

Subject: Heritage Recognition 2020 - Presentation of Built Heritage Awards

Reference:

Date to Council: January 13, 2020
Author: Kristina Tang, MCIP, RPP
Heritage Planner
ktang@citywindsor.ca
519-255-6543 X 6179

George Robinson, MCIP, RPP
Planner II- Revitalization & Policy Initiatives
519-255-6543, ext. 6531
GRobinson@citywindsor.ca

Vincent Wen
Planning Co-op Student

Planning & Building Services
Report Date: November 29, 2019
Clerk's File #: SPL2020

To: Mayor and Members of City Council

Recommendation:

- I. THAT the property owners and project teams responsible for the heritage conservation of the vernacular commercial building, 212-248 Erie St W; Willistead Manor, 1899 Niagara Street; Holy Trinity Russian Orthodox Church, 1410 Drouillard Road; Windsor Airport Hanger No. 401, 104-2600 Airport Rd; Queen Victoria Public School, 1376 Victoria Ave; Prince Edward Public School, 949 Giles Blvd E; Hugh Beaton Public School, 2229 Chilver Rd; and Sandwich Fire Hall & Stable now John Muir Branch, Windsor Public Library, 363 Mill Street; **BE RECOGNIZED** with Built Heritage Awards for 2020.

Executive Summary:

N/A

Background:

The third Monday of February is the Canadian Heritage Day, a day to recognize and pay tribute to our land and landmarks, our nation's history, our diverse cultures and our traditions. Heritage Day coincides with Ontario Heritage Week, which takes place annually during the third week of February (February 17 to 23, 2020).

In recognition of the heritage celebrations, proclamation of Heritage Week by City Council has been requested. Special events/activities hosted by heritage-related organizations and places of attractions will be updated on the City of Windsor webpage.

In conjunction with the heritage celebrations, for many years City Council has recognized individuals and organizations for long-time heritage stewardship and/or well-done rehabilitations, or for their contributions to successful heritage redevelopment projects through the Built Heritage Awards.

New this year, the City of Windsor held a campaign to invite public nominations of properties. Advertisement and marketing was made through a media release, to public libraries, community centers, City of Windsor facilities, and across City of Windsor channels. In concert with the public nomination, members of the Heritage Committee refined the criteria for the nominations to three categories of Awards, being Heritage Conservation (focused on preservation, rehabilitation or restoration efforts), Adaptive Re-use for properties that have been converted for new use in a heritage context, and the Honour Category for properties that are important contribution to community revitalization and or build awareness and education of heritage. All properties were to generally adhere to Standards & Guidelines for the Conservation of Historic Places in Canada.

Heritage Conservation:

Properties that demonstrate extraordinary or exemplary conservation (preservation, rehabilitation or restoration) of the existing built heritage resource, while protecting its heritage value.

- Preservation work that protects, maintains and stabilizes the original form, material and integrity of a historic place
- Rehabilitation work involving sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use.
- Restoration work that reveals, recovers or represents the state of an historic place or individual component as it appeared at a particular period in its history
- The property and buildings are well maintained

Adaptive Re-use:

Properties that maintain original features while introducing new features that support the re-use of the property.

- Repurposing a building while retaining its heritage character

- May include additions that are sensitive to the historic context of the heritage property
- Enhancement to the community and adds value to the streetscape

Honour:

- Important contribution to community revitalization
- Builds awareness and education of heritage
- Showcases a commitment to heritage conservation
- Culturally significant landmark

The public nominations were vetted and final selection were made by the Heritage Committee members.

Discussion:

The Built Heritage Awards are to be presented to:

212-248 Erie St W (Listed on the Register in 2007):

Awarded for: Heritage Conservation of Traditional Commercial Storefronts

This c.1920s mixed use building is located on the northwest corner of Victoria Avenue and Erie Street West at 212-248 Erie Street West, within the Victoria Avenue Heritage Area. The building is a two storey, red brick building with five commercial units on the ground floor fronting Erie Street and four residential apartments on the second storey. The parapet walls outline ornate stone crests in the center, and the central entranceways on each side is bordered by brick pilasters and a moulded entablature. Pilasters also articulate the corners of the facade. In spring 2018, the property owner SVB Realty Inc. applied under the Downtown Windsor Community Improvement Plan for the Commercial/Mixed Use Building Facade Improvement Grant Program and Building/Property Improvement Tax Increment Grant Program for masonry work and storefront replacement. The restoration efforts included masonry work on the front and rear of the building. The masonry work involved the removal and replacement of mortar joints, removal and replacement of damaged bricks, and masonry cleaning. The renovation of the storefronts included new entrance door, windows, moldings, and baseplates, all finished in black. The owner also further invested in improvements to the appearance of the property by introducing goose-neck lighting to each commercial unit and projecting signs, and has replaced the residential doors, second floor windows and repainted the cornice and wood trim to match the new colour scheme.

This renovation is being recognized as a good example of appropriate and heritage-sensitive storefronts renovations conducted in the era of original construction. The work completed embraces good heritage conservation practices including respectful maintenance and repair to its character-defining elements. Overall, the building is a well-maintained example of historic commercial development in Windsor.



Top left photo: c.2000. Top right photo: pre-restoration 2018. Bottom photo: post-restoration 2019.

Willistead Manor, 1899 Niagara Street (Designated since 1976)

Awarded for: Heritage Conservation

Willistead Manor was built in 1906 and designed by Albert Kahn as a 36-room mansion on 15 acres of land. The Manor was built for the second son of Hiram Walker, Edward Chandler Walker. Willistead was Windsor's first heritage designation in 1976. It is also one of four properties that the City tendered heritage consulting work for. The City of Windsor Facilities Department led this exercise with awarded heritage consultants Goldsmith Borgal & Company (with local partners studio g+G architect, and engineering by Haddad Morgan & Associates Ltd), for a \$1.95 million dollar restoration project for Willistead in 2017-2018.

The restoration held to the Standards & Guidelines for the Conservation of Historic Places in Canada. The scope of work included cleaning of the masonry using specific chemicals and removal of biological growth and vines. Repairs were made to the masonry in repointing of mortar, crack repairs to the stucco, reinstallation of support to stone cap, installing crack monitors and consolidating cracked decorative flue cap. In addition, rotten and damaged wood was repaired, replaced and painted to protect the surfaces. Extensive repairs were made to the windows through careful cataloguing of each condition, removal, and application of appropriate repair treatment prior to reinstallation. Work on the roofing system included repairs to the copper leaderboxes, replacing some non-copper rain water leaders and brackets with copper, replacing metal flashing and missing shingle, copper cap flashing was added on top of wood hoist beam for protection, securing copper ridge cap opening at joints, replacement of broken or loose clay roof tile and clay eave tile. A major component of this work was to improve

the foundation drainage system which had been filled with soil and debris, and caused leaks not only to the basement but also filled up to leaking eaves, causing damage to the façade. The new drainage system improvements include the installation of a new waterproof membrane and the weeping tile installation which resulted in excavation of the area around the building at the manor entrance courtyard.

The restoration project at Willistead preserves the high quality of craftsmanship in the building, and showcases high degree of adherence to heritage standards, which would allow Willistead Manor to continue as one of the most significant heritage properties in the City and remain for generations to enjoy.



Copper Leaderbox Before & After Pictures



Vegetation that was removed



Stucco repairs (before and after)



West Elevation Cleaning of Stains, before (left) and after (right)

Holy Trinity Russian Orthodox Church - 1410 Drouillard Road (Listed on the Register in 2007):

Awarded for: Heritage Conservation

Completed in 1947 in a Northern Russian / Byzantine architectural style, the main aisle is laid out in the shape of a cross and leads to the altar. The building is constructed of concrete blocks, with a steel frame supporting the dome. The church dome is supported by four columns, representing the four evangelists of the Christian faith.

The Church has continually maintained the property with best efforts from their membership. Between 2012 to 2017, work was done to repair cracks in the brick wall and leaks in the large cupola, and repairs made to the roofing system. Extensive repairs to the exterior paint was conducted in 2019, including the bell tower and the onion dome. Other recent exterior work includes fascia restoration, eaves trough and downspout upgrades in 2019.



October 2016 before photo, and during 2019 painting (Photo Credit: Holy Trinity Church)



After restoration work, November 2019 (Photo Credit: Administration)

Windsor Airport Hanger 401 - 104-2600 Airport Rd (Listed on the Register in 2011):

Awarded for: Adaptive Re-use and Honour

Built in 1940, this large (160 ft x 115 ft/49mx35m) metal hanger was constructed with heavy wooden trusses and rigid timber columns due to the wartime shortage of steel. It is the only remaining building from the #7 Elementary Flying Training School complex, which was part of the British Commonwealth Air Training Plan during World War II. In 2009, the Canadian Historical Aircraft Association (CH2A) received a \$750,000 Federal grant for infrastructure restoration and maintenance to adaptively reuse the building.

Woodall Construction Company Limited was hired to complete work including the removal of the drop ceiling to expose the original ceiling and beams. Additionally, supports were manufactured to shore up and repair beams. A new flat roof was installed with sheathing to protect deteriorating wood as well as provide insulation to the facility. The hanger floor was epoxied to protect the concrete floor from fluids like oil from planes. A fire suppression system was installed to meet the requirements of a museum. Although a new hanger door was installed in 2002, the original hanger doors are preserved on their original tracks. The front entrance was renovated to include an office, archive room, gift shop and accessible washrooms. However, the original layout and structure of the entrance was maintained. CH2A has a mission statement “to honour Canadian veterans by preserving, maintaining, restoring, displaying, and demonstrating antique or vintage military and civilian aircraft considered important to Canadian aviation history”, representing honour, awareness and education to heritage. The building for CH2A officially opened in 2010. The hanger displays many artifacts from World War II and provides tours to the public, schools, seniors and other groups. As a Non-profit organization, CH2A has been supported by a group of volunteers and active members who host air shows and maintain aircraft. Although the building was listed on the Municipal Heritage Register in 2011, there has not yet been further recognition of the work by CH2A in maintaining the historic character of the structure and the continued work in bringing awareness and education to aviation heritage and history in Windsor. The organization deserves recognition for the adaptive re-use of the building and for promoting the education of the hanger’s involvement in World War II through volunteers and club members.



Top left photo: Exterior of the Canadian Historical Aircraft Association (November 2019). Top right photo: exposed ceiling of the hanger (November 2019). Bottom left photo: original hanger door (c.2000). Bottom right photo: exterior of the hanger as a training facility (unknown date). Credit: Canadian Historical Aircraft Association.

Greater Essex County District School Board Properties

Awarded for: Heritage Conservation

Greater Essex County District School Board, as the owner of several heritage school buildings, should be recognized for recent efforts in the conservation of 1376 Victoria Ave – Queen Victoria Public School, 949 Giles Blvd E – Prince Edward Public School, and 2229 Chilver Rd – Hugh Beaton Public School. The same project team consisting of JP Thomson Architects, Loaring Construction (now Sterling Ridge General Contracting) as the contractor, and Con-Tact Masonry for masonry work, conducted all of the masonry restoration work for the three GECDSB properties.

1376 Victoria Ave – Queen Victoria Public School & 949 Giles Blvd E – Prince Edward Public School

The work scope for Queen Victoria and Prince Edward Public School were similar. Exterior and interior renovations at the schools included masonry and concrete repairs, foundation waterproofing, electrical and plumbing upgrades, and interior painting. After exploratory work on masonry and paint damage, it was discovered that there was water penetration into the gymnasium causing issues. Repair of concrete and masonry elements and water-proofing was conducted. The work scope also included interior replacement of gym floor, re-painting of interior walls, and installation of new acoustic panels on walls and ceiling.

1376 Victoria Ave – Queen Victoria Public School Photos



Brick mortar re-pointing before and after (Photo credit: JP Thomson Architects).

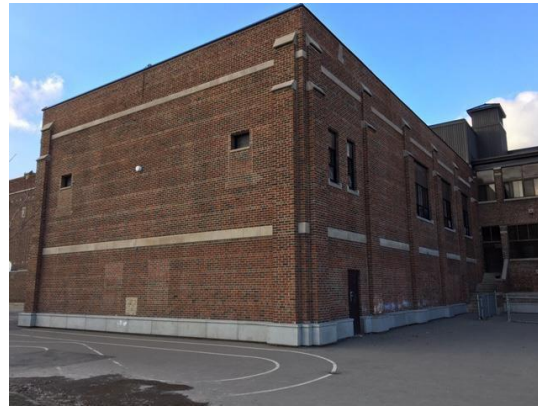


Interior demolition of gymnasium floor to repair footing and foundations, and restored (Photo credit: JP Thomson Architects).

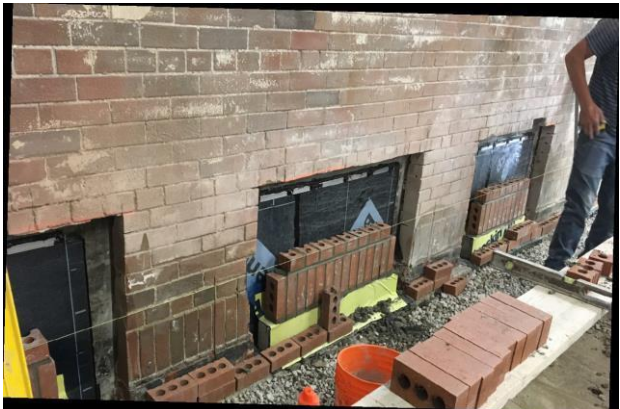
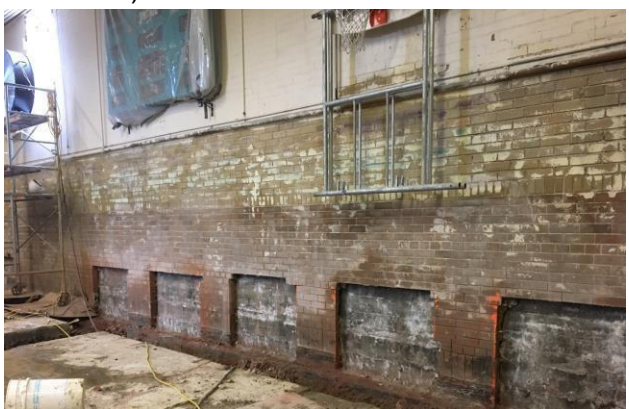


Finished brick restoration which preserved historic masonry and stopped water penetration into the gym.

949 Giles Blvd E – Prince Edward Public School Photos



Initial excavation and finished re-pointed brick and concrete panels (Photo credit: JP Thomson Architects).



Staggered brick removal/re-installation process around entire perimeter of the interior gym walls (Photo credit: JP Thomson Architects).



New gymnasium floor, new paint to existing walls and new acoustical panels (Photo credit: JP Thomson Architects).

2229 Chilver Rd – Hugh Beaton Public School.

Upon initial investigation, it was determined that urgent repairs to the stonework were needed at the entrance to ensure structural stability. Repair and replacement of all deteriorated and cracked/broken stone elements involved dismantling and re-installing the stonework piece-by-piece. Once stones were removed, new structural steel and soffit suspension system were installed. Historically sensitive techniques were used during the restoration, and dismantling process was documented with all stones numbered and stored on site to ensure accurate re-construction.



Dismantling of the stone elements (Photo credit: JP Thomson Architects).



Large hoisting cranes were used to dismantle and reassemble the stonework (Photo credit: JP Thomson Architects).



Completed front facade (Photo credit: Administration).



Restored stone work (Photo credit: Administration).

Sandwich Fire Hall & Stable, now John Muir Branch, Windsor Public Library, 363 Mill Street (Heritage designated in 1998):

Awarded for: Heritage Conservation, Adaptive Reuse & Honour

This two-storey public building is located on Mill Street between Sandwich Street and Peter Street. It was built in 1921 as Fire Hall No. 6 and the first fire hall for the former Town of Sandwich. There were two large doors facing Mill Street that gave access to the truck bays. The tower was the original entrance to the building and was used to hang hoses for drying. A fire circa 1941 destroyed parts of the second floor and the upper portion of the hose tower. In 1945, the structure was rebuilt including masonry, metalwork, and window repairs, with a redesigned upper facade and shortened tower. In 1964, the fire station was decommissioned and later served tenants such as the Metropolitan Hospital Detox Centre until 2005 and the Windsor Art Studio until 2009. The building had not been well maintained over the years and was vacant for a while.

Adaptive re-use of the building for a community or arts use had been identified during the process to create the Sandwich Community Improvement Plan in 2009. In 2015, the Windsor Public Library partnered with the City of Windsor to convert the building into the John Muir Branch. Jason Grossi, OAA, AIA, CAHP from studio g+G architect, who is also a professor at the University of Windsor, School of Creative Arts, was the architect

for the project. The core project team also included Joseph Dattilo (as the City Project Administrator), William D. Tape, P.E., P.Eng. of Haddad Morgan and Associates Ltd, (for structural and Civil engineering work), Stantec Consulting (Electrical and Mechanical work) and Intrepid General Limited (General Contractor). Initial funding of \$2.2 million was increased by Windsor City Council to \$5.5 million in 2017 as a stated commitment to local heritage properties. After extensive planning, ground-breaking took place in January 2018. Restoration work included extensive structural repairs, a new wing connecting the fire hall to the old stables at the rear of the lot, and complete replacement of mechanical, electrical, and plumbing systems. A number of heritage design elements from the original structures were retained and enhanced, including the retention of original structural beams that showed the 1941 fire damage, and re-use of the hose-drying tower as a new observation room. The brickwork repointing used sand sourced on site as well as the same “pebbled mortar” technique used in the initial build. All wood windows were recreated to the exact details of the original by training local fabricators. Historic lime and hog hair stucco cladding was used on the exterior. The stable restoration involved 19th century shiplap wood construction with historic limewash, and the reuse of the stable roof. The new connecting building linking the Fire Hall & Stable features an elevated walkway using flooring reclaimed from the stable, and the exterior composes of coated copper, steel, and glass walls. Overall, the work completed at the Sandwich Fire Hall demonstrates a high level of craftsmanship while following the Standards and Guidelines for the Conservation of Historic Places in Canada. The project has also allowed for heritage conservation skills and knowledge to be learned and passed on to local trades, which could be employed for future heritage restoration projects in the City.

Construction completed in summer 2019 and the buildings have become the John Muir Branch, in honour of Mr John Muir, who had been a leader in advocating for a library in the Sandwich area and who was an inspirational figure in the revitalization of Sandwich. Windsor Public Library has created programming work that has continued in celebration of the building and its history. Author readings, book launches, musical concerts are organized in the community rooms on the second floor in the old hay loft in the stables and in the fire hall. WPL staff continue to educate the public by providing tours of the careful heritage conservation work that took place, and by pointing to the historic features in the building which has allowed the history and stories of Sandwich Town to be kept alive. Tours of the hose-drying tower, which has been re-imagined as a glass-capped observation tower, gives over 200 weekly visitors a unique view of Windsor’s west end, and has proven particularly popular with the local school children. Lit up at night, this tower speaks to the spirit of this historic area and the public library’s role as the community’s living room. Windsor Public Library and the Project Team should be awarded for their outstanding work.



The Fire Hall circa 1950's and the Stable taken in 2016.



Exterior photos of the Fire Hall during initial restoration work (February 2018).



Interior framing and mezzanine construction (June 2018).



Stables before (2005) and during restoration (December 2018).



Photos of John Muir Branch, Windsor Public Library (December 2019).



Pavers made of reclaimed stone from original surfacing approaches to the Ambassador Bridge (Credit: Administration)



View new building connecting the fire hall to the stable (Credit: Jason Grossi)



Interior view of the building with replicated tin ceiling (left), of the connecting building (center) and elevated bridge with reclaimed hardwood flooring (right) (Credit: Jason Grossi)

Risk Analysis:

No risk has been identified.

Financial Matters:

A nominal cost will be incurred for the printing of the award certificates.

Consultations:

Members of the public were invited to submit nominations for the awards from October 23rd to November 24th 2019. Heritage at-large members of the Standing Committee met in November 2019 to discuss candidate sites.

Conclusion:

The owners and their project teams of the nominated properties should be given the Built Heritage Awards to recognize their excellent stewardship and heritage conservation efforts towards the nominated properties and for the residents of the City of Windsor.

Planning Act Matters:

N/A

Approvals:

Name	Title
Michael Cooke	Manager of Planning Policy/Deputy City Planner
Thom Hunt	City Planner / Executive Director Planning & Building
Wira Vendrasco	Deputy City Solicitor
Shelby Askin Hager	City Solicitor / CLT
Onorio Colucci	Chief Administrative Officer

Notifications:

Notification list of property owners and project team members provided to Clerks.

Appendices:

N/A