

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NUMBER 2022-005

A By-law to designate the property known as the “Thomas Drug Store” as being of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact By-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS authority was granted by Council to designate the property located municipally at 65-67 Richmond Street and known as the “Thomas Drug Store”, as being of cultural heritage value or interest;

AND WHEREAS the Thomas Drug Store is legally described as:

PT LT 13 W/S RAMSAY ST PL 1 AMHERSTBURG AS IN R1296175; AMHERSTBURG;
AMHERSTBURG

AND WHEREAS the Council of the Town of Amherstburg has caused to be served upon the owners of the land and premises known as the Thomas Drug Store and upon the Ontario Heritage Trust, Notice of Intent to designate the property and has caused the Notice of Intent to be published in a newspaper having general circulation in the municipality as required by the Ontario Heritage Act;

AND WHEREAS the property’s cultural heritage value or interest, its important physical heritage attributes, and therefore its reasons for designation are summarized and set out in Schedule “A” to this bylaw;

AND WHEREAS a more fulsome description of the history and cultural heritage value of the Thomas Drug Store is set out in Schedule “B”;

AND WHEREAS the Thomas Drug Store is visually represented in Schedule “C”;

AND WHEREAS any future interventions or changes to the property shall follow commonly used heritage-conservation best practices, as set out in Schedule “D”;


NOW THEREFORE the Council of the Corporation of the Town of Amherstburg hereby enacts as follows:

1. The property at 65-67 Richmond Street, known as the Thomas Drug Store and more particularly described in Schedule “A” is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedules “A” and “B”.
2. Any future interventions or changes to the property shall follow commonly used heritage-conservation best practices, as set out in Schedule “D”.
3. The Town Solicitor is authorized to cause a copy of this by-law to be registered in the proper Land Registry Office against the property located at 65-67 Richmond Street and legally described as:


PT LT 13 W/S RAMSAY ST PL 1 AMHERSTBURG AS IN R1296175; AMHERSTBURG;
AMHERSTBURG

4. The Town clerk is authorized to cause a copy of this by-law to be served upon the owner of the property located at 65-67 Richmond Street, and upon the Ontario Heritage Trust and to cause notice of this bylaw to be published in a newspaper having general circulation in the Town of Amherstburg as required by the *Ontario Heritage Act*.

Read a first, second, and third time and finally passed the 24th day of January, 2022.



MAYOR – ALDO DICARLO



CLERK – VALERIE CRITCHLEY

SCHEDULE “A” - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value of Interest

65-67 Richmond Street, built 1885, is representative of smaller-scale, wood-frame commercial-type buildings which were constructed at the time, and which historically contributed to Amherstburg's commercial core.

The property is valued for contributing to Amherstburg's historic commercial activity, and particularly recalls Amherstburg's status, and its downtown as a thriving commercial centre in the late 19th century; it was built, and operated as a drug store 1885 – 1927.

The property is significant for its association with druggist, Charles M. S. Thomas (1855-1927), who commissioned the building. He was a fixture in the town's retail sphere and well-known for his service on town council, the school board, civic committees, fraternal and community organizations. He is also remembered for publishing a small newspaper from the building – the Independent – which existed 1883 to c. 1886, advocating temperance, worker's rights and other issues.

The site has contextual value in helping to define, maintain and support the historical commercial character of the area; it is integral to reinforcing the historic high street status of Richmond Street. The building is physically, functionally, visually and historically linked to its surroundings being compatible in form, scale, age and use with the other properties in the area.

Heritage Attributes

The primary heritage attributes (character-defining elements) of the property are its:

- original location and placement on Richmond Street;
- two-storey, rectangular form, and very low-profile hipped roof;
- wood-frame construction and facades;
- fenestration and doorways;
- wraparound storefront with large display windows, recessed entry and secondary, upper-floor entry with transom lights.

SCHEDULE “B” – STATEMENT OF SIGNIFICANCE

Description

The property known as the Thomas Drug Store, at 65-67 Richmond Street, is a two-story, wood-frame commercial building constructed in 1885. The property is distinguished by a wraparound storefront and plain finishes. 65-67 Richmond Street occupies a prominent downtown location on one of Amherstburg’s commercial high streets.

Heritage Value

The property, known as the Thomas Drug Store has physical value. Built 1885, it is representative of smaller-scale, wood-frame commercial-type buildings which were constructed at the time, and which historically contributed to Amherstburg’s commercial core. The two-storey building features a wraparound storefront with large display windows, recessed entry, and upper-level residential quarters typical of period buildings.

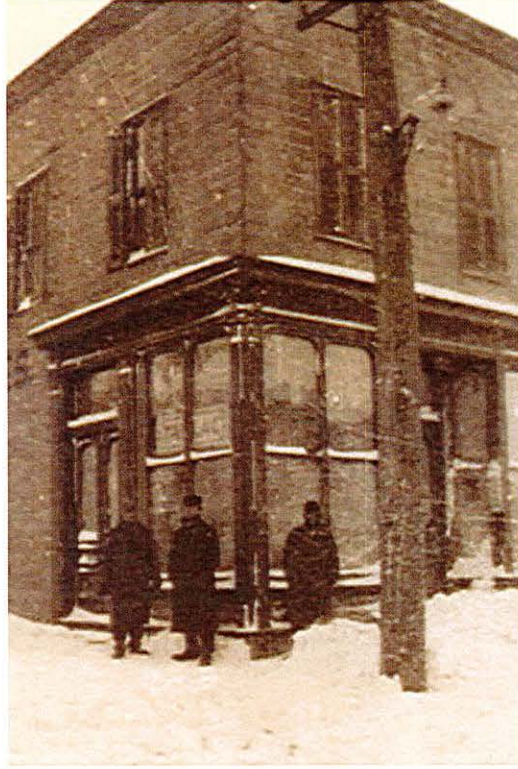
The property also has historical and associative value. It’s significant for contributing to Amherstburg’s historic commercial activity, and particularly recalls Amherstburg’s status, and its downtown as a thriving commercial centre in the late 19th century. Built and operated as a drug store 1885 – 1927, it continued to serve a variety of retail and commercial uses in the 20th and 21st centuries, being a prominent commercial space for numerous restaurants and retail uses on one of Amherstburg’s high streets. As a drug store, it was described during the period as “one of the best know places of its kind in Essex County”. From 1946-62, it was the long-time home of the popular ‘Vic’s Lunch’ restaurant (Vic & Julia’s). Being the waiting room from 1938-57 of the Sandwich, Windsor & Amherstburg transit line – initially the street railway, and later bus service – also made it something of a community hub.

The property is also important for its association with druggist, Charles M. S. Thomas (1855-1927), who commissioned, and owned the building for 42 years. In addition to being a fixture in the town’s retail sphere, Thomas was well-known for his service on town council (1890-91); the public school board (1889-92); civic committees; and was prominent in fraternal and community organizations such as the British & Foreign Bible Society (1882-1926) and the Canadian Boys’ Patriotic Association, which promoted patriotism in British institutions. He is also remembered for publishing a small newspaper from the building – the Independent – which existed 1883 - c. 1886, advocating temperance, worker’s rights and other issues.

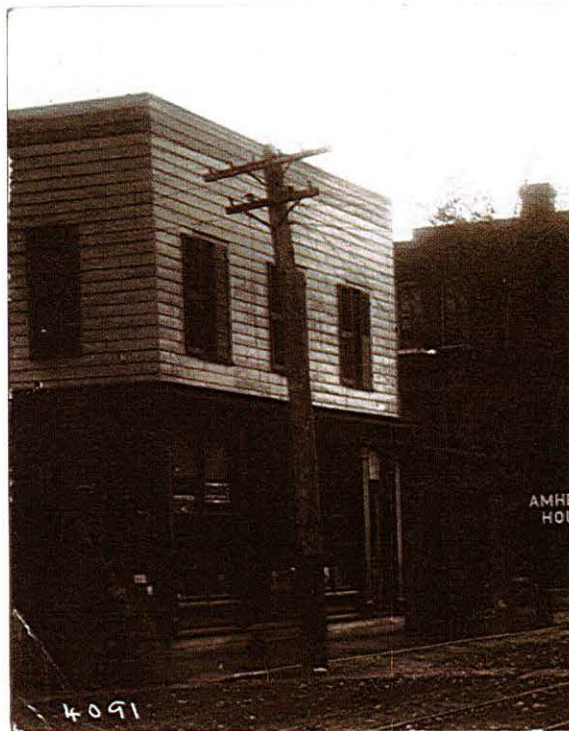
Further, the property has contextual value. Built and maintained as a commercial property since 1885, the site has contextual value in helping to define, maintain and support the historical commercial character of the area. Historically, Richmond Street is one of Amherstburg’s primary high streets, and this property is integral in reinforcing this status.

The building is physically, functionally, visually and historically linked to its surroundings being compatible in form, scale, age and use with the other properties in the area, thereby helping to define the historic commercial character of the area.

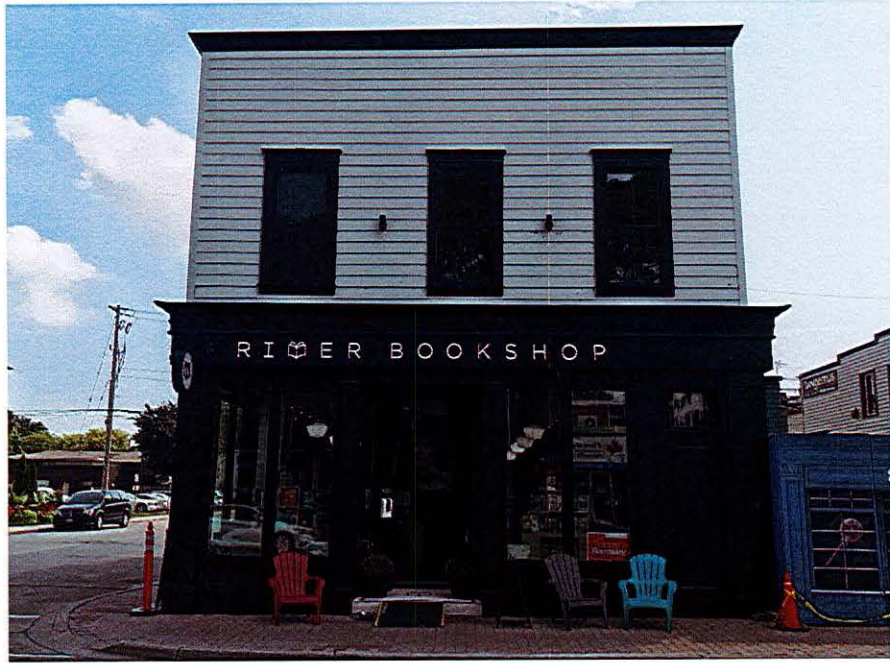
SCHEDULE "C" – IMAGES OF THE THOMAS DRUG STORE



Historic view from the northeast of the Thomas Drug Store, c. 1900 (Marsh Collection P4356.5)



Historic view from the northeast of the Thomas Drug Store, c. 1910 (Marsh Collection P4183)



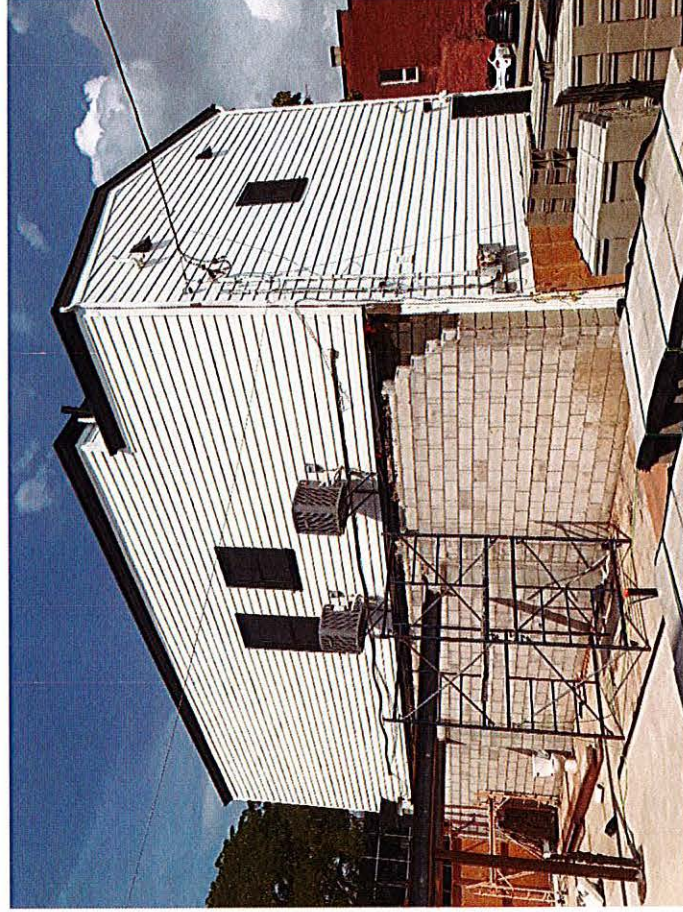
North (Main) façade of the Thomas Drug Store (August 27, 2021)



West façade and main facades of the Thomas Drug Store (August 27, 2021)



East façade of the Thomas Drug Store (August 27, 2021)



West façade and south facade of the Thomas Drug Store (August 27, 2021)

SCHEDULE “D” – “THE STANDARDS”

(Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010)

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.