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April 11, 2012

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

ONTARIO HERITAGE TRUST

APR 17 2012

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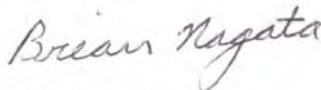
**Re: Registration of Heritage By-laws
Municipality of Chatham-Kent**

At the Council Meeting held March 5, 2012, 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:

Municipal Address	Legal Description	By-law Number	Registration Number	Registration Date
117 Victoria Avenue	LOT 2, BLOCK S, PLAN 3 CHATHAM (CITY)	36-2012	CK69824	03-Apr-12
15258 Longwoods Road	PT LT 13 RIVER RANGE S OF LONGWOODS RD ZONE PT 1 2 & 3 24R5858; S/T 134524, 661241, 515398 & 515398; CHATHAM-KENT	37-2012	CK69825	03-Apr-12

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

Sincerely,



Brian Nagata
Junior Planner

C: Municipal Heritage Committee

Attachment(s)

BY-LAW NUMBER 36-2012

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **117 Victoria Avenue, Community of Chatham (City)**, as being of historical and architectural value or interest.

PASSED the 5th day of March, 2012

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 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 "A" annexed hereto;

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

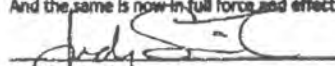
1. That the property municipally known as 117 Victoria Avenue, Community of Chatham (City) and more particularly described in the attached Schedule "B" be designated to be of cultural heritage value and interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized to register the by-law against 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 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.

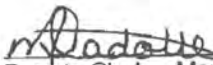
READ A FIRST, SECOND AND THIRD TIME this 5th day of March, 2012.

I hereby certify this to be a true copy of By-law Number 36-2012
passed by the Municipality of Chatham-Kent at its meeting held on

March 5, 2012
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


Deputy Clerk - Meredith Cadotte

Schedule A



Heritage Chatham-Kent

Municipal Heritage Committee

The Bondy Residence c. 1860

Introduction

(This introduction does not form part of the reasons for designation report. It is included for information purposes only)

117 Victoria Avenue in Chatham, presently owned by the Bondy family, is a fairly original (from the outside) early Italianate brick house that stylistically dates to c. 1860 (although registry office data indicates a possible date of 1857).

The exterior brick has been painted at some point. Most of the windows are in their original locations except for the large front window on the Victoria Ave. facade. It would be very unusual for a house of this age and style to have a large bay window. This type of window was more common on later Victorian and early 20th century buildings). Upon close examination, the brick header above this window is different from the other windows and lacks the decorative voussoirs. Likewise, the window sill is a totally different style than that used throughout the rest of the structure. In all likelihood, the front facade would have originally had two tall narrow windows that would have lined up vertically with the second storey window layout in order to retain the Georgian balance that was still prevalent in design in the 1860s. This larger window was likely an "update" from the early 20th century and may have been done at the same time as the front portico that, while blending very well with the house, is, nonetheless from c. 1910 and shows distinct Arts & Crafts style influence. The side porch has likely also been updated since it is decidedly Greek Revival influenced with pillars and dentilated trim. While the present porch fits in nicely with the architecture and looks perfectly appropriate, the original likely would have carried over the use of brackets, bargeboard, and other features more commonly associated with Italianate style and found elsewhere on this house.

The house shows many similarities in design and construction to Gentry Manor. Even the pillars and dentil work used in the presumably updated porch are similar to those at Gentry Manor.

REASONS FOR DESIGNATION

Bondy Residence

Description of Property

The Bondy property is located at 117 Victoria Avenue (east side between Selkirk Street and Forest Street), Chatham. The legal description of the property is Lot 2, Block S, Plan 3 in the City of Chatham in the Municipality of Chatham-Kent. Property ID Number: 00547-0176. The property consists of a substantial c. 1860 painted brick two storey residence with early Italianate influences.

Statement of Cultural Heritage Value or Interest

Historical/Associative (OHA Reg 9/06):

Registry information indicates that this property was sold by Robert Woods, who owned a significant amount of land north of the Thames River, to Charles Poile in 1857. Poile was a manufacturer and retailer of shoes and boots with a store in the Urquhart Block, 52 King Street West from at least the early 1860s until the turn of the century. Poile was one of Chatham's early and successful businessmen who had reached a substantial level of affluence and built this house, originally centrally located on an estate that encompassed the block of Victoria Avenue between Forest and Selkirk streets, sometime between 1857 and 1870.

Design/Physical (OHA Reg 9/06):

The Bondy residence is an extremely well preserved example of a stylish upper middle class businessman's residence built c. 1860 when Chatham was beginning to experience significant growth and economic prosperity, at the turning point from a pioneer settlement to a commercial and industrial centre. The house is of brick construction with the main block "L" shape and a rear kitchen wing. It is of Italianate style, two stories, and features stylish under-eave brackets, numerous large windows of differing shapes and detailing, louvered fan openings, front entrance portico (later addition) and side porch.

Contextual:

The building is a significant part of the historic streetscape of Victoria Avenue. It is the oldest structure remaining in this block of the east side of the road and important in illustrating the residential development of the street. The house would have, for many years, been the predominant and possibly the only residence along this block. It is now an important part of a streetscape that witnessed significant infilling in the early 1900s and has remained virtually unchanged since that time.

Description of Heritage Attributes/Character Defining Elements

Key elements of the 117 Victoria Avenue that contribute to its value as a well preserved example of an early 20th century merchant's business/residence:

Exterior:

- Classic "L" shaped Italianate shape with kitchen extension (original) to the rear
- Medium slope roofline
- Unusual brick chimneys (two) along north facade having three broad raised bands
- Flemish bond brick exterior wall construction (presently painted)
- Raised brick quoins along corners
- Elaborate raised brick voussoirs over windows (multiple patterns)
- Original window and doors openings and casements
- Double arched first and second story windows and conforming brick voussoirs on south exposure

- Raised stone window sills with decorative pebbling
- Original wooden two over two pane window sash on the majority of windows
- Louvered ventilation fans and casements in gable peaks
- Decorative scrolled wooden brackets under soffits on gable ends

Contextual:

Key element of the Bondy property that support its contextual is:

- Its placement in context with the surrounding residences in a streetscape that has remained largely unaltered for 100 years.

Sources:

Municipality of Chatham-Kent Land Registry Records
Chatham Directory, 1882, 1892, 1876-77, 1864-65.

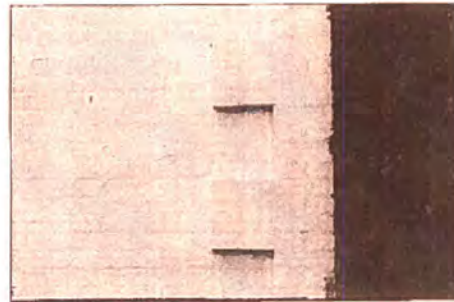
Photographs of Key Exterior Elements:



Front Facade



Unusual heavy banded brick chimneys (two)



Brick quoins



Decorative voussoirs



Less elaborate voussoirs on secondary windows



Basic "L" footprint with kitchen wing to rear.



Rear kitchen wing details



Front Portico c. 1910



Original brackets on front façade



Today's streetscape of Victoria Avenue

Schedule B

LOT 2, BLOCK S, PLAN 3 CHATHAM (CITY)

PIN No. 0054-70176