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Windsor, Ontario January 11, 2012

A meeting of the **Windsor Heritage Committee** is held this day commencing at 5:30 o'clock p.m. in Room 402, 400 City Hall Square East, there being present the following members:

Robin Easterbrook, Chair
Councillor Al Maghnieh
Lynn Raeburn Baker
Simon Chamely
Andrew Foot
Jeffrey Mellow
Noreen Slack

Also present are the following resource personnel:

John R. Calhoun, Heritage Planner
Karen Kadour, (A) Committee Coordinator

1. CALL TO ORDER

The Chair calls the meeting to order at 5:32 o'clock p.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

2. ADOPTION OF THE MINUTES

Moved by L. Baker, seconded by Councillor Maghnieh,
That the minutes of the Windsor Heritage Committee at its meeting held November 9, 2011 **BE ADOPTED** as presented.
Carried.

3. DECLARATIONS OF CONFLICT

Councillor Maghnieh discloses an interest on Item 5.2 – St. Bernard School, as he is employed by the Windsor Essex Catholic District School Board.

4. BUSINESS ITEMS

4.1 Changes to the Municipal Heritage Register

A review of the properties (to add or remove) from the Municipal Heritage Register is undertaken. Discussion ensues regarding Essex Hall, University of Windsor, 401 Sunset Avenue and if Mr. Raymond Masters was the project's lead designer under the architectural firm.

Moved by A. Foot, seconded by L. Baker

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 corner – 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; Raymond Masters design – 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

Carried.

Moved by A. Foot, seconded by L. Baker,

That the following property of cultural heritage value or interest **BE ADDED** to the Windsor Municipal Heritage Register:

- 375 Ouellette Avenue – McCreery's/Birks Jewellers – c1910, 1940 – Moderne – Core

Carried.

4.2 Heritage Awards

J. Calhoun reports that the tentative date for the presentation of heritage awards at City Council is February 21, 2012.

The Chair indicates that no precedent has been established that mandates that the property must be on the Register to receive a heritage award. He notes that historically, four awards are provided annually to various categories which include a residential home, a church and a commercial building.

Moved by N. Slack, seconded by L. Baker,
That Built Heritage Awards for 2012 **BE GIVEN** to the following properties:

- Yorktown Square Sign, 1341 Grand Marais Road West, c 1954, rehabilitated 2011 (Register 2009)
- House with cobblestone foundation, 1165 Ouellette Avenue, c 1920, rehabilitated for Lanspeary Suites (Register 2009)
- Buckland-Montreuil-Vichos House, 4187 Riverside Drive East, 1924, rehabilitation began 2011 (Register 2008)
- Dillon Hall, University of Windsor, 401 Sunset Avenue, 1928 (Register 2007)

Carried.

5. COMMUNICATIONS AND ANNOUNCEMENTS

5.1 Heritage Week – February 20-26, 2012

J. Calhoun states that the Geomatics Department, City of Windsor is producing the drawing of the Capitol Theatre for the Colouring Contest.

J. Calhoun reports that the Ontario Heritage Trust will award Raymond Masters, Architect, the Lifetime Achievement Award.

5.2 St. Bernard School, 1847 Meldrum Road

L. Baker advises that a meeting was convened with the Windsor Essex Catholic District School Board Trustees and the Chair of the Windsor Heritage Committee, regarding the closure of the school. The Chair's presentation focused on the fine adaptive re-use of John Campbell School. At this time, no further comments have been received from the Trustees.

5.3 ACO/CHO Conference

No report.

5.4 National Trust for Historic Preservation Conference, October 18-22, 2011

A memo from the Heritage Planner dated January 11, 2012 entitled "National Trust for Historic Preservation Conference, Buffalo, New York, October 2011" is distributed and attached as Appendix "A".

Moved by A. Foot, seconded by L. Baker,

That the report of the Heritage Planner regarding the National Trust for Historic Preservation Conference held in Buffalo, New York from October 18-22, 2011 **BE RECEIVED.**

Carried.

6. NEW BUSINESS

Discussion ensues regarding the proposal for a City Market to be housed in the Windsor Arena, 572 McDougall Street. J. Calhoun notes that the Border Cities Arena was constructed in 1925; the cost to build the arena was \$200,000 and the first attraction boxing match was held in 1925.

L. Baker suggests that the proponents be contacted to discuss restoration and possible designation.

Councillor Maghnieh states that no binding agreement is in place at this time with the proponents.

Moved by L. Baker, seconded by Councillor Maghnieh,

That the proponents **BE INVITED** to attend a meeting along with the Heritage Planner, the Chair of the Windsor Heritage Committee and Simon Chamely, Architect to discuss plans for the Windsor Arena site.

Carried.

7. DATE OF NEXT MEETING

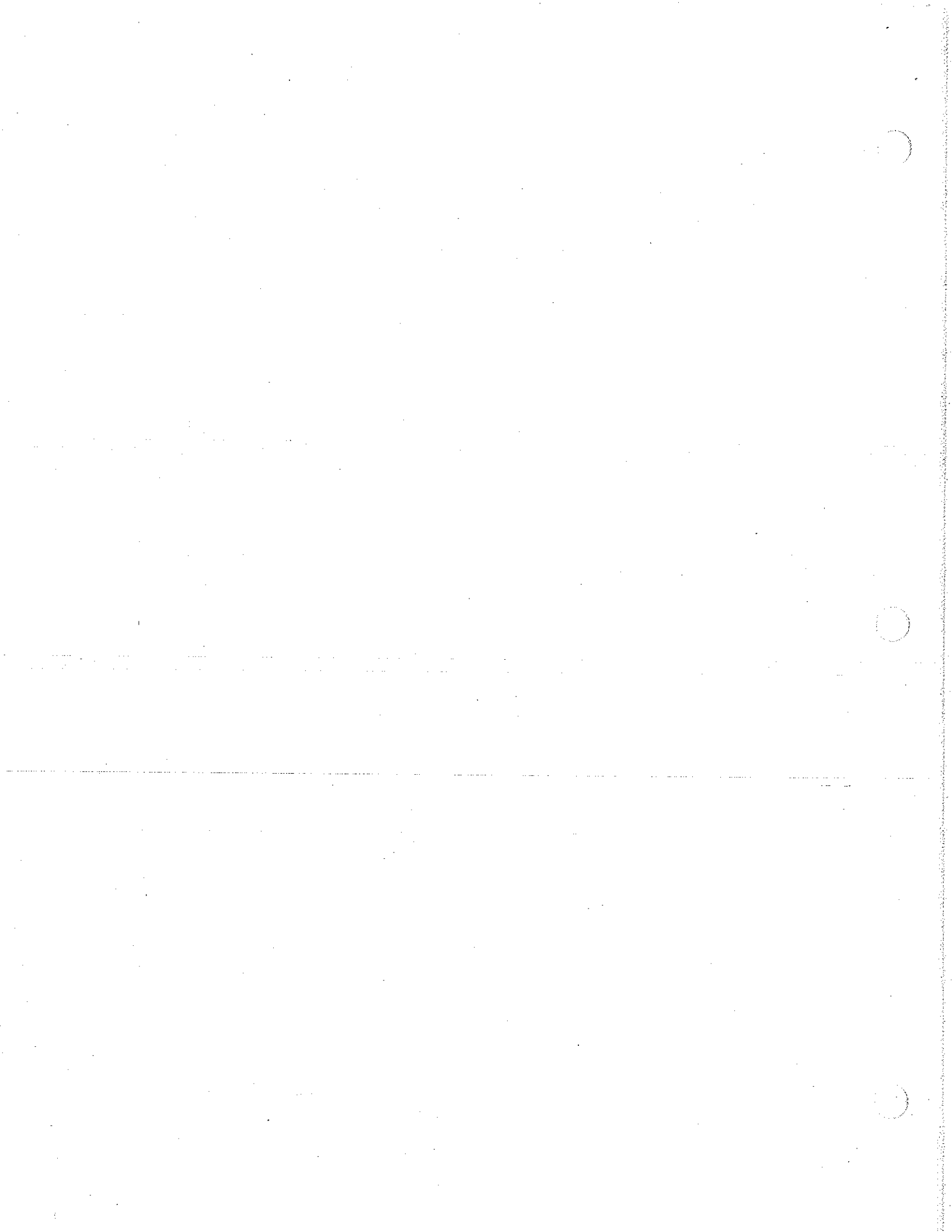
The next meeting will be held on March 14, 2012 at 5:30 o'clock p.m. in Room 402, 400 City Hall Square East.

8. ADJOURNMENT

There being no further business, the meeting is adjourned at 6:33 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR (A)



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 (WECDSB) 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

Memo

To: Windsor Heritage Committee
From: John R. Calhoun, Heritage Planner
Date: January 11, 2012
Subject: National Trust for Historic Preservation Conference, Buffalo, October 2011

Background:

The National Trust for Historic Preservation has been the leading organization advocating for heritage in the United States for over sixty years. Their annual convention attracts professionals, volunteers and businesses interested in preservation to hear the latest information about the field, see what worked (and didn't), network, and to see the host city. This past October, the conference was held for five days in Buffalo, New York, with over 3000 in attendance.

Buffalo began growth as a city in the early 1800s when the Erie Canal (between Lake Erie and the Hudson River) connected there. The city was laid out in a grid pattern with diagonals, similar to Washington. Later, railroads provided for trans-shipment of Great Lakes goods, and many large grain elevators were located there. Population and wealth peaked about 1900-1910, and substantial buildings designed by leading architects (including Louis Sullivan, Daniel Burnham, and Frank Lloyd Wright) remain from then.

Discussion:

Several subject areas I participated in with seminars or tours:

Industrial: A tour to Hamilton and Niagara Falls included stops at a 19th-century grain mill, old and new sections of the Welland Canal, a large steam engine to pump drinking water (where I took the heritage planning class in Hamilton in late 2010), a multi-storey cotton warehouse now used by artists, and a closed electric generating plant just above the falls at Niagara. We drove through the large waterfront industrial area in Hamilton, asking how much should be preserved as it is becoming obsolete. A tour of the Buffalo harbour included a boat ride past many grain elevators (and the main Cheerios factory), then a visit to an electric generating plant from the 1920s. There are dilemmas when choosing to keep industrial heritage and/or remediate sites (e.g. Butte MT open pit copper mine, Love Canal NY).

Underground Railroad: A seminar included sources of information about those who made the journeys from the slave-holding states to Canada; many published sources were quite open about who traveled and hid in plain sight; records remain from supportive organizations; reliability of sources was rated. Several routes took travellers through Detroit or Buffalo. Ontario history

commemorates diversity, including observance of 200 years of the end of slave trade in 2007. Uncle Tom's Cabin near Dresden is a "pilgrimage site". The closing keynoter, Isabel Wilkerson, spoke of her book *The Warmth of Other Suns*, with personal stories and documentation about the millions of African-Americans who migrated from south to north in the 20th century.

Preservation challenges: The opening keynoter, James Howard Kunstler (author of *The Geography of Nowhere*) spoke of a world soon to come with very limited energy use and where skyscrapers would be unusable. "Buffalo Green" is a program to change to a form-based zoning code, including provisions to convert industrial brownfields to other uses, and add residential downtown. Cleveland engaged churches and schools in neighbourhoods where there were few residential buyers other than speculators. Some cities are deliberately abandoning areas. Examples of successful engagement with non-elite people included Corktown and Mexicantown. Benefits of rehabilitating old infrastructure (streets, bridges, sewer and water, rail) were demonstrated. Solar and other local energy source items need provisions for removal of equipment when the technology is not being used any more. The U.S. has a 20% tax credit for heritage rehabilitation; some states double that; the program is successful in attracting large capital investments including some in Buffalo (no similar provision in Canada). Heritage people in Buffalo are glad for the conference to show locals how others regard their history, thus encouraging investment instead of demolition.

Recommendation: Receive the report.

John R. Calhoun, AICP
Heritage Planner