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June 20, 2011

ONTARIO HERITAGE TRUST

JUN 30 2011

RECEIVED

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

Re: Registration of Heritage By-law 82-2011
Thomas McCrae House
Pt. Lt. 16, Con 1 (Raleigh), Pt. 1, 24R-4296
7407 Riverview Line, Community of Raleigh

Registration of Heritage By-law 83-2011
Adams Block
Pt. Lt. 1, Block 47, Plan 14, Chatham
125 Queen Street, Community of Chatham


Registration of Heritage By-law 84-2011
Tye Block
Pt. Lts. 15 & 16, Block K, Plan 144 T/W & S/T ROW as in 276292, Thamesville
9 Victoria Street, Community of Thamesville

Attached is a copy of By-law 82-2011, approved by Chatham-Kent Council on June 6, 2011 for the above-noted property – Thomas McCrae House.

Attached is a copy of By-law 83-2011, approved by Chatham-Kent Council on June 6, 2011 for the above-noted property – Adams Block.

Attached is a copy of By-law 84-2011, approved by Chatham-Kent Council on June 6, 2011 for the above-noted property – Tye Block.

Sincerely,



Ryan Jacques
Planning Technician

Attachment(s)

BY-LAW NUMBER 84-2011

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **9 Victoria Street, Community of Thamesville**, as being of historical and architectural value or interest.

PASSED the 13th day of June, 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 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 9 Victoria Street, Community of Thamesville 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 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 13th day of June, 2011.

I hereby certify this to be a true copy of By-law
Number 84-2011 passed by Municipality of
Chatham-Kent Council at its' meeting
held on June 13, 2011,
and the same is now in full force and effect.



The Corporation of the Municipality
of Chatham-Kent


MAYOR - Randy R. Hope
CLERK - Judy Smith

Schedule A



Heritage Chatham-Kent

Municipal Heritage Committee

The Tye Block **9 Victoria Street, Thamesville**

Introduction

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

The original Tye Block, built c. 1875, was the front brick building only. The rear entranceway into the apothecary along with its stone threshold still exists between the brick section and later rear additions. Two doorways originally existed on the south side of the building. These have been bricked in but their outline, stone thresholds and brick headers are still clearly visible. It is believed that one of these doors opened to a staircase to the second floor, now removed.



The apothecary featured built-in architectural shelving and drawers. Much of the upper shelving survives in situ but only one section of the lower drawers remains.



A large cinder block addition has been built immediately behind the brick section. The cinder block material and construction method would date this addition to the first quarter of the 20th century and may likely have been built when the building was converted to a hardware store in 1919.



The south facing doorways may have been bricked up at this time with the staircase moved to the exterior rear of the building (now enclosed). The small wood-clad second storey addition above the cinder block addition would also date to this period. Presumably these alterations were to allow more retail space for the hardware business. Local stories indicate that the original use of the second storey was as a sick wing or hospital related to the drug store and

Dr. Tye's medical practice. With the change of use of the building, it may have been preferred to make this second storey a separate living space with exterior entrance separate from the retail space.



A further board and batten addition is attached to the rear of the cinder block section. Although largely covered with vinyl siding, enough of the earlier wood siding exists to suggest that this, too, may have been added c. 1925.





Fortunately, the additions to the rear have been built in a diminished scale to the main brick section which allows it to retain its visual prominence.

The exterior of the original brick section is very original with the exception of the bricked-in doors previously mentioned, and the change of the front door/casement that probably replaces a taller double door. The large front windows were likely four panes each originally. The chimneys have been reduced in size.



The interior has been largely altered with a false ceiling and plywood panelling covering much of the exposed walls. The original wood floors were removed in the 1970s and a concrete pad was poured that is now covered with linoleum.

REASONS FOR DESIGNATION

THE TYE BLOCK/B'S HIVE

Description of Property

The Tye Block/B's Hive property is located at 9 Victoria Street, Part of lots 15 and 16, Block K, Plan 144, in the Village of Thamesville in the Municipality of Chatham-Kent. The property consists of a two-storey rectangular brick commercial building with cinderblock and board and batten additions to the rear.

Statement of Cultural Heritage Value or Interest

Historical/Associative (OHA Reg 9/06):

The Tye Block is directly associated with the economic boom and community development that followed in the wake of new railroad routes that changed the settlement pattern in western Ontario and spurred the growth of new communities, such as Thamesville, in the third quarter of the 19th century. The Tye Block was one of Thamesville's first substantial commercial buildings housing early key community businesses including an apothecary for forty years and a village hardware store for over fifty years. It also has an important associative link to one of the region's earliest and most prominent physicians.

The property was purchased in the early 1870s by Dr. George Archer Tye who graduated in medicine in 1867 and established a practice in Thamesville. Although local histories suggest that the building was constructed in 1880, it appears, stylistically, somewhat earlier and was probably built by Tye (who relocated his practice to Chatham in 1880) in the mid-1870s. The ground floor of the building was operated as a drug store by Tye's brother, Samuel, while the second floor may have served as Dr. Tye's office.

Tye is noted as "beyond all question one of Kent's great physicians"*, serving as assistant surgeon for the 24th Kent Battalion, and physician for the western division of the Grand Trunk Railway. Tye was also a prominent physician at the provincial level, serving as president of the Ontario Medical Association from 1885-86 and chairman of the board of trustees for the College of Physicians and Surgeons of Ontario. He was a local entrepreneur, having business interests in both the "City of Chatham" steamship that operated between Detroit and Chatham, and the Chatham Banner Printing Company. Although Dr. Tye moved to Chatham in 1880 and died in 1891, his family retained ownership of the Tye Block until 1919.

Following Dr. Tye's removal to Chatham, his brother Sam continued to operate the "Telegraph Drug Store," so called because Sam was also the agent for the Dominion Telegraph Company. In 1898, the drug store was leased by Dr. Tye's

family to Messrs. de Pencier & Ruckle until 1919 when the family sold the building to John Yeoman who converted it to a hardware business.

*Victor Lauriston, *A Centennial Chronicle of Kent Doctors*, Shepherd Printing, Chatham, 1967. P. 56

Design/Physical (OHA Reg 9/06):

The Tye Block is an extremely well-preserved mid- Victorian commercial building. It is one of the very few commercial buildings in Chatham-Kent whose exterior remains virtually unaltered from its original 1870s appearance (with the exception of the front entrance door). The façade incorporates many classic Victorian design elements making it an important representative example of a storefront that would once have been a common site on the developing streetscapes of western Ontario towns in the later 19th century. Principal design elements include:

- A brick two-storey three bay front façade with a central entrance door flanked by large glass windows, surmounted by three windows
- Rear sloping flat roofline
- Decoratively embellished front façade featuring decorative brickwork, heavy bracketed cornice and frieze, and elaborate fluted cast iron pillars



Front façade (eastern exposure facing Victoria Avenue), Tye Block, Thamesville.

Contextual:

The height of the brick building and its placement immediately adjacent to the sidewalk and street creates a visual prominence when approaching from either direction on Victoria Avenue. The low rooflines and decreased scale of the later additions to the rear are important aspects that allow the original 1870s block to maintain this visual prominence.



Approaching the Tye Block from the south on Victoria Avenue.

Description of Heritage Attributes/Character Defining Elements

Key exterior elements of the Tye Block property that contribute to its value as a well preserved example of Victorian commercial architecture include:

- Red brick construction, main block
- Stretcher bond brick pattern, main block
- Window and door placement, main block
- Cut stone door thresholds, sills, and window sills with textured front edges, main block
- Fluted cast iron columns with Corinthian capitals
- Window glazing and trim, front façade
- Moulded window and door casements, main block
- Panelled trim and applied roundels, front façade
- Decorative brackets and cornice mouldings above ground level windows and at roofline, front façade.

- Window sash and glazing pattern, main block
- Decorative brick headers/voussoirs with cut stone keystones over second storey windows, front façade
- Plain gently arched headers over side windows
- Decorative brick frieze, front façade
- Heritage plaque, 1998
- Interior bracketed shelving and drawers
- Interior window trim, south facing ground floor window, main block

Key elements of the Tye Block property that support its contextual value include:

- The structure's focal dominance along Victoria Avenue as accentuated by its close proximity to the road

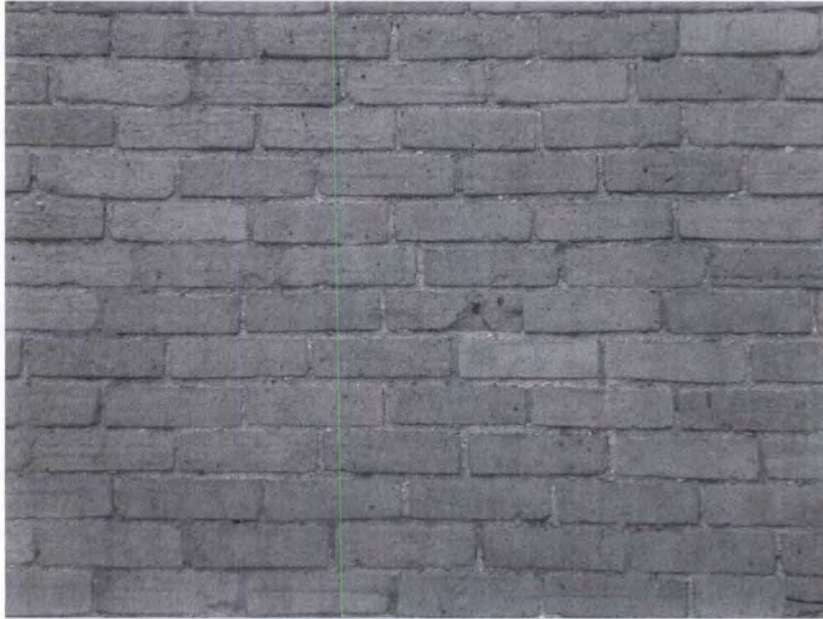


Tye Block looking south on Victoria Ave. from the intersection of Victoria and Longwoods Road.

Sources:

- Shirley Bain, *Thamesville's Heritage Businesses 1797 to 1999*, 1999.
- Victor Lauriston, *A Centennial Chronicle of Kent Doctors*, Shepherd Printing, Chatham, 1967.
- *Illustrated Historical Atlas of the Counties of Essex and Kent*, H. Belden & Co., Toronto, 1881.

Photographs of Key Exterior Elements:



Red brick stretcher bond construction



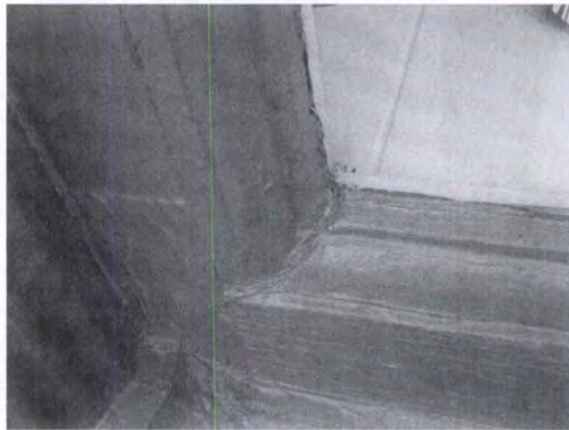
Cut stone sills with decorative edge texturing



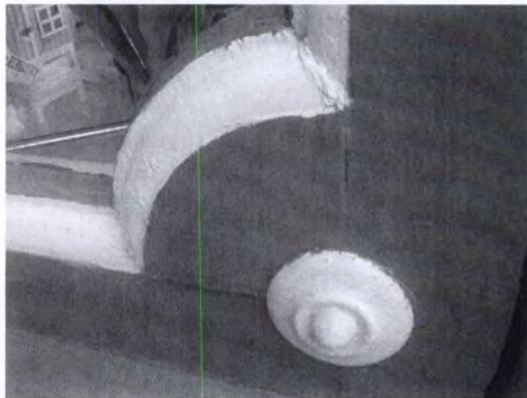
Cut stone sills and thresholds with decorative texturing



Base of fluted column, decorative panelling, and stone sills



Moulded door casement



Moulded window frame and applied roundel



Corinthian capital of cast iron column



Upper window glazing, brackets, and heavy moulded cornice



Decorative brick headers/voussoirs and stone keystones



Decorative brick frieze, brackets, and heavy moulded cornice



Plain arched brick headers



Historical plaque, 1998



Original interior shelving



Brackets on shelving



Remaining section of apothecary drawers



Window casement and trim

Schedule B

PART OF LOTS 15 & 16, BLOCK K, PLAN 144, TOGETHER WITH R.O.W.
OVER PART OF LOT 15, BLOCK K, PLAN 144 & SUBJECT TO R.O.W.
OVER PART OF LOT 15, BLOCK K, PLAN 144, AS IN 276292
THAMESVILLE

PIN No. 00724-0073