

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
Thursday, November 14, 2013
at 5:30 o'clock p.m.
Room 407, 400 City Hall Square East

1. **CALL TO ORDER**

2. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held September 11, 2013 (*previously distributed*).

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Mr. Tony Prescia, regarding *Item 5.1*
Ms. Daphne V. Clarke, regarding *item 5.2*

5. **BUSINESS ITEMS**

5.1 **Semi-Detached Residence, 650 Devonshire Road**

Consider request to amend the heritage designation. The report of the Heritage Planner dated November 3, 2013 entitled "Semi-detached Residence, 650 Devonshire Road Amend Heritage Designation" - **attached**.

5.2 **St. Alphonsus Church, 85 Park Street East**

Consider recommendation on request for a \$500 grant from the Built Heritage Fund as a contribution for a provincial marker. The report of the Heritage Planner dated November 5, 2013 entitled "St. Alphonsus Church, 85 Park Street East, Built Heritage Fund Grant for Provincial Plaque" - **attached**.

5.3 **Community Heritage Ontario**

Consider approval for payment of \$75 from the Windsor Heritage Committee operating fund for the 2014 membership for the Committee. The 2014 Membership Renewal Form **-attached**.

5.4 Heritage Ratings - Response to CO15-2013

Consider motion of support for Planning staff response to Council. The report of the - Heritage Planner dated November 5, 2013 entitled "Response to CQIS-2013: Heritage Ratings" - attached.

5.5 Heritage Week 2014 - Built Heritage Awards

Nominations. The memo of the Heritage Planner dated November 14, 2013 entitled "Heritage Award Nominations" - attached.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 2014 Meetings

Request to schedule Windsor Heritage Committee meetings on second Wednesdays at 5:30: January 8, March 12, May 14, July 9; with Clerk's permission September 10 and November 12; any meeting subject to cancellation if no time-sensitive business.

6.2 Sandwich HCD - Demolition requests

Recent actions

6.3 Walkerville Neighbourhood

Survey results; next steps

6.4 Willistead Manor, 1899 Niagara Street

Park trails, Gate House

6.5 Archaeological Site

Status of request

6.6 ACO/CHO Conference, June 7-9

Report of Committee member

6.7 Doors Open 2014

Next meeting November 20, 2013

6.8 Main Streets (National US) Conference, Detroit, May 2014

Windsor tour Sunday, May 18

7. DATE OF NEXT MEETING

Wednesday, January 8, 2014 at 5:30.

8. ADJOURNMENT

**THE CORPORATION OF THE CITY OF WINDSOR
Planning & Economic Development Standing Committee -
Windsor Heritage Committee**

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: November 3, 2013
Author's Name: John R. Calhoun	Date to WHC: November 14, 2013
Author's Phone: 519-255-6543 ext. 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

**Subject: Semi-detached Residence, 650 Devonshire Road
Amend Heritage Designation**

City Wide: _ Ward(s): _±_

1 RECOMMENDATION:

That City Council give notice of an intention **TO AMEND** the heritage designation by-law for the semi-detached residence at 650 Devonshire Road from the existing list of heritage features (Appendix A) to a new list (Appendix B). , ;j,;>

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

Five buildings with ten semi-detached residences are on the 600 block of Devonshire Road, east side, between Wyandotte Street East and Tuscarora Street. Four were built with almost identical features in 1888; the building closest to Tuscarora Street has similar features in different locations. A sixth building at the corner of Wyandotte Street was removed by 1922. Unit 650, in the middle of the block, received municipal heritage designation after the City Council passed By-law No. 11879 on July 4, 1994. Unit 656, the other half of the same building, had been designated in 1990. All the other residences are listed on the Windsor Municipal Heritage Register but not designated.

In mid-August 2013, new owners enquired about making changes to the property; several of their proposals were different from the features in the "Reasons for Designation" included in the by-law. However, most would be minor changes to the existing property. A review of the heritage file revealed that the designation features were those believed to be in the design of 1888, but no longer on the property when the designation was approved in 1994.

3 DISCUSSION:

Proposal:

The recommendation is to replace the list of features in the designation by-law with a new list that recognizes important features of the building in its current state.

Legal provisions:

Part IV, Section 27 of the *Ontario Heritage Act* provides for individual designation of "property situated in the municipality that is of cultural heritage value or interest". The current version of the Act (27.(1.1)(c)) includes the requirement for "a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property".

Ontario Regulation 9/06 provides criteria for designation under the Ontario Heritage Act. The semi-detached residence at 650 Devonshire Road meets the criteria for designation under this current regulation.

Architectural Considerations:

The current by-law includes the list "Constructed of red brick with wooden shingled roof and gable face, limestone sills, asymmetrical facade with recessed doorway, Queen Anne style windows featuring transoms with quarrels (small square glass panes), and ornamental brick detail in side gable."

The current status of these features:

Red brick: Yes

Wooden shingled roof and gable face: Asphalt shingle roof; metal siding on gable

Limestone sills: Yes, painted

Asymmetrical facade: Symmetrical dimensions when paired with 656

Recessed doorway: Location behind inset corner porch enclosure

Queen Anne style windows featuring transoms with quarrels (small square glass panes):

Sashes with large panes, no transoms, front windows replaced with metal framed units

Ornamental brick detail in side gable: Yes

When the current by-law was written in 1994, the City had commissioned a study of the original design, along with measured drawings that could reproduce the features shown in early photos. (Original drawings were not found.) The expectation was that the owners of 650 and already designated 656 would use these documented early features in renovations. The designation features for 650 included those features. However, both owners chose not to make the changes.

Current practice for heritage designations is to include only those features extant on the property at the time the designation by-law is prepared. Any mention of former features may be included in an accompanying report that does not become part of the by-law. An owner could propose

changes to documented original designs, and as with any alteration affecting defined heritage features, the Windsor Heritage Committee could make a recommendation and City Council could give approval.

The intent of this proposed by-law is to list the important existing physical features that are to be retained; if a construction proposal affects any of them, an approved heritage alteration permit would be required. The new list of features will also closely match those of the abutting 656 Devonshire Road.

The new owners intend to make general repairs and rehabilitation including a new roof with asphalt shingles, brick repairs, window replacement with more energy-efficient units, and possible removal of a rear addition of modest quality. The omission of certain features will enable much of the proposed work; inclusion of others will provide appropriate restrictions. Also a new front driveway will be laid according to the limits of the Walkerville Heritage Area.

Official Plan Policy:

The Windsor Official Plan includes (9.0) "A community's identity and civic pride is rooted in physical and cultural links to its past. In order to celebrate Windsor's rich history, Council is committed to recognizing, conserving and enhancing heritage resources." Objectives include (9.2.4) "To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation." Also, (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".

4. RISK ANALYSIS:

Modifications or additions that affect any identified heritage feature will need to be approved by Council, after consultation of the municipal heritage committee. Under the current by-law, even replacement with existing materials could be questionable.

5. FINANCIAL MATTERS:

The City will pay the costs of required legal notices and registering the by-law amendment with the Land Registry.

6. CONSULTATIONS:

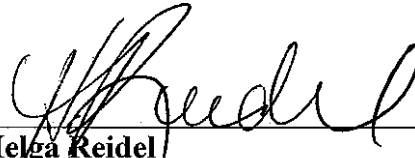
The Deputy City Solicitor has been made aware of the discrepancy between the intended by-law wording and that actually used.

7. CONCLUSION:

The heritage designation by-law for 650 Devonshire Road should be changed to reflect the features extant on the building.

Heritage Planner

City Planner / Executive Director



Helga Reidel
Chief Administrative Officer

**City Solicitor and Corporate Leader
Development and Public Safety**

Economic

JC/mf