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BY-LAW NUMBER 170-2014
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **39 Stanley Avenue, Community of Chatham (City)**, as being of cultural heritage value or interest.

PASSED the 8th day of December, 2014

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 Municipal Heritage 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 or 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:

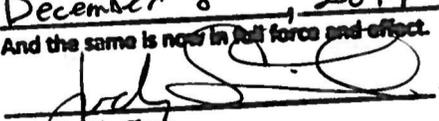
1. That the property municipally known as 39 Stanley Avenue, Community of Chatham (City) and more particularly described in the attached Schedule "B" be designated to be of cultural heritage value or interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized to register the by-law against 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 posted on the Municipality's Ontario Heritage Act Notices webpage.

THIS By-law shall come into full force and effect upon the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME this 8th day of December, 2014.

I hereby certify this to be a true copy of By-law Number 170-2014
passed by the Municipality of Chatham-Kent at its meeting held on

December 8, 2014
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


CLERK - Judy Smith

Schedule A

DESIGNATION REPORT

39 STANLEY AVENUE, CHATHAM

PREAMBLE

This property has historical significance due to its age and location. It has architectural significance as it is one of the earliest examples of Classic Revival and Italianate architecture in the City of Chatham. While there have been additions to the front and rear of the residence, many of the original features remain. Care has been taken to have those additions, especially the front porch and sitting area, blend into the original construction. Original windows have been replaced, but openings have remained unchanged with the exception of the first storey windows on the south and east facades. The same holds true for the front door.

The owners wish to maintain the architecturally significant features of this home. This is important as similar features are being removed or altered on other comparable properties in the neighbourhood.

DESCRIPTION OF PROPERTY

This property is located at 39 Stanley Avenue, Community of Chatham (City). The property is legally described as Part of Lot 15, Plan Old Survey as Instrument 562643; Chatham-Kent. The lot was originally granted by the Crown to James Everitt in 1836; however the home was not constructed until circa 1865. The two-storey brick home is designed with influences to the Classic Revival and Italianate architectural styles.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Historical Value / Associative Value (OHA Reg. 9/06):

This home is located on the northwest corner of Stanley Avenue (originally called Gaol Street) and Adelaide Street. The property consists of the southeast part of Lot 15, Plan Old Survey, surveyed in 1795 as part of the town plot and military reserve (Chatham). In 1836, this Lot 15 was granted to James Everitt from the Crown.

With a rapidly growing population in the 1850's (Census records show Chatham's population of 2070 in 1851 had grown to 4476 in 1861), and the birth of the Town of Chatham in 1855 the number of businesses and trades grew accordingly. With this growth came a demand for an upper middle class neighbourhood. This historic section of Chatham saw such growth and over the next few decades some of Chatham's most prominent citizens lived in this area: J.W. Shackleton (Real Estate Agent & Money Loaner), Joseph Dale (owner of Beaver Iron Works), and Robert Woods (Barrister and later Judge), and a member of Chatham's first Town Council, to name a few. By the 1920's, well known Chatham author and historian, Victor Lauriston and his family moved in next door at 35 Stanley Avenue.

The home was in the Robinson family for over a century, dating from 1869 to the early 1970's. The home was purchased by local miller, Frederick Robinson in 1869. Frederick had three professional sons, George (tailor), Henry (miller) and William (solicitor), residing with him and his wife in their residence. Future generations of the Robinson family served the local community as professionals.

Design Value / Physical Value (OHA Reg. 9/06):

39 Stanley Avenue is a well-kept and very good example of an upper middle class residence built c. 1865 as Chatham was prospering and growing into a commercial and industrial centre. The home is situated on a prominent corner lot. While it does not have the traditional "L" shape associated with the Italianate architectural style, other features such as louvered fan openings on either gable, symmetrical three windows upper with two windows and single door lower, and scrolled wooden brackets under the soffit are all typical for this style at this time period. Evidence of Classic Revival architecture is also evident in the facade of the residence.

Contextual Value:

This residence is situated in the heart of a once affluent upper middle class neighbourhood of early Chatham. Its prominent location and architectural features are as significant to the neighbourhood today as they would have been a century and a half ago.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key elements of 39 Stanley Avenue that contribute to its value as a well-preserved example of an upper middle class mid-19th century Classic Revival and Italianate style home include:

Exterior:

- Medium gable roof (See Figure 1)
- Monk bond brick construction (See Figure 2)
- Full exterior chimney with corbel top (See Figure 3)
- Scrolled wooden brackets under soffits on front gable (See Figure 4)
- Symmetrical façade (See Figure 5)
- Window placements (See Figure 5)
- Window casements (See Figure 5)
- Stone plain lug window sills (See Figure 5)
- Segmental brick headers above windows (See Figure 5)
- Single front door placement (See Figure 6)
- Louvered ventilation fans on gable peaks with arched brick headers (See Figure 7)

Contextual:

Key elements of 39 Stanley Avenue that support its contextual significance are:

- Prominent corner lot of Stanley Avenue (Gaol) and Adelaide Street
- Proximity to the business centre of early Chatham
- Located in one of Chatham's earliest upper middle class neighbourhoods

SOURCES

- Blumenson, John. "Ontario Architecture: A Guide to Styles and Building Terms, 1784 to Present," 1990
- Chatham City Directories (Soutar, Vernon's, Shepherd's), 1876 – 2005
- Chatham-Kent Land Registry Records
- Commemorative Biographical Record of the County of Kent, 1904
- Harris, Cyril (Editor). "Illustrated Dictionary of Historic Architecture", 1983
- Lauriston, Victor. "Romantic Kent, The Story of a County 1626-1952", 1952

Figure 1



Figure 2



Figure 3

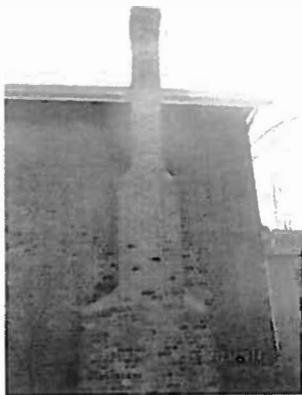


Figure 4



Figure 5



Figure 6



Figure 7



Schedule B

Legal Description: Part of Lot 15, Plan Old Survey as Instrument 562643; Chatham-Kent

PIN No. 00502-0035