ADOPTED by Council at its meeting held November 7, 2011 **[M318-2011]**
/AA
Windsor, Ontario, November 7, 2011

REPORT NO. 11 of the
ECONOMIC DEVELOPMENT
STANDING COMMITTEE
of its meeting held October 5, 2011

Present: **Councillor Dilkens, Chair**
Councillor Sleiman
Councillor Valentinis
Councillor Marra
Councillor Payne

That the following recommendation of the Economic Development Standing Committee **BE APPROVED** as follows:

Moved by Councillor Sleiman, seconded by Councillor Valentinis,
That in accordance with the *Ontario Heritage Act*, Notice of Intention to Designate the following property **BE GIVEN:**

Owner: Frank Massimino
Property: 2161 Riverside Drive West (Plan 766; Lot 19, east part lot 18, south part Lot 20)

Statement of Significance/Reasons for Designation:

Description of Historic Place

The Ross-Struthers House is on the south side of Riverside Drive West between Rankin Avenue and Randolph Place. The house was built c1906 in the Mission/Spanish Colonial Revival style, converted to multiple-family in the 1950s, and has been in continuous use.

Heritage Value

Historical Importance:

This house was built c1906 when the town of Sandwich was growing toward Windsor (the boundary was two blocks east). The first occupant was Edward H. Ross, who in 1914 was a signer of the surrounding plat used for prominent houses. In the 1920s and 1930s the resident was E.R.C. Struthers, proprietor of Concrete Bumper Company. The present owners acquired it in 1989.

Architectural Importance:

This house is stucco, two-storey, with a flat roof and a façade that is almost symmetrical. A projecting one-storey porch is across the full width; it has four piers with wide arches between, and a sculpted parapet with compound arches; original roof drains remain at the corners. The second floor has wide arched windows similar to the porch, all with stucco surrounds. The roofline above the second floor has an arch on the front right corner

similar to the porch; on the left front it is castellated. Stucco coping is along parapet edges on both floors.

The style is "Mission" or "Spanish Colonial Revival". Typical style elements include stucco walls, curved parapets with coping, wide porches, and tile roofs; symmetry is a common feature. The identity of the original designer is unknown.

Contextual Importance:

This location is in the former town of Sandwich, built fronting the river-front road, Sandwich Street (now Riverside Drive West in Windsor). The sides of the c1906 house are perpendicular to the river's edge, and the front is set far back from the street (see aerial photo).

In contrast, the 1914 platted lot lines of Registered Plan 766 (and the sides of adjacent houses) are parallel to the farm lot edges, at 28° west of magnetic north or several degrees more northerly than the older house. The plat includes both sides of what is now Randolph Place (formerly Park Place and Casgrain Place) between Riverside Drive and University Avenue West (formerly London Street). That block has several large homes, including Register-listed properties at 205 and 218 Randolph Place.

Character Defining Elements

Feature that contributes to the historical value of the Ross-Struthers House include:

- Its association with Edward H. Ross, involved with surrounding development in the municipality of Sandwich, and with Windsor business owner E.R.C. Struthers.

Exterior features that contribute to the architectural value of the Ross-Struthers House include:

- Mission/Spanish Colonial Revival style, constructed c1906.
- Stucco finish.
- Two storeys, flat roof.
- One-storey porch across the full width, with four piers with wide arches between, sculpted parapet with compound arches, original roof drains at the corners, and flat roof.
- Stucco coping along parapet edges on both floors.
- Stucco surrounds for windows and porch openings.
- Second-floor wide arched windows.
- Second-floor roofline has an arch on the front right corner similar to the porch; on the left front it is castellated.

Characteristic that contributes to the contextual value of the Ross-Struthers House include:

- Its location along Riverside Drive West at an angle to its newer neighbours, and set back further from the street.

Carried.

Clerk's Note:

The Report of the Heritage Planner dated September 9, 2011 entitled "Heritage Designation – Ross Struthers House, 2161 Riverside Drive West is ***attached*** for information.

Livelink #15522, MBA/11185

CHAIRPERSON

DEPUTY CITY CLERK

NOTIFICATION			
Name	Address	e-mail	Telephone
Mr. Frank Massimino Mr. Giovanni Massimino	1-2151 Riverside Dr. West, Windsor, ON N9B 1A8	fmassimino@stratusplastics.com	519-948-1888

Item No.

THE CORPORATION OF THE CITY OF WINDSOR
Office of the City Solicitor - 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: September 9, 2011**
Author's Name: John R. Calhoun	**Date to WHC: September 14, 2011**
Author's Phone: 519-255-6543 x6179	**Classification #:**
Author's Email: jcalhoun@city.windsor.on.ca	

To: **Windsor Heritage Committee**

Subject: **Heritage Designation – Ross-Struthers House**
2161 Riverside Drive West

PD#

City Wide: Ward(s): 2

1. RECOMMENDATION:

That the Ross-Struthers House at 2161 Riverside Drive West (Plan 766; Lot 19, east part lot 18, south part Lot 20) **BE DESIGNATED** under Part IV of the Ontario Heritage Act for the reasons attached.

2. BACKGROUND:

In January 2011, owner Mr. Frank Massimino applied for heritage designation of the property.

The house was listed on the City's Heritage Register in 2008, after being on the heritage inventory for several years.

3. DISCUSSION:

Historical Importance:

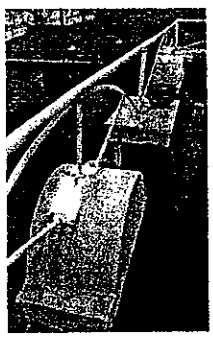
This home was built c1906 when the Town of Sandwich was growing toward Windsor (the boundary was two blocks east). The first occupant was Edward H. Ross, who in 1914 was a signer of the surrounding plat used for prominent houses. In the 1920s and 1930s the resident

was E.R.C. Struthers, proprietor of Concrete Bumper Company in Windsor. The present owners acquired it in 1989.

Architectural Importance:

This house is stucco, two-storey, with a flat roof and a façade that is almost symmetrical. A projecting one-storey porch is across the full width; it has four piers with wide arches between, and a sculpted parapet with compound arches; original roof drains remain at the corners. The second floor has wide arched windows similar to the porch, all with stucco surrounds. The roofline above the second floor has an arch on the front right corner similar to the porch; on the left front it is castellated. Stucco coping is along parapet edges on both floors.

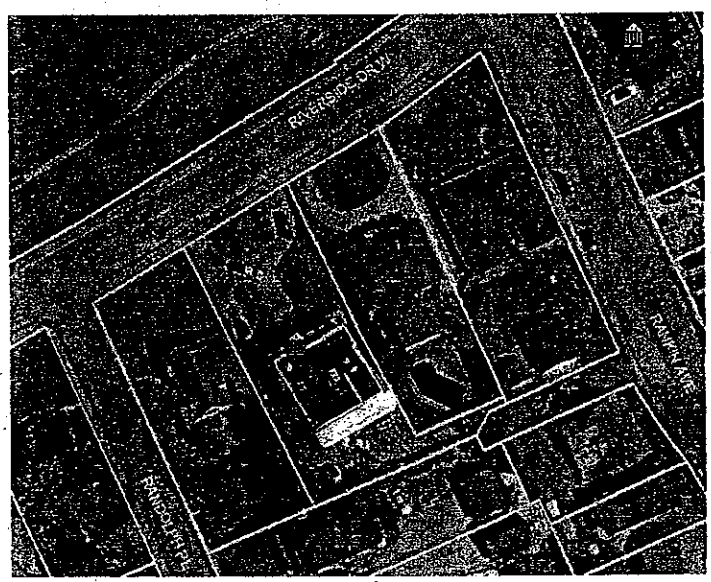
The 1924 photo is from InternationalMetropolis.com (February 23, 2009). Modifications since then include the glass enclosures of the porch, removal of small cantilevered roofs at the second-floor level, and conversion of the centre second-floor window to a doorway and pipe railing above the porch parapet to allow a deck over the porch. The building was divided into five apartments in the 1950s; rear porches were added.



The style is "Mission" or "Spanish Colonial Revival". Typical style elements include stucco walls, curved parapets with coping, wide porches, and tile roofs; symmetry is a common feature. Here the small tiled visor roof was removed, and porches were enclosed with glazing. The identity of the original designer is unknown.

Contextual Importance:

This location is in the former Town of Sandwich, built fronting the river-front road, Sandwich Street (now Riverside Drive West in Windsor). The sides of the c1906 house are perpendicular to the river's edge, and the front is set far back from the street (see aerial photo).



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Place) between Riverside Drive and University Avenue West (formerly London Street). That block has several large homes, including Register-listed properties at 205 and 218 Randolph Place.

Official Plan Policy:

The Windsor Official Plan states "Council will recognize Windsor's heritage resources by designating individual buildings ... as heritage properties under the Ontario Heritage Act." (9.3.3.1.a)

The Plan sets out criteria for designation (9.3.3.2.). In the case of Ross-Struthers House, the following criteria are most relevant:

"(e) the property will be recognized as a long-standing Windsor or neighbourhood landmark or will be considered to contribute positively to the cityscape because of its aesthetic value; and
"(f) the property will exhibit sufficient features of architectural and/or historical value to merit designation in its present condition ..."

4. FINANCIAL MATTERS:

There is no cost to the owner for designation. The Windsor Heritage Committee operating budget will cover the cost of the designation plaque.

5. CONSULTATIONS:

Owner Mr. Frank Massimino identified building features, and showed 1951 drawings for modifying it into multiple units.

6. CONCLUSION:

The Ross-Struthers House at 2161 Riverside Drive West (Plan 766; Lot 19, east part lot 18, south part Lot 20) should be designated under Part IV of the Ontario Heritage Act to recognize its historical, architectural, and contextual features for years to come.

John R Calhoun

John R. Calhoun, AICP
Heritage Planner

Thom Hunt, MCIP, RPP
City Planner

APPENDICES:
Appendix A – Reasons for Designation/Statement of Significance

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

NOTIFICATION:				
Name	Address	Email Address	Telephone	FAX
Mr. Frank (Francesco) Massimino Mr. Giovanni Massimino	1-2161 Riverside Dr W Windsor ON N9B 1A8	fmassimino@ stratusplastics.com	519-948-1888	

Appendix A

Reasons for Designation / Statement of Significance
Ross-Struthers House
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(Plan 766; Lot 19, east part lot 18, south part Lot 20)

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