

**AGENDA**  
and Schedule "A"  
to the minutes of the  
**Windsor Heritage Committee**  
meeting held  
January 11, 2012  
at 5:30 o'clock p.m.  
in Room 402, 400 City Hall Square East

1. **CALL TO ORDER**

2. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held November 9, 2011 (*previously distributed*)

3. **DECLARATIONS OF CONFLICT**

4. **BUSINESS ITEMS**

4.1 **Changes to the Municipal Heritage Register**

Consider recommendation for additions to and removals from the Windsor Municipal Heritage Register - Report of the Heritage Planner dated December 29, 2011 - *attached.*

4.2 **Heritage Awards**

Consider report for Heritage Week 2012 recognition - Memo from the Heritage Planner dated January 11, 2012 - *attached.*

5. **COMMUNICATIONS AND ANNOUNCEMENTS**

5.1 **Heritage Week- February 20-26, 2012**

February presentation at Council

5.2 **St. Bernard School, 1847 Meldrum Road**

Committee discussion with the Windsor-Essex Catholic District School Board (WECD SB) concerning proposal to close the school, which is listed on the Windsor Municipal Heritage Register

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

Report of Heritage Planner

5.4 **National Trust for Historic Preservation Conference, October 18-22, Buffalo, New York**

Report of Heritage Planner

6. **DATE OF NEXT MEETING**

The next regular scheduled meeting will be held on March 14, 2012 at 5:30 o'clock p.m. in Room 402, 400 City Hall Square East.

7. **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"*

<b>LiveLink REPORT#:</b>	<b>Report Date: December 29, 2011</b>
<b>Author's Name: John R. Calhoun</b>	<b>Date to WHC: January 11, 2012</b>
<b>Author's Phone: 519 255-6543 x 6179</b>	<b>Classification #:</b>
<b>Author's Email: jcalhoun@city.windsor.on.ca</b>	

**To: Windsor Heritage Committee**

**Subject: Windsor Municipal Heritage Register - Add and Remove Listings**

**PD#**

**City Wide: .K. Ward(s): \_**

**1. RECOMMENDATION:**

I. That the following properties of cultural heritage value or interest be added to the Windsor Municipal Heritage Register:

- 2744 Edna Street / 2601 Wyandotte Street East-Long Manufacturing Co. Ltd. -c1910- Auto Supply Manufacturing (2 centre bldgs.) - Ford City
- 706 Marentette Avenue - Martin Manor Apartments - c1920 - Octagonal comer - Core
- 761 Morand Street- Raymond Masters House - 1960 -Arch. Raymond Masters - South Windsor
- 1215 Parent Avenue - Trinity Lutheran Church - 1947, 1979 - Arch. J.C. Pennington, Raymond Masters - Core
- 2072 Riverside Drive East - Wiser's Reception Centre (Hiram Walker) 1964 - Contemporary- Walkerville
- 475 Roselawn Drive- House-c1928- Tudor Revival- South Windsor
- 7439 St. Rose Avenue-Langlois House -c1869-French Farm- Riverside
- 401 Sunset Avenue - Essex Hall, University of Windsor - 1961, 1964 - International Style; Arch. Raymond Masters - Sandwich
- 245 Tecumseh Road East / McDougall Street / Logan Avenue - Windsor Stadium - c1929 - Soccer Stadium, Shows - Core
- 156-90 University Avenue West- Metropolitan/ Guaranty Trust Building- c1928 -Art Deco; Arch. Pennington & Boyde - Core

II. That the following property be removed from the Windsor Municipal Heritage Register:

- 1567 Ouellette Avenue - Ernest Wilby House - 1930 - Arch. Ernest Wilby; Tudor Revival - Core

## **EXECUTIVE SUMMARY:**

N/A

## **2. BACKGROUND:**

For many years, the "Windsor Heritage Properties Inventory" was used as a planning tool to flag properties with cultural heritage value. Except for those properties also covered by heritage designation by-laws, there was little legal effect to being on the inventory. In 2005, the Ontario Heritage Act was changed to allow municipalities to include undesignated properties of cultural heritage value on the official Municipal Heritage Register and provided protection against quick demolition of these undesignated properties. Beginning in 2006 the City undertook a comprehensive review of properties listed on the Inventory and in August 2007 City Council approved (M228-2007) an updated list with Committee Report No. 236. In June 2008, Council approved (M214-2008) Committee Report No. 247, which changed all properties on the Inventory that were neither "Register", "Designated", or "Heritage Conservation District" to the status of "Register". Several properties have been added since then, and some removed; several have been designated. Council approved the most recent changes in June 2011.

In June 2011, the Windsor Heritage Committee (WHC) nominated long-time Windsor architect Raymond Masters for the Heritage Community Recognition Award of the Ontario Heritage Trust. Three of his designs are recommended for inclusion on the Municipal Heritage Register.

## **3. DISCUSSION:**

### **Proposal:**

The recommendations set out in this report would add/delete properties to/from the Windsor Municipal Heritage Register.

### **Legal provisions:**

Part IV, Section 27 of the Ontario Heritage Act states that "the register may include property ... that the council of the municipality believes to be of cultural heritage value or interest", without being designated. Also, "Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property ... or removing the reference to such a property from the register, consult with its municipal heritage committee."

Ontario Regulation 9/06 provides criteria for designation under the Ontario Heritage Act. While it is good practice to observe the same reasons for municipal register listing, it is not legally required. Part 1.(2) of the regulation is underlined for emphasis:

"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,
  1. 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,
  1. 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 PlaIDJer makes editorial corrections to the Municipal Heritage Register as new information is found without aIDJouncing each change to the Windsor Heritage Committee. However, additions or deletions of property must be considered by the WHC and approved by Council.

The Ontario Heritage Act requires the owner of a property listed on the register to give the City sixty days notice of proposed demolition. During the sixty days notice period City Council (with Committee consultation) may initiate designation or decide to take no action.

**Property Descriptions (to be added to the Register):**

2744 Edna Street/ 2601 Wyandotte Street East - Long Manufacturing Co. Ltd. - c1910 - Auto Supply Manufacturing (2 centre bldgs.) - Ford City

By 1937, the brick, one□ and two-storey buildings were the Long Manufacturing Co., maker of automobile radiators. The property was served by a rail siding from the adjacent track crossmg the Drouillard Road underpass. The two-storey building has brick banding below the parapet, and concrete sills. The one-storey building has three wide bays, and louvered skylights. (Additions to the east and west are not considered part of this listing.)

706 Marentette Avenue - Martin Manor Apartments - c1920 - Octagonal corner - Core

This three-storey (plus basement), red-brick apartment block has a part-octagonal layout at the corner of Tuscarora Street. There are foundation blocks of shaped concrete, name plate centred on the top floor, two-storey bays on both street-facing sides, cast sills, vertical bricks over the gently arched windows, and a hipped roof.

1215 Parent Avenue - Trinity Lutheran Church- 1947, 1979-Arch. J.C. Pennington, Raymond Masters - Core

The original building is almost symmetrical, in Gothic Revival style, with cast stone details around windows, doorway and gable. There are triplet arched stained-glass windows above the inset arched doorway with a pair of wood doors with brackets. The hall addition is in a contemporary style, with stone and metal details. (photo and information from [InternationalMetropolis.com](http://InternationalMetropolis.com))

761 Morand Street - Raymond Masters House - 1960 - Arch. Raymond Masters - South Windsor

This one-storey contemporary-style house was designed by the architect for his family. It features walls of large stones, with a bead-board detail with basement windows below, side gables on low-slope roof with exposed beams, and side entry (with small centre-front porch).

2072 Riverside Drive East - Wiser's Reception Centre (Hiram Walker) - 1964 - Contemporary  
- Walkerville

This building, east of the 1892 office building, has one tall storey with a flat roof supported by a gallery of square columns. There are full-height windows and large doors. The building is largely hidden from the street by a brick screen; this view is from the Detroit River. (interior photo from Pristine Power website)

475 Roselawn Drive-House-c1928 -Tudor Revival- South Windsor

This 2½-storey house was constructed soon after the area northwest of Dougall Avenue and Cabana Road was platted, though most development occurred in the 1950s. The house features variegated brick on the first floor, stucco half-timbering on the second (with overhangs), wood shingle roof with side gables and small front gables, and side chimneys with chimney pots. A matching detached garage is at the rear.

7439 St. Rose Avenue- Langlois House-c1869-French Farm-Riverside

The core of this house is two-storey, with first floor of brick (with arches over the windows) and shingle siding on the upper floor. A round window is on the second floor. Later one-storey additions include a porch and garage facing St. Rose Avenue, and a wing facing Fairview Boulevard. The gable ends have non-original lacy verge boards.

401 Sunset Avenue - Essex Hall, University of Windsor - 1961, 1964 - International Style;  
Arch. Raymond Masters - Sandwich

This four-storey, block-long class-room/office building at the northwest corner of Wyandotte Street West and Patricia Avenue was constructed in the International Style as the Physical & Applied Sciences Building. The corners are wide brick panels with cast concrete outlines; each wall is an aluminum grid with continuous windows alternating horizontally with black metal panels; wider verticals are at every third window. The main entry features a canopy of five V-folds; secondary entries have single Vs. Shields are applied to the main and Wyandotte Street sides. (aerial photo from Google maps)

245 Tecumseh Road East/ McDougall Street/ Logan Avenue - Windsor Stadium - c1929 - Soccer Stadium, Shows - Core

The stands face McDougall Street south of Kennedy Collegiate High School; they include stucco walls and a stepped parapet, and a pair of shields on the centre section. The field includes a track, and could be part of the audience area in front of the Jackson Park Band Shell. The stadium has been the site of many championship matches, and is currently the home of the Windsor Stars professional soccer team.



156-90 University Avenue West - Metropolitan/ Guaranty Trust Building - c1928 - Art Deco;  
Arch. Pennington & Boyde - Core

The top floor of this light-brick, ten-storey building features Art Deco details including <lentils, layered verticals on the stepped parapet, shields, and window arches. Other features are vertical ribs between windows, multiple pilasters, and a plain second floor. Details continue on the Victoria Avenue side. The first-floor bays with inset arches have been covered by plain new panels.

## **II. Property Description (to be removed from the Register):**

1567 Ouellette Avenue - Ernest Wilby House -  
1930 - Arch. Ernest Wilby; Tudor Revival - Core  
This property was tom down in the summer of  
2011, after the Committee and Council took no  
action to designate it when demolition was  
requested.

### **Architectural Considerations:**

These are stated above for each site.

### **Official Plan Policy:**

The Windsor Official Plan includes (9.3.2.1.) "Council will identify heritage resources by: ... (c) researching and documenting the history, and architectural and contextual merit of potential heritage resources on an individual property basis; (d) maintaining and updating the inventory of built heritage resources known as the Windsor Heritage Properties Inventory ... " [now Register]

## **4. RISK ANALYSIS:**

There is a risk of quick demolition if the recommended properties are not added to the Municipal Heritage Register. While being on the register does not outright protect heritage resources from demolition it provides Council with additional time to decide whether to designate a property.

**5. FINANCIAL MATTERS:**

There are no costs to property owners. City costs will be for record keeping and informing the owners.

**6. CONSULTATIONS:**

Heritage Planner files compiled over several years from multiple sources were utilized. Some research was derived from Committee Member Andrew Foot's website, www.Intemational Metropolis.com. The Heritage Planner will send letters to owners after Council action.

**7. CONCLUSION:**

Ten properties should be added to the Windsor Municipal Heritage Register, and one removed.

**John R. Calhoun, AICP  
Heritage Planner**

**Thom Hunt, MCIP, RPP  
City Planner**

**APPENDICES: *N/A***

<b>NOTIFICATION:</b>				
Name	Address	Email Address	Telephone	FAX

# THE CORPORATION OF THE CITY OF WINDSOR

## Mem o

To: Windsor Heritage Committee  
From: John R. Calhoun, Heritage Planner  
Date: January 11, 2012  
Subject: Heritage Awards

### Background:

For many years, the Windsor Heritage Committee and its predecessor encouraged good preservation work with an annual recognition at a City Council meeting during Heritage Week in February. These programs included Built Heritage Awards, Citations, Commendations, colouring contests, and presentation of plaques to owners of designated properties. The plaques have continued; the Built Heritage Awards were reinstated a year ago.

The Heritage Planner has requested Council agenda time (probably February 21) for the Mayor and Councillors to recognize heritage properties. Included will be a proclamation of Heritage Week (February 20-26), presentation of heritage awards, presentation of designation plaques, and announcement of the colouring contest.

### Discussion:

The Committee is asked to choose which properties will receive a "Built Heritage Award" for 2012. Recognition could be for reasons such as a long-term good property stewardship or a recent well-done rehabilitation. Properties must be within the City of Windsor, but need not be on the Windsor Municipal Heritage Register. The following properties have been suggested for consideration, in order of municipal address.

Yorktown Square Sign, 1341 Grand Marais Road West, c1954, rehabilitated 2011 (Register 2009)

This neon structure is the only sign on the Windsor Municipal Heritage Register. It was constructed when the shopping centre was new, and had become a faded landmark with dim lighting and peeling paint. The neon and structural elements have been well repaired. Hundreds of people turned out on a freezing December evening for the re-lighting dedication of this South Windsor landmark.

Low-Martin House (Devonshire Lodge), 2021 Ontario St, 1928 (Designated 2008)

Francesco L. Vella bought the property four years ago, and replacement of the wavy roof is now complete. The interior of the house had been badly damaged by water. The interior has now been prepped and crumbled plaster has been removed. Some plumbing has been replaced and about half the electrical work has been completed. The next projects will involve replacing the heating and cooling systems and fixing the back wall in the basement bar (not load-bearing for the house). The property is for sale.

McCreery's/Birks Jewellers, 375 Ouellette Avenue, c1940, rehabilitated 2011 for The City Grill (not on Register)

This building at the corner of Park Street had been a restaurant for several years (Peppers). The new owners used photos from decades ago to guide the design of the canopy, windows, and corner sign.

House with cobblestone foundation, 1165 Ouellette Avenue, c1920, rehabilitated for Lanspeary Suites (Register 2009)

This property and several others on Ouellette Avenue were added to the Windsor Municipal Heritage Register in 2009 when there was concern that outstanding properties might be demolished. The new owner converted the medical offices to long-term lodging that now shows as an elegant home on Windsor's main commercial street. (photo from Lanspeary Suites website)

Buckland-Montreuil-Vichos House, 4187 Riverside Drive East, 1924, rehabilitation begun 2011 (Register 2008)

The new owners have replaced the roof and restored the cobblestones of this exotic Bungalow/Craftsman house. Some of the grouting would have been damaged by the huge trumpet vine that covered the east side of the house. The unusual rafter ends have been conserved. Interior rehab is underway.

Mackenzie Hall (Essex County Court House), 3277 Sandwich Street, 1855 (Designated 1978)

In early 2011, Council approved \$235,000 from the Community Heritage Fund as part of the cost for a new slate roof. That work is nearing completion, and from a distance it fits very well. Funds also need to be allocated for the heating/cooling system and deteriorating 1980s windows.

Dillon Hall, University of Windsor, 401 Sunset Avenue, 1928 (Register 2007)

"Assumption College" is above the arched stone entry surround of the main doors which originally faced Patricia Road; it was the high school building for the college. Now it is part of the University of Windsor, which began rehabilitation in 2010 including removal of the vines that covered the walls, working with the stone, and doing interior renovations.

Paulin Memorial Presbyterian Church, 3200 Woodland Avenue, 1963 (Register 2010)

This church has been well maintained in its original Contemporary style. Recent renovations included cladding the original roof beams between the eaves and the ground. The church is also considering interior modifications to the altar.

Bank of Montreal, 1799 Wyandotte Street East, 1912-13, rehabilitated 2008 for Gourmet Emporium (Designated 1990)

This property was several businesses after the bank closed. The current restaurant created a high-ceiling interior that uses the bank space; the exterior is well kept.

**Recommendation:** Determine which properties should receive heritage awards. The final decision is with the Windsor Heritage Committee.

John R. Calhoun, AICP  
Heritage Planner