

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
April 4, 2012
at 5:30 o'clock p.m.
in Room 406, 400 City Hall Square East

1. **CALL TO ORDER**

2. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held January 11, 2012 (*previously distributed*).

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

5. **BUSINESS ITEMS**

5.1 **ACO/CHO Conference, May 31-June 3, Kingston, Ontario**

Request for upset amount of \$2,100 from the Windsor Heritage Committee operating fund for registration and travel for one Committee member and the Heritage Planner

5.2 **Buckland-Montreuil-Vichos House, 4187 Riverside Drive East**

Consider recommendation to modify the items for approval of the garage demolition on this heritage-listed property. The report of the Heritage Planner dated March 29, 2012 entitled "Proposed Garage Demolition – Buckland-Montreuil-Vichos House, 4187 Riverside Drive East" is attached.

5.3 **Heritage Colouring Contest**

Decide three winners by age group. Memo from the Heritage Planner dated March 29, 2012 subject matter "Heritage Colouring Contest" – attached.
Request for an upset amount (to be stated) from the Windsor Heritage Committee operating fund for preparation of the awards.

6. **COMMUNICATIONS AND ANNOUNCEMENTS**

6.1 **Heritage Week – February 20-26**

Follow-up

6.2 **Doors Open, September 29-30**

Status Report

6.3 **ACO/CHO Conference, June 3-5, 2011, Cobourg, Ontario**

Report of Heritage Planner – to be e-mailed.

6.4 **This Old House magazine**

Feature about Walkerville

7. **DATE OF NEXT MEETING**

Meeting dates to be determined for the July and October 2012 meetings.

8. **ADJOURNMENT**

THE CORPORATION OF THE CITY OF WINDSOR
Planning Department

**MISSION STATEMENT:**

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #:	Report Date: March 29, 2012
Author's Name: John R. Calhoun	Date to WHC: April 4, 2012
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

**Subject: Proposed Garage Demolition
 Buckland-Montreuil-Vichos House, 4187 Riverside Drive East**

PD#

City Wide: Ward(s): 5

1. RECOMMENDATION:

That the proposed demolition of the detached garage on the property at 4187 Riverside Drive East (Plan 813 Lots 7 & E pt 8) **BE CONDITIONALLY APPROVED**, provided that:

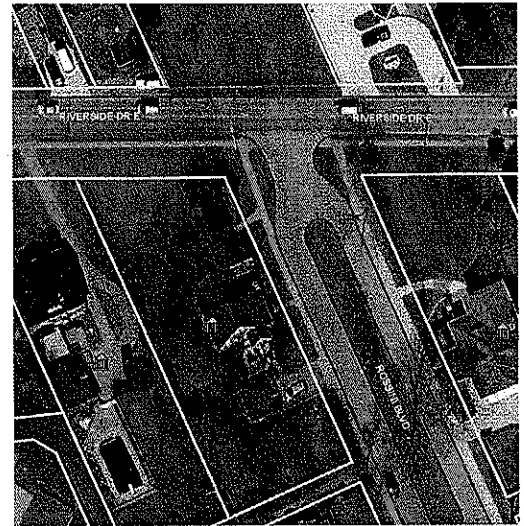
- a. a lot severance is approved by the Committee of Adjustment;
- b. a heritage designation for the house (under Part IV of the Ontario Heritage Act) is initiated, not including the existing garage;
- c. until the designation is finalized, the structure, facade and all other related elements of the exterior of the existing house would remain; however, a metal roof may be installed;
- d. the north wall of the proposed garage would not extend north of the south edge of the northmost window on the west side of the house;
- e. the height of the ridge of the proposed garage would not exceed the height of the ridge of the existing garage;
- f. no new doorway would be added to the house except near the southwest corner;
- g. any new driveway would extend from Rossini Boulevard behind the south (rear) of the house;
- h. an inventory is made of all trees on the entire site, prior to any removals or screening; and
- i. preservation of the saucer magnolia tree near the northwest corner of the house, in a manner approved by the Landscape Architect in the Planning Department.



The intent of the current review is to change the wording of item c to delete any reference to a former roof style.

2. BACKGROUND:

In June 2011, the new owners of the property expressed an interest to apply for a land severance for southern portion of 4187 Riverside Drive East to allow for the creation of a new building lot fronting on Rossini Boulevard. To facilitate this proposal, the owners suggested the demolition of the existing two-door detached garage, and construction of a new garage along the west side of the existing home using the salvaged cobblestone material. Discussions have taken place with Architectural Design Associates Inc. regarding this property. No formal request for demolition of the garage has been filed.



In August 2011, the Windsor Heritage Committee reviewed an earlier version of this request, and recommended approval of the stated conditions, except for item c., which was “until the designation is finalized, the structure, facade and all other related elements of the exterior of the existing house would remain; however, a metal roof *similar in pattern to that removed in the 1990s* may be installed”. Since August, the owners installed a green metal-sheet roof with vertical ribs. (All photos except the first were taken before this installation.)

The August recommendation was not forwarded to Council, since the owners were waiting to obtain other Planning approvals. After discussion with various Planning officials, the proposals have been modified to meet most of the Committee’s recommendations, and to make other approvals more likely. A revised site plan is attached (Appendix A).

In February 2012, the Windsor Heritage Committee presented the owners with a “Built Heritage Award” for the outstanding renovation of this property.

Several years ago the property was added to the “Windsor Heritage Properties Inventory”. In June 2008, Council added this Inventory property to the “Municipal Heritage Register”, under provisions of the Ontario Heritage Act.

3. DISCUSSION:

Property Description:

The location of this property is on the southwest corner of the intersection of Riverside Drive East and Rossini Boulevard. The surrounding buildings are all one or two-storey single detached

homes, some of which are also found on the Windsor Municipal Heritage Register. Alexander Park is located just west of this property across Riverside Drive East.

The home and matching detached garage were both built in 1924, according to tax data. All walls are of cobblestone. The home is two-storey, with painted wood trim, arched windows on the main floor, decorative gingerbread details in the roof gables, large open front porch wrapping the northeast corner, fascia trim detailed with scalloped rafter tails ("outriggers"), and dense landscaping shielding the property from Riverside Drive East. The detached garage includes similar features and matching materials; double car doors, as well as a side entrance, an upper dormer window with hipped roof, identical fascia trim with scalloped rafter tails, and a paved path connecting to the home's rear entrance.



Proposal:

The request now under consideration is to demolish the existing two-door detached garage, located on the rear of the lot, and construct a new detached garage of a similar style, immediately west and southwest of the home, with a driveway onto Rossini Boulevard just north of the existing drive. The demolition is requested to allow for a severance of a back portion of the current lot. The construction of the new garage will include cobblestone material salvaged from the demolition. See Appendix A for the site plan.

Legal provisions:

Demolition of a property that is listed on the Windsor Municipal Heritage Register, but not designated, requires the owner to file a notice of intent at least 60 days prior to the work. During that time, City Council, after consulting with the Heritage Committee, may initiate designation of the property, which stops demolition through the process and/or through appeals including the Ontario Conservation Review Board. Council could decide that there is no objection to demolition, or take no action (which would allow demolition 60 days after application).

A notice of intent to designate must include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. "Cultural heritage value or interest" is to be considered according to Ontario Regulation 9/06, prescribed for the purposes of clause 29 (1) (a) of the Ontario Heritage Act, Part IV:

"A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.”

The “heritage attributes of the property” are those features that are considered important to retain if any alterations to the property are proposed after designation. If the Committee would like to pursue designation, the cultural heritage value and the heritage attributes need to be included in the statement about the designation in the recommendation for Council’s decision.

Architectural Considerations:

This property represents an excellent example of a picturesque cobblestone Queen-Anne cottage style home. There are other properties within the City of Windsor that utilize cobblestone as a building material but few are completely cobblestone as this home is. The home itself is being renovated to very good condition; it has been kept in fair condition.

The garage is in a lesser state of repair in comparison to the home. Examination of the craftsmanship of both the home and the garage demonstrates that the home was built with more attention to detail: The cobblestone on the house is fit much closer together allowing for reduced grout lines as well, the cobblestone forms a linear pattern. Such details are not found in the garage which also sports a hipped roof rather than the gabled roof found on the home and smaller cobblestones; thus the two buildings may have been constructed at different times by different crafts people. These observations demonstrate that the home is a much better representation of this form of architecture and should be preserved.

Other Considerations:

The property is located in an area of high archaeological potential as outlined on the Archaeological Master Plan for the City of Windsor. As such, before development can begin an archaeological assessment of the property must occur. This will insure any archaeological resources found on site when the soil is disturbed are dealt with appropriately.

The magnolia tree located along the north face of the home was a species typically planted as original landscaping in the 1920s; it should be protected.

In 1983 the property was a Heritage Property Citation, noting its potential to qualify for designation under the Ontario Heritage Act. The property was also honoured in 2003 as a part of CBC Windsor’s “Heritage Highlights” series, as one of several “Cobblestone Homes” due to its significant architectural and historical features.

Options

Instead of the staff recommendation, the Committee could recommend one of the following options to the City Council:

I - That there is **NO OBJECTION** to the proposed demolition of the detached garage on the property at 4187 Riverside Drive East (Plan 813 Lots 7 & E pt 8), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act, therefore a demolition permit may be issued upon Council decision.

II - That **NO ACTION** should be taken in response to the proposed demolition of the detached garage on the property at 4187 Riverside Drive East (Plan 813 Lots 7 & E pt 8), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act.

III - That the property at 4187 Riverside Drive East (Plan 813 Lots 7 & E pt 8), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act, should **BE DESIGNATED**, including the garage, and that the designation should be initiated within 60 days after the application for demolition is received.

Options I and II are essentially the same, except that option II would require the owners to wait for demolition until sixty days after application. Option III would keep all exterior building features intact, including the garage. Both would allow unlimited changes to the house.

A fourth option, recommended at the beginning of this report, is for conditional approval of demolition. Designation would protect the significant visual character of the main house; it would be initiated when the demolition permit is obtained.

None of the options, as stated, requires the proposed garage to use the materials or design elements of the existing garage; however the proposed use of these is commendable. New construction should be compatible with the design of the heritage house, yet identifiable as new.



Official Plan Policy:

The Windsor Official Plan includes “Council will manage heritage resources by: ... providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means” (9.3.6.1.e)

“Council will integrate heritage conservation into the development and infrastructure approval process by: ... requiring the preparation of an archaeological assessment when development proposals or infrastructure undertakings affect known archaeological resources or areas of archaeological potential as designated on Schedule C-1: Development Constraints – Archaeological Potential and in accordance with the Windsor Archaeological Master Plan and its implementation.” (9.3.7.1.a)

“Council will integrate heritage conservation into the development and infrastructure approval process by: ... utilizing the demolition control provisions of the Planning Act and the Heritage Act to assist in the protection of heritage buildings and structures” (9.3.7.1.e)

4. RISK ANALYSIS:

N/A

5. FINANCIAL MATTERS:

If the property is designated, the owners may apply for grants or loans under provisions of the Community Heritage Fund for assistance with costs of maintaining the features mentioned in the designation by-law.

6. CONSULTATIONS:

Mr. Stephen Berrill and Mr. Jerry Kavanaugh, owners and architects for Architectural Design Associates, were consulted throughout this process and met with the Heritage Planner on site regarding the proposed demolition and construction. Consultation with City of Windsor staff included the Manager of Development Applications, Landscape Architect, Manager of Planning Policy and the City Planner.

7. CONCLUSION:

The single detached home located at 4187 Riverside Drive East is an excellent representation of cobblestone craftsmanship and should be preserved. Allowing for the demolition of the existing two-door garage will meet the needs of the current owner while preserving the integrity of the single family home. The report seeks to determine the Committee's recommendation (including conditions) for demolition or designation, as provided for listed heritage properties under Part IV of the Ontario Heritage Act.

John R. Calhoun
Heritage Planner

Thom Hunt
City Planner

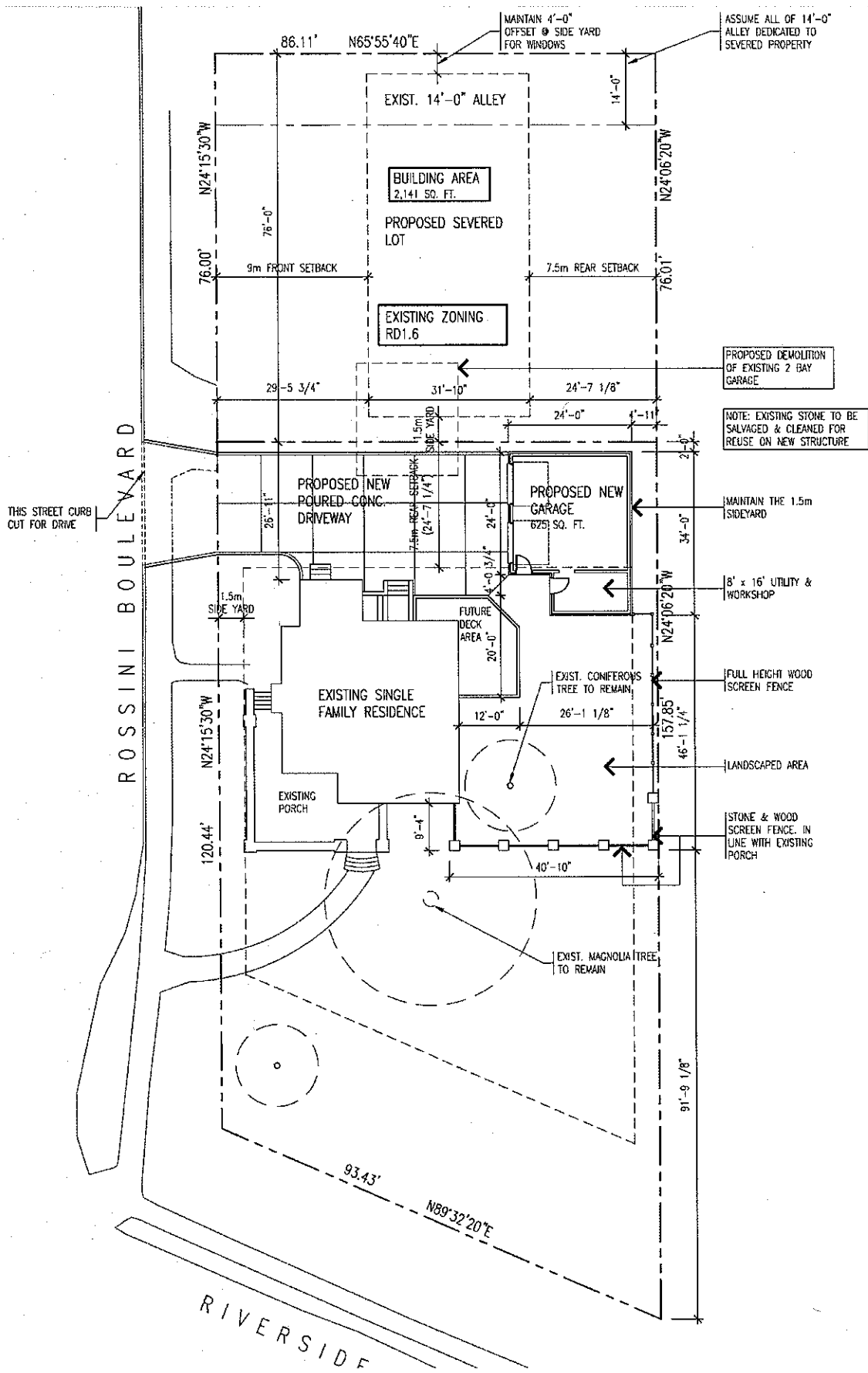
George Wilkki
City Solicitor and Corporate Leader Economic
Development and Public Safety

APPENDICES: A- Site Plan

DEPARTMENTS/OTHERS CONSULTED:
Name:
Phone #: 519 ext.

NOTIFICATION:				
Name	Address	Email	Telephone	FAX

Mr. Stephen Berrill Mr. Jerry Kavanaugh	Architectural Design Associates Inc. 100-1880 Assumption St Windsor ON N8Y 1C4	sberrill@ada-architect.ca jkavanaugh@ada- architect.ca	(519) 254-3430 x225	(519) 254-3642
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Appendix A: Site Plan Proposal, 4187 Riverside Dr E (March 2012)



THE CORPORATION OF THE CITY OF WINDSOR

Memo

To: Windsor Heritage Committee
From: John R. Calhoun, Heritage Planner
Date: March 29, 2012
Subject: Heritage Colouring Contest

Background:

For several years, the Windsor Heritage Committee had a children's heritage colouring contest related to Heritage Week in February. The 2012 contest reinstates the project after an absence of about five years.

The Windsor Heritage Committee approved funds for a sketch of the Capitol Theatre, and Marian Drouillard of the City's Geomatics section prepared it. Windsor's Community Museum (Madelyn Della Valle, curator) is providing a gift for each awardee. Instructions in English and French were modified from previous contests; Ms. Della Valle corrected the French version. Copies were provided for schools and recreation centres. (Drawing and instructions attached.)

Discussion:

A total of 65 entries were received: 34 from ages 7 and under, 25 for ages 8 and 9, and 6 from ages 10 to 12.

The Windsor Heritage Committee will choose the awardees.

A Council agenda time has been requested for April 16 for the Mayor and Councillors to recognize the awardees. (The next available would be May 7.)

The Committee's operating fund includes a budget item for awards. An expenditure will be needed for framing the winners' entries.

Recommendation: Determine which three drawings should receive awards, with the final decision by the Windsor Heritage Committee. Approve an amount to be spent.

John R. Calhoun, AICP
Heritage Planner

Hey students!

Help us celebrate Windsor's Heritage!

Colour this picture of one of Windsor's heritage buildings – the *Capitol Theatre*
– and you could win a prize!

About the Capitol Theatre

Architect Thomas W. Lamb designed this theatre, and it was built in 1920 by Marcus A. Loew. It was used for stage productions. Named the "Capitol" in 1922, it had 1995 seats with standing room at the rear, which was the biggest single-floor theatre in Canada. Major vaudeville shows came there from New York. Inside is a dome in the ornate curved ceiling which spans the entire auditorium, with Art Deco chandeliers, arched niches and plaster Ionic columns in pairs. The outside was remodelled in the late 1940s. In 1976 the theatre was divided into three rooms. In 1994-95 the theatre underwent an extensive restoration funded by all three levels of government and the local community. In 2000 the marquee was replaced with one similar to the original design.

The Capitol Theatre is now owned and managed by the City of Windsor, and continues to be used by community groups for live plays, concerts and films. It is being prepared for use also by the Windsor Symphony. It received the City's heritage designation in 1999, under provisions of the *Ontario Heritage Act*.

About the Colouring Contest

- The contest is open to Windsor residents aged twelve and under, as of February 22, 2012 – Heritage Day.
- Any media (crayons, markers, paint, etc.) is encouraged.
- Three prizes will be awarded - one per age group: 7 and under, 8 to 9, and 10 to 12.
- The prize shall consist of (a) custom framing of the winning entries and presentation of the framed winning entries at a Windsor City Council meeting, and (b) a gift from Windsor's Community Museum.
- All entries must be received by 4:30 p.m., Wednesday, March 21. Send or bring to the Heritage Planner, Suite 404-400 City Hall Square East, Windsor ON N9A 7K6.
- All entries become the property of the Windsor Heritage Committee, which will conduct the judging. The decision of the Windsor Heritage Committee is final.
- Only the winners will be notified.
- Contest winners shall participate in the promotion of local heritage preservation by attending the Council presentation and consenting to the use of their names and/or photographs.

About You

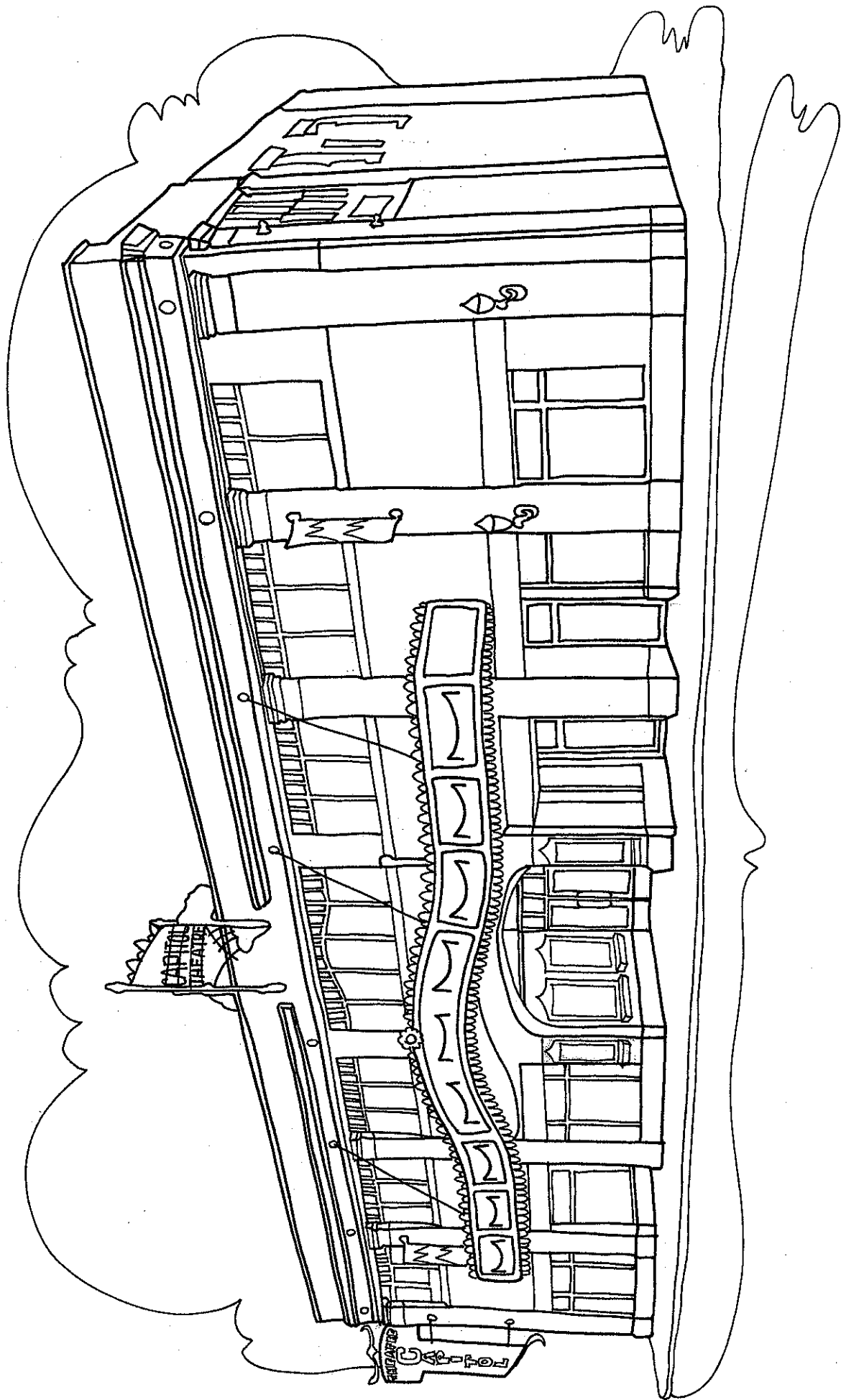
Name _____ Age (on February 22) _____

Address _____

Phone or Email _____ School _____ Grade _____

The colouring is the student's own work.

Signature of Parent or Guardian _____



Attention les élèves !

Aidez-nous à célébrer le patrimoine de Windsor !

Coloriez cette image d'un des plus précieux édifices patrimoniaux de Windsor
– le *Théâtre Capitol* – et vous pouvez gagner un prix !

Concernant le Théâtre Capitol

L'architecte Thomas W. Lamb a conçu ce théâtre qui a été construit en 1920 par Marcus A. Loew. Il a été employé pour des représentations théâtrales. Nommé le « Capitol » en 1922, il était équipé de 1 995 sièges avec de la place debout à l'arrière. C'était le plus grand théâtre d'un étage au Canada. Des spectacles importants de vaudeville provenant de New York ont été présentés. À l'intérieur se trouve une coupole dans le plafond incurvé richement orné qui enjambe la salle entière, avec des lustres d'Art déco, des niches cintrées et des colonnes ioniques de plâtre en paire. L'extérieur a été rénové vers la fin des années 40. En 1976 le théâtre a été divisé en trois salles. En 1994-95 le théâtre a subi une grande restauration financée par le gouvernement et la communauté locale. En 2000 la marquise a été remplacée par une qui ressemblait aux plans originaux.

Le théâtre Capitol est maintenant la propriété de la ville de Windsor, et continue à être employé par des groupes communautaires pour des pièces de théâtre, des concerts et des films. On le prépare maintenant pour être le futur domicile de la symphonie de Windsor. Il a reçu la désignation patrimoniale de la municipalité en 1999, en vertu de la *Loi sur le patrimoine de l'Ontario*.

Concernant le concours de coloriage

- Le concours est ouvert aux résidents de Windsor qui ont 12 ans ou moins à partir du 22 février 2012 – la Journée du patrimoine.
- Tout matériaux sont encouragés (crayons, feutres, peinture, etc.).
- Trois prix seront attribués – un par chaque groupe : 7 ans et moins, 8 et 9 ans, 10 à 12 ans.
- Le prix sera a) l'encadrement des entrées gagnantes et présentation de ces entrées à la réunion du conseil municipal de Windsor et b) un cadeau de la boutique du Musée communautaire de Windsor.
- Toutes les entrées doivent être reçues par le Heritage Planner, Suite 404-400 City Hall Square East, Windsor ON N9A 7K6 par 16h30 mercredi le 21 mars 2012.
- Toutes les entrées deviennent la propriété du Windsor Heritage Committee. La décision du Heritage Committee est sans appel.
- Seulement les gagnant/es seront notifié/es.
- Les gagnant/es vont participer dans la promotion de la préservation du patrimoine local en assistant à la réunion du conseil municipale et en accédant à l'emploi de leurs noms et/ou photos.

Votre information

Nom _____ Âge (à partir du 22 février) _____

Adresse _____

Téléphone ou Courriel _____ École _____ Année _____

La coloration est le propre travail de l'étudiant.

Signature du parent ou tuteur/tutrice _____