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MUNICIPALITY OF CHATHAM-KENT

315 KING STREET WEST • P.O. Box 640 • CHATHAM, ONTARIO • N7M 5K8

COMMUNITY DEVELOPMENT AND PLANNING SERVICES

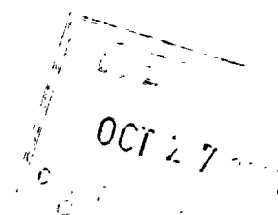
TELEPHONE: (519) 360-1998 FAX: (519) 436-3237

October 15, 2009



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

Re: Registration of Heritage By-law 144-2009
The Chatham Armoury
Parts 2, 4, 5 and 7, RP 24R-7401
44 William Street North, Community of Chatham (City)



Attached is a copy of By-law 144-2009, approved by Chatham-Kent Council on August 10, 2009 and registered as Instrument No. 0666403 on September 11, 2009, for the above-noted property.

Sincerely,

Albert Frootman
Development Planner

AF:kc
Attachment

c Municipal Heritage Committee

Heritage\Letters\Ont Heri Reg Bylaw 144-2009 Chat-City Oct 15-09.ltr

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0666403

CERTIFICATE OF REGISTRATION

2009 SEP 11 PM 2 '7

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 7 pages

(3) Property Identifier(s) Block Property Additional:
00502-0571 See
00502-0572 Schedule ☐

(4) Nature of Document

BY-LAW

(5) Consideration

ONE
xx Dollars \$ 1.00

(6) Description

Firstly: Part Military Reserve, Plan Old Survey, designated as Parts 2, 4, and 5 on Reference Plan 24R7401

Secondly: Part of Military Reserve, Plan Old Survey, designated as Part 7 on Reference Plan 24R7401

now in the Municipality of Chatham-Kent, more particularly described on the attached Schedule "B"

(7) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

See By-Law 144-2009 Attached.

Continued on Schedule ☒

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

THE CORPORATION OF THE
MUNICIPALITY OF CHATHAM-KENT

Signature(s)

Elinor Mifflin
Clerk

Date of Signature
Y M D

2009 09 09

(11) Address for Service

P.O.Box 640, 315 King Street West, CHATHAM, Ontario, N7M 5K8

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property

44 William Street North
Chatham, ON

(15) Document Prepared by:

The Corporation of the Municipality
of Chatham-Kent, 315 King Street West
P.O.Box 640, CHATHAM, Ontario,
N7M 5K8
Phone (519) 360-1998
Fax (519)436-3255

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Fees and Tax

Registration Fee 60 .

Total

2

BY-LAW NUMBER 144-2009
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **44 William Street North, Community of Chatham**, as being of historical and architectural value or interest.

PASSED the 10th day of August, 2009

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 44 William Street North, Community of Chatham 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 "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 10th day of August, 2009.

I hereby certify this to be a true copy of By-law
Number 144-2009 passed by Municipality of
Chatham-Kent Council at its' meeting
Held on August 10, 2009,
And the same is now in full force and effect.

Elinor Mifflin
Elinor Mifflin, Clerk
The Corporation of the Municipality of
Chatham-Kent

Randy R. Hope
Mayor - Randy R. Hope

Elinor Mifflin
Clerk - Elinor Mifflin

SCHEDULE 'A'

REASONS FOR DESIGNATION

THE CHATHAM ARMOURY

1. Description of Historic Place:

The Chatham Armoury located on RP 24R7401 Parts 2, 4, 5 and 7, Chatham (City) is situated adjacent to Tecumseh Park, an early residential area, and is in close proximity to the city's downtown, separated from the commercial core by McGregor Creek. The Armoury is a monumental structure of essentially Romanesque Revival style but incorporating strong Tudor/Medieval features that give it a fortress-like presence. Its principal façade faces north towards Tecumseh Park and consists of a prominent three story brick centre block with massive two storey arched window complex surmounting a recessed double troop door with flanking tri-sided towers ending in crenellated turrets. Extending on either side of the centre block are two storey ancillary wings ending in round three storey crenellated turrets. The exterior's red brick contrasts with the rough-faced stone foundation and accents.

The secondary façade faces William Street/Colborne Street and consists of a low sloped front gable brick drill hall with large central arched and stone arcaded troop door below three large arched windows. The drill hall terminates on the south end with a square tower topped with a cast trophy of cannon balls while the north end is visually separated from the side of the front block by a chimney tower.

Historical/Associative (OHA Reg 9/06):

The property that includes the Chatham Armoury was designated as a military reserve by Lt. Gov. John Graves Simcoe in 1794. The present building relates directly to the national pride and military enthusiasm that followed Canada's involvement in the South African War (1899-1902) that led to a wide-ranging series of reforms under Fredrick Borden, Minister of Militia 1886 to 1911. The primary aim of these reforms was to transform a citizen militia into an efficient fighting force and to achieve this, significant funds were allocated to the construction of new Armoury.

The building continued to be occupied by the Kent Regiment until 1954. In 1954, the Kents were amalgamated to form The Essex and Kent Scottish Regiment that occupied the building until 2006 when they moved to new quarters on Bloomfield Road.

As the largest and most centrally located public spaces in Chatham for much of the 20th Century, the Armoury has also been the site of many important sports and recreational functions from indoor badminton and formal dances.



Armoury's entrance circa 1925

Design/Physical (OHA Reg 9/06):

The Armoury is an excellent example from the third phase of drill hall construction in Canada (1896-1918). It is constructed in a Romanesque Revival style, characterized by the repeated use of arched window openings and contrasting use of red brick and stone. The style is combined with the medieval features of turrets and crenellated roof lines to create a fortress-like presence. It also is a fine example of the new technological advancements in design being initiated at this time particularly the use of steel Fink trusses that are used to support the roof of the drill hall creating a vast un-interrupted open space.

Principal design elements include:

- Red brick construction contrasted with rough cut white stone foundation and accents.
- Dominant three storey centre block with two storey arched window opening over a recessed double troop door, flanked by tri-sided buttress-like towers ending in a crenellated roof line.
- Round three storey turrets with crenellated roof lines forming terminal blocks at the ends of the principal façade.
- Low pitched front parapet gable drill hall with prominent troop door with stone surround, surmounted by three large arched windows.
- Prominent chimney towers.
- Arched windows along south exposure.
- Trophy towers surmounted by cast cannon ball mounds flanking the south exposure.
- Large open interior space supported by steel Fink trusses.

Contextual:

Because of its orientation with respect to Tecumseh Park, the adjacent residential neighbourhood, the Thames River, and the downtown commercial core of Chatham, the Armoury represents the dominant (and dominating) feature in the site line from any and all of these vantage points. Its relationship to the river and the Park/neighbourhood has remained virtually unchanged for over 100 years and it is a defining feature in this late Victorian/Edwardian landscape and represents one of the key landmarks in the City of Chatham.

Key exterior elements of the Chatham Armoury that contribute to its value as a well preserved example of an early 20th century military drill hall and administrative structure include:

- Brick stretcher bond construction
- Rough cut stone foundation
- Window placement and openings
- Window sash/glazing
- Stone/concrete voussouirs around troop doors
- Stone/concrete capped crenellations on tops of turrets
- Cast cannon ball trophies surmounting towers
- Tin ceiling in recessed front entranceway
- Sheet metal tablets and lettering "ARMOURY" and "ER 1905"
- Rough cut/cast stone/concrete lintels and window sills
- Stone course work on turrets
- Decorative stone string courses
- Brick voussoirs over arched window openings
- Parapet caps
- Stonework, quoins and keystone surrounding east and south drill door opening
- Brick chimney towers



Front Façade

Key interior elements of the Chatham Armoury that contribute to its architectural value are:

- Tin ceiling and cove mouldings in main entranceway
- Rounded brickwork on entry arches and door openings
- Hinged double troop doors at main entrance.
- Sliding double troop doors (including track) in east and south walls of drill hall
- Period interior wood trim, wainscot, chair rail, fascia, wooden window and door casements and sash (all)
- Period wooden doors, transom, and hardware (all)
- Period walls and partitions (all)
- Drill hall floor
- Cast iron circular staircases on both ends of drill hall
- Balcony railing
- Balcony, including riveted steel support brackets
- Steel roof trusses
- Oak staircase
- Soldiers names scratched into bricks throughout the structure but particularly in main troop door entranceway
- Fireplace and mantel in basement
- Exposed interior brickwork throughout
- Wood ceiling in drill hall
- Hinged wooden windows in basement
- Fireplace openings in officer's and NCO's mess rooms (two)
- Exposed concrete/stone quoins around troop doors in drill hall



Drill Hall

Key contextual elements of the Chatham Armoury that support its contextual value include:

- The situation of the structure in respect to McGregor Creek and the Thames River giving it visual prominence for river travelers and from Thames Street and the river side of the commercial core of downtown Chatham.
- The situation of the structure in relation to Tecumseh Park making it the central and dominant focal point from the park.
- The height and massing of the building and its situation in relation to the surrounding complimentary architecture, both residential and commercial.
- Massing of the complex along William Street giving it visual prominence when approaching along William Street or Colborne Street.

SCHEDULE 'B'

Part Military Reserve Plan, Old Survey Parts 2, 4, 5 and 7, 24R7401;
Chatham-Kent

TOGETHER with an easement over Part of the Military Reserve, PL Old
Survey being Parts 1, 3, 6, Reference Plan 24R7401 as set out in instrument
E641891.