

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
September 11, 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 July 30, 2013 (*previously distributed*).

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Ms. Jocelyn Amaral, r egarding *Item 5.1*
Mr. Ray Redekopp, regarding *Item 5.1*
Mr. Jason Grossi, regarding *Item 5.2*
Mr. Kyle Gregoire, regarding *Item 5.4*

5. **BUSINESS ITEMS**

5.1 **Medical Arts Building, 1011 Ouellette Avenue**

Consider recommendation on request for a \$15,000 grant from the Community Heritage Fund. The report of the Heritage Planner dated August 22, 2013 entitled "Medical Arts Building, 1011 Ouellette Avenue - Community Heritage Fund Grant, Change Paint in lobby" - *attached*.

5.2 **Commercial/Residential Building, 3230-3232 Sandwich Street**

(File HER-9-2013) Consider recommendation on request to modify this designated property (Sandwich HCD): Replace the facade. The report of the Heritage Planner dated August 22, 2013 entitled "Commercial/Residential Building, 3230-3232 Sandwich Street Replace facade" - *attached*.

5.3 **House, 1989 Ontario Street**

(File HER-10-2013) Consider recommendation on request to demolish the detached garage at this Register-listed property. The report of the Heritage Planner dated August 21, 2013 entitled "1989 Ontario Street - Partial Demolition - Detached Garage" - *attached*.

5.4 **Windsor Heritage Committee Operating Budget**

Consider submission to City Council for 2014 funding. The budget template provided by the Finance Department - *attached*.

6. **COMMUNICATIONS AND ANNOUNCEMENTS**

6.1 **Walkerville Heritage**

Neighbourhood survey results

6.2 **Sandwich Development Process**

Implementation of Sandwich Heritage Conservation District (HCD) and Olde Sandwich Towne Community Improvement Plan (CIP)

6.3 **Archaeological Site**

Status of request

6.4 **ACO/CHO Conference, June 7-9**

Reports of Committeemember and Heritage Planner

6.5 **Committee Member Observation of Properties**

Suggestion that each non-Council member of the Windsor Heritage Committee become familiar with about 1/6 of the individually designated properties

6.6 **Doors Open 2014**

Next meeting September 18, 2013

6.7 **Ontario Heritage Trust Awards**

2013 Recognition Programs nominations

6.8 **Kevin Flood Letter - 357-359 Indian Road**

The *(attached)* letter from Kevin Flood dated May 6, 2013 - *to be received*.

7. **DATE OF NEXT MEETING**

To be determined.

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: August 22, 2013
Author's Name: John R. Calhoun	Date to WHC: September 11, 2013
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: **Windsor Heritage Committee**

Subject: **Medical Arts Building, 1011 Ouellette Avenue
Community Heritage Fund Grant, Change paint in lobby (HER-6-2013)**

City Wide: _ Ward(s):**2**

1. RECOMMENDATION:

- I. THAT Council **APPROVE** a request for clarification regarding the exclusion of paint colour or pattern in the first floor lobby and foyer, which are mentioned in the designation by-law for 1011 Ouellette Avenue.

- II. THAT the request by 1339539 Ontario Limited for a grant of \$15,000 from the Community Heritage Fund **BE APPROVED** for repair of the entry canopy, interior lobby and front wall at the Medical Arts Building located at 1011 Ouellette Avenue, provided that funds up to the approved amount will be disbursed when work is complete, and work receipts produced. The Chief Building Official and City Planner will determine if work is according to applicable codes and historic standards.

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

1011 Ouellette Avenue was designated under Part IV of the *Ontario Heritage Act* by Council via By-law No. 9634 passed on January 3, 1989. (See Appendix B.)

About 2007, current owner Mr. Ray Redekopp contacted the former Heritage Planner about options for renovating and repurposing the largely vacant property. Planning staff and owner representatives, including architect Mr. Saad Khalaf have been discussing site plan and other design issues since mid-2010. In January 2011, Council gave approval (M13-2011) for a change to the exterior front door. Planning staff also reviewed the proposal to add small balconies to the south side of the building, and determined that there would be no impact to heritage items listed in the designation by-law. It was also determined that removal of the exterior front basement stair and railing would have no heritage impact.

In early 2013 the owner and administrator Ms. Jocelyn Amaral enquired about the opportunity to obtain Community Heritage Funding for extensive renovations taking place.

In July 2013, the Windsor Heritage Committee considered the proposal. They recommended approval of the paint colour change, and deferred consideration of the grant which did not include the front wall work. The addition of front wall cleaning and repointing to the work partly grant-funded is the only change from the previous report.

3. DISCUSSION:

Proposal:

The recommendations would provide for a City grant for part of the cost of a needed repair, and permit the removal of an item included in the designation features that is determined not to have heritage value.

Legal provisions:

The *Ontario Heritage 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". Changes to the property that affect the included features are subject to approval by Council (33.1) after review by the Windsor Heritage Committee.

The City's Community Heritage Fund exists to encourage the conservation of the built heritage through the provision of financial assistance to owners wishing to acquire and/or conserve designated heritage properties. The policies for Community Heritage Fund grants are outlined on the City website (<http://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Heritage-Preservation-Incentive-Programs/Heritage-Fund/Pages/default.aspx>). This fund (reserve fund 357) is limited to designated properties, and generally for heritage attributes listed in the designation by-law.

Architectural Considerations:

The Medical Arts Building is on the west side of Ouellette Avenue, one lot south of Erie Street, and across from Hotel Dieu-Grace Hospital. It was built in 1930, designed by architect J.R. Sculland, with seven storeys, with a stone main fayade (brick sides) a metal entry canopy and detailed main-floor elevator lobby. In 1983 a new three-storey building abutted the north wall; it extends to the property to the west. In 2009 the residential building to the south was demolished for parking for the Medical Arts Building redevelopment.

The redevelopment now under construction is for six floors of well-appointed apartments, intended for medical residents. The ground floor and basement will have common areas.

The designation by-law of 1989 includes "the first floor lobby and foyer" in the list of heritage features. The owner determined in recent renovations that the paint scheme for the ceiling and upper walls (below left) was a faux stone design probably from the 1980s, and that a simpler colour scheme was underneath. The owner has repaired the water-damaged plaster using patterns from areas not damaged (below right), and is painting the ceiling with two grey shades, similar to the original colours discovered. The genuine stone lower walls, the faceted light fixture and the wood doors are remaining.

The request regarding the designation is to determine that the paint colour of the plaster is not subject to heritage review.

In addition to the lobby walls and ceiling, other heritage features being repaired are the interior doors, exterior stonework and the entry canopy. The work done already by the time of site visits appeared to be of good quality and not modifying the heritage features.

The entry canopy is of copper; the bottom edge has rounded-edge glass pieces separated by metal tabs. Some of the tabs had become bent and the panes broken out; these are being repaired.

The stone on the east-facing wall has been subject to staining and efflorescence, and some repointing is needed to assure long term stability.

Official Plan Policy:

The Windsor Official Plan includes protection (9.3.4.1.). "Council will protect heritage resources by: (c) requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrates that the proposal will not adversely impact the heritage significance of the property ... " Also (9.3.6.1.), "Council will manage heritage resources by: (e) providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means".

4. RISK ANALYSIS:

For the Community Heritage Fund, no City funds will be expended until the project is completed according to good practices.

5. FINANCIAL MATTERS:

Expenditures in addition to the Community Heritage Fund grant are entirely those of the property owner. The owner is aware that work undertaken before grant approval might not be funded. The guidelines provide for \$50,000 per year in combined loan and grant, with 15% (\$7500 per year) available as a grant. They also include a grant maximum of 15% of the cost of the work.

The owner is requesting a total grant of \$15,000 for two years' work, with no loan request.

Because the recent work had begun prior to this grant request, the work is most easily verified by comparing photos from two or more years ago with the current state. The items most visibly affected by repairs are the entry canopy (\$22,000) and the interior lobby plaster (\$23,052). The stone cleaning and repointing (\$22,000 + \$75,850) had not been completed.

The requested \$15,000 grant is 8.7% of \$172,783, the total of the items above (\$142,902) plus the contractor's 7% construction management fee plus 13% HST. This funding is a lower percent than the standard 15%, but is the maximum amount typically funded combined for two years of requests.

Other items listed are the new wood entry door (\$25,000), which is ineligible for heritage funding, though it was the approved modification in 2010; and interior doors (\$88,400), which price is undifferentiated between historic and new.

The Community Heritage Fund currently has a balance of approximately \$345,000. If this application for a grant of \$15,000 is approved, the balance would be reduced by that amount.

6. CONSULTATIONS:

The Heritage Planner met with the owner and his representatives on-site and in many conversations and emails to discuss the designs, and to apply for the grant funding.

7. CONCLUSION:

Approval is recommended for the request by 1339539 Ontario Limited for a grant for \$15,000 from the Community Heritage Fund, for repairs to the entry canopy, the interior lobby plaster and stone on the front wall of the Medical Arts Building located at 1011 Ouellette Avenue. It is also recommended that the change of the foyer paint scheme be determined not to be a modification of a designated heritage feature.

The owner should be commended for an outstanding redevelopment of an important heritage building on Windsor's main thoroughfare.

John R. Calhoun
Heritage Planner

City Planner/ Executive Director

City Solicitor and Corporate Leader

Economic Development and Public Safety

JC/mf

NOTIFICATION:				
Name	Address	Email Address	Telephone	Fax
Ms. Jocelyn Amaral Administrator Keg & Redekopp Group	Urban Enterprises Corp. 1011 Ouellette Ave Windsor ON N9A 4JA	jocelyn@redekopp.ca	519-564-1001	

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