent</i>, 1904. Municipality of Chatham-Kent Land Registry Records <i>Well-Preserved</i>, 1992. <i>Windfall</i>, 1979.</p>
<p><b>Character-Defining Elements:</b> i.e. Description of Heritage Attributes</p>	<p><i>Exterior character defining elements that contribute to the value of 325 Wellington Street West include its:</i></p> <ul style="list-style-type: none"> <li>- three-storey red-brick exterior</li> <li>- hipped and broad gabled roofs</li> <li>- complex massing</li> <li>- slate shingles</li> <li>- octagonal tower with cast iron finials</li> <li>- painted decorative wooden scroll work in the front gable</li> <li>- tall corbelled brick chimney with small pilasters</li> <li>- band of polychromatic brick under the eaves</li> <li>- wooden decorative dentils</li> <li>- corbelled brick work under the eaves</li> <li>- brick string course</li> <li>- large porch spanning the façade</li> <li>- glazed and panelled double entrance with arched transom</li> <li>- double front doors with half-round transom divided into two lights with small bevelled panes around the edges similar to the lights in the front doors</li> <li>- rusticated stone arch over the front door and the door sill</li> <li>- rusticated brick arches over the windows</li> <li>- stained glass windows on the side elevations</li> <li>- decorative brick pilasters on the second floor side bay</li> <li>- decorative blind arch over the window on the east side tower</li> </ul>

## Images

	<b>Image 1:</b>	<b>Image 2:</b>	<b>Image 3:</b>
<b>File Path:</b>	n/a	n/a	n/a
<b>Image Type:</b>	Contemporary Photograph	Contemporary Photograph	Contemporary Photograph
<b>Caption:</b>	Southwest View of 325 Wellington Street West	South Elevation of 325 Wellington Street West	Detailed View of the Tower and Gable Roof of 325 Wellington Street West
<b>Description:</b>	North and east elevations depicting the structure's complex massing, 2011.	Featured is the eclectic detailing on the south elevation, specifically the octagonal tower, 2011.	Featured is the painted decorative wooden scroll work in the front gable, 2011.
<b>Copyright:</b>	Lindsay Benjamin, 2011.	Lindsay Benjamin, 2011.	Lindsay Benjamin, 2011.
<b>Miscellaneous Info:</b>	n/a	n/a	n/a



Image 1



Image 2



Image 3