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Windsor, Ontario July 30, 2013

A meeting of the **Windsor Heritage Committee** is held this day commencing at 5:30 o'clock p.m. in Room 407, 400 City Hall Square East, there being present the following members:

Robin Easterbrook, Chair (arrives at 6:01 p.m.)  
Councillor Fulvio Valentinis  
Lynn Baker (arrives at 6:01 p.m.)  
Andrew Foot  
Noreen Slack

**Regrets received from:**

Simon Chamely  
Jeffrey Mellow

**Guest in attendance:**

Olivia Lori

**Delegations in attendance:**

Michael Clavette, regarding Item 5.2  
JeffNadalin, regarding Item 5.3  
Jessica Cook, regarding Item 5.3  
Amanda Gellman, regarding Item 5.3  
Rhys Trenhaile, regarding Item 5.3  
James Mays, regarding Item 5.5

**Also present are the following resource personnel:**

John R. Calhoun, Heritage Planner  
Sasha Oliveira, Planning Assistant  
Karen Kadour, Committee Coordinator

**1. CALL TO ORDER**

The Chair calls the meeting to order at 6:03 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 Valentinis,  
That the minutes of the Windsor Heritage Committee at its meeting held April 17,  
2013 **BE ADOPTED** as presented.  
Carried.

3. **DECLARATIONS OF CONFLICT**

None disclosed.

6. **COMMUNICATIONS**

6.3 **Walkerville Heritage**

Sasha Oliveira, Planning Assistant reports the City is reluctant to propose a Heritage Conservation District in the Walkerville area due to past opposition. She notes a study of several blocks of Walkerville was conducted to retain original elements; to focus on preserving and enhancing features and to maintain the elements on private properties. She indicates the overall research is preliminary and outcomes including private input will be brought back to the Windsor Heritage Committee once gathered.

5. **BUSINESS ITEMS**

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

J. Calhoun advises 1339539 Ontario Limited, applicant has requested a grant in the amount of \$15,000 from the Community Heritage Fund for the repair of the entry canopy and interior lobby at the Medical Arts Building. He distributes additional information related to the application for a Grant from the Community Heritage Fund along with several restoration quotes and photographs, *attached* as Appendix "A".

Moved by A. Foot, seconded by L. Baker,  
That City 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 the Medical Arts Building, 1011 Ouellette Avenue.  
Carried.

Councillor Valentinis indicates there a paved parking lot adjacent to the Medical Arts Building. He expresses concern the industrial sliding gate fencing will detract from the front facade of the building. J. Calhoun states the parking lot property is outside of the designated area and would be subject to site plan.

J. Calhoun reports the requested \$15,000 grant is 27.5% of \$54,472, the total of the repairs to the entry canopy (\$22,000) and the interior lobby plaster (\$23,052) plus the contractor's 7% construction management fee plus 13% HST. Funding at this level, higher than the standard 15% is recommended considering the additional work on other heritage features.

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

That the request by 1339539 Ontario Limited for a grant of \$15,000 from the Community Heritage Fund for repair of the entry canopy and interior lobby at the Medical Arts Building located 1011 Ouellette Avenue **BE DEFERRED** to the September 11, 2013 meeting of the Windsor Heritage Committee to allow for a representative from 1339539 Ontario Ltd. to be in attendance.

Carried.

## **5.2 Semi-detached House, 749 Walker Road**

Michael Clavette, owner of 749 Walker Road is present and is requesting to remove the wood sash windows and storm windows and replace them with aluminum windows, using the existing openings. He states the current windows are approximately 20 years old and some are cracked which allow for a loss of heat resulting in exorbitant heating bills. He displays an aluminum-clad wood sash model by Meloche Windows, similar to a replication of the existing windows.

Moved by A. Foot, seconded by Councillor Valentinis,

That replacement of the wood-sash windows, (a designated heritage feature of 749 Walker Road approved by By-law No. 10049 under provisions of Part IV of the *Ontario Heritage Act*) with a replication of the existing windows by Meloche Windows, using the aluminum-clad wood sash model shown **BE APPROVED**.

Carried.

## **5.3 Knights of Columbus/Auditorium Building, 716 Pelissier Street & 703-17 Ouellette Avenue**

JeffNadalin, Jessica Cook, Amanda Gellman, and Rhys Trenhaile are present and available to answer questions.

J. Calhoun indicates the Knights of Columbus building is listed on the Windsor Heritage Register but is not designated as a heritage property.

R. Trenhaile advises the building will soon house Windsor's new downtown centre for film, digital media and creative arts. He states the renovations to the Knights of Columbus auditorium building will be done in three separate phases over two years.

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

**Owners:** Rhys Trenhaile and Amada Gellman

**Property:** 716 Pelissier Street & 703-17 Ouellette Avenue (Plan 256 Block 2 Lot 10 and N Pt Lot 11)

### **Description of Historic Place**

The Knights of Columbus / Auditorium Building property consists of two connected primary buildings; an auditorium built in 1922 at 716 Pelissier Street and a later two storey storefront at 703-17 Ouellette Avenue, the main thoroughfare extending from the city's central business district.

### **Cultural Heritage Value or Interest**

#### **Design or Physical Value:**

The building at 716 Pelissier Street was constructed in 1922, and was designed by the Windsor architectural firm of (J.C.) Pennington and (John) Boyde. The massing is symmetrical. The centre section includes five tall arched windows (with concrete sills) for an elevated main floor, with matching basement windows below. The wall of this section is set out slightly from the sides, and the parapet is taller and includes bricks in five squares of criss-cross patterns. The right section has an entry just above grade; above the transom over the door frame is an inset rectangular emblem for the Knights of Columbus. There are soldier course bands above both rows of windows.

The auditorium is on the main (elevated) level, with flooring of wood planks in concentric rectangles approaching a centre point, and an arched plaster ceiling and a small balcony. Vestiges of the original gymnasium, bowling alley and swimming pool are on the lower level.

The building at 703-17 Ouellette Avenue was constructed of brick c1929. It consists of two storeys with a form typical of storefronts. The front wall is located on the property line, which is a long distance from the curb. There are five bays, with four storefronts and a centred entry leading to a hallway and stairs to the upper level. Each storefront bay has a full-width brick frame on the first floor, with space for flush display windows and entry doors that could be inset, and transoms (covered). The wall is topped by a row of unadorned blocks. The centre bay has a doorway frame as tall as the adjacent transom headers, and consists of low-relief framing lines. One sash window is centred in the second floor above the door, and smooth blocks are below and beside the sill. A hallway connects it to 716 Pelissier Street.

#### **Historical or Associative Value:**

The Knights of Columbus occupied this site from before the 1920s in a mansion facing Ouellette Avenue. They constructed 716 Pelissier Street building in 1922, and sold the property in 1928.

**Contextual Value:**

This property faces onto Ouellette Avenue, the main commercial artery from the downtown core of Windsor, and is a half-block south of the Wyandotte Street artery. The buildings were constructed within a mix of commercial and residential buildings of similar height.

**Character Defining Elements**

**Exterior features of 716 Pelissier Street that contribute to the design or physical value of the Knights of Columbus / Auditorium Building:**

- o High single-storey over raised basement.
- o Brick walls facing the street, with symmetrical massing.
- o Centre section walls set out slightly with higher parapet, with five sections of criss-cross brick below.
- o Centre section has five tall arched windows with concrete sills.
- o Right section has entry with transom.
- o Knights of Columbus emblem inset in rectangle above entry.
- o Block with 1922 date right of entry.

**Interior feature of 716 Pelissier Street that contributes to the design or physical value of the Knights of Columbus/ Auditorium Building:**

- o Auditorium on main floor, with flooring of wood planks in concentric rectangles approaching a centre point, and an arched plaster ceiling.

**Exterior features of 703-17 Ouellette Avenue that contribute to the design or physical value of the Knights of Columbus / Auditorium Building:**

- o Two-storey symmetrical storefront building typical of the 1920s.
- o Brick walls with cast accents.
- o Four storefront bays, each with full-width brick frame and transom locations.
- o Pilasters between storefront bays and on comers set forward in two layers in slight relief topped with concrete rectangles.
- o Centred hallway entry with tall doorway frame of low-relief framing lines, with smooth stone wall above.
- o Pair of windows in upper floor of each storefront bay, and single window in centre.

**Features that contribute to the historical value of the Knights of Columbus / Auditorium Building:**

- o Association with Windsor architects J.C. Pennington and John Boyde, whose firm designed 716 Pelissier Street.
- o Association with the Knights of Columbus, a Roman Catholic lay men's organization.

**Feature that contributes to the contextual value of the Knights of Columbus / Auditorium Building:**

- o Location on Ouellette Avenue, the main commercial artery from the downtown core of Windsor, and a half-block south of the Wyandotte Street artery.

Carried.

**5.4 Federal Building (Paul Martin)/Dominion Public Building, 185 Ouellette**

In response to a question asked by the Chair regarding if City Council has the authority to designate a federally owned building, J. Calhoun responds affirmatively.

Moved by Councillor Valentinis, seconded by A. Foot,

That in accordance with the Part IV of the *Ontario Heritage Act*, Notice of Intention to Designate the following property **BE GIVEN** and further, that the 1950s addition to the building that is not mentioned in the designation **REMAIN LISTED** in the Windsor Municipal Heritage Register:

**Owners:** Federal Government

**Property:** 185 Ouellette Avenue

**Description of Historic Place**

The Federal Building in Windsor, also called the Dominion Public Building and named for Paul Martin, is an imposing, six-storey masonry office block on the main thoroughfare in the city's central business district. It is deserving of municipal designation because of its historical associations, and its architectural and contextual value.

**Cultural Heritage Value or Interest**

**Design or Physical Value:**

The Federal Building, opened in 1934, is valued for its very good aesthetic and functional design. The design is a modernist interpretation of the Beaux-Arts inspired federal office

building and was a large commission for its well-known local architects Sheppard and Masson with Trace and Buller-Colthurst. The sophisticated handling of mass and the treatment of the building as a sculptural whole represent a new approach to official architecture in the 1930s. The building was planned with the intention of concentrating the work of federal government departments in one location and of providing more adequate public and working space for postal and customs services. The building is also valued for its striking and high quality materials and craftsmanship evident in its masonry work including Canadian decorative motifs.

Features of the building include its recessed bays of windows, giant fluted pilasters in high relief, and the fluted cornice. There are Canadian crests on each of the street-facing sides. The interior public areas include highly detailed marble walls, plaster ceilings and terrazzo floors.

### **Historical or Associative Value:**

The Federal Building is associated with the increasing complexities of the corporate structure of the Dominion Government in the 1920s and with its activities at the local level. This resulted in the development of a new type of government building. The Federal Building is a relatively early example of an approach to public building, which became more widespread in the late 1930s.

In Windsor, the site had already been used for a smaller post office for several decades. The new building accommodated the regional population and trade growth. And construction provided many jobs during the Great Depression.

### **Contextual Value:**

The Federal Building is located on Ouellette Avenue, spanning a full block on the main commercial artery of downtown Windsor, and is two blocks south of the Detroit River. It has been a dominant structure on the north end of Ouellette Avenue. Its imposing presence remains a downtown landmark.

## **Character Defining Elements**

### **Exterior features that contribute to the design or physical value of the Federal Building / Dominion Public Building / Paul Martin Building:**

- o Six-storey massing.
- o Light grey-brown Tyndall limestone walls.
- o Three classically inspired stages including the base, underscored by a broad horizontal band of black granite and the pronounced stringcourse that marks the transition from base to shaft, the intermediary section which rises four storeys in a strong vertical thrust, and the top storey which echoes the horizontality of the base.

- o Giant fluted pilasters in high relief and at attic level, the octagons in low relief and the fluted cornice band punctuated with carved roundels.
- o Recessed windows.
- o Small detailing such as the band of medallions with motifs such as the maple leaf, the rose, thistle, shamrock, and fleur-de-lis.
- o Stone band above the first floor with carved "Dominion Public Building" and "Post Office", and Canadian crests above.
- o Ouellette Avenue entrance flanked by quarter-oval black granite pilasters
- o Bronze plaques on first floor identifying "Post Office" and "Customs and Excise".

**Interior feature that contributes to the design or physical value of the Federal Building/ Dominion Public Building/ Paul Martin Building:**

- o Public spaces - Ouellette Avenue entry lobby and Post Office lobby - with walls lined with marble, ceilings decorated with polychrome plasterwork and floors with geometric terrazzo designs.

**Features that contribute to the historical value of the Federal Building / Dominion Public Building/ Paul Martin Building:**

- o Association with Windsor architects Hugh Sheppard, George Masson, John E. Trace and Guy Buller-Colthurst, instead of Federal government architects.
- o Association with the increasing complexities of the corporate structure of the Federal government after the 1920s and with its activities at the local level, which resulted in a government building combining many functions including customs and post office.
- o The site had been a post office from the 19th century.

**Features that contribute to the contextual value of the Federal Building/ Dominion Public Building/ Paul Martin Building:**

- o Its overall scale, massing, and materials, which are compatible with its streetscape surroundings and adjacent buildings.
- o Its block-wide presence on the main street in downtown Windsor, which makes it a familiar landmark in the city.

Carried.

**5.5 Sandwich Walking Tour Brochure**

James Mays, historian, writer and Sandwich Towne resident has agreed to edit the text of the 2004 Sandwich Walking Tour Brochure for historic and current accuracy.



Moved by A Foot, seconded by N. Slack,  
That **APPROVAL BE GIVEN** to an expenditure in the upset amount of \$450 from the Windsor Heritage Committee operating fund for James Mays to update the Sandwich Walking Tour Brochure, and further, that the funds are to be disbursed upon completion of the edit of the Brochure.

Carried.

## **6. COMMUNICATIONS**

### **6.1 S. W & A. Car Barns, 1200-1220 University Avenue West**

It is generally agreed that the owner of the S.W. & A Car Barns be invited back to a future meeting of the Windsor Heritage Committee to provide an update relating to the remodelling of the building.

### **6.2 Sandwich Development Process**

J. Calhoun reports the Sandwich Heritage Conservation District (HCD) has been in effect since October 2012. About 260 properties are now subject to HCD procedures, and the Committee will be asked to judge proposals according to the stated criteria.

### **6.4 Heritage Week, February 18-24, 2013**

J. Calhoun will report back if the Built Heritage Awards not presented in February are to be given to the awardees at an upcoming meeting of City Council.

### **6.5 Heritage Trees Workshop & Walking Tour, April 12-13, 2013**

J. Calhoun reports he attended the Heritage Trees Workshop held April 12-13, 2013 at Ojibway Park. He notes the points of discussion related to heritage trees and how to properly care for them.

### **6.6 ACO/CHO Conference, June 7-9, 2013**

This item is deferred to the September 11, 2013 WHC meeting.

### **6.7 Committee Member Observation of Properties**

J. Calhoun suggests each non-Council member of the Windsor Heritage Committee become familiar with approximately 1/6 of the individually designated properties.

The Chair requests the Heritage Planner provide a well-defined proposal for the next meeting outlining the logistics of the Committee member observation of properties.

L. Baker suggests the Committee review buildings at risk of demolition.

#### **6.8 Doors Open 2014**

L. Baker advises a meeting of the Doors Open 2014 Committee was held on July 24, 2013 and she notes the Doors Open 2014 event will be held on September 27-28, 2014. She states the Recreation and Culture Department will cover the \$1,200 registration fee.

Councillor Valentinis suggests each Ward donate \$500 towards the Doors Open 2014 event.

#### **6.9 Ontario Heritage Trust Awards**

J. Calhoun indicates the nominations for the Ontario Heritage Trust Awards are to be provided by September 30, 2013. It is generally agreed J. Calhoun along with L. Baker will work on the nomination to ensure the nominee meets the criteria.

Councillor Valentinis suggests the City Forester be invited to a future meeting of the Windsor Heritage Committee to discuss landscaping features/heritage trees, i.e. the types of trees being planted throughout the city. He proposes the planting of tall canopy trees on Giles Boulevard and to encourage a policy for the planting of tall canopy trees. L. Baker states the current policy calls for the planting of Carolinian trees.

#### **7. DATE OF NEXT MEETING**

The next meeting will be held on Wednesday, September 11, 2013 at 5:30 p.m. in Room 407, 400 City Hall Square East.

#### **8. ADJOURNMENT**

There being no further business, the meeting is adjourned at 7:40 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR

**AGENDA**  
and Schedule "A"  
to the minutes of the  
**Windsor Heritage Committee**  
meeting held  
July 30, 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 April 17, 2013 (*previously distributed*).

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Ms. Jocelyn Amaral, regarding *Item 5.1*  
Mr. Paul Renaud, regarding *Item 5.1*  
Mr. Michael Clavette, regarding *Item 5.2*  
Mr. Rhys Trenhaile, regarding *Item 5.3*  
Ms. Amanda Gellman, regarding *Item 5.3*

5. **BUSINESS ITEMS**

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

A. (File HER-6-2013) Consider recommendation on exclusion of paint colour or pattern in the first floor lobby and foyer, which are mentioned in the designation by-law.  
B. Consider recommendation on request for a \$15,000 grant from the Community Heritage Fund. The report of the Heritage Planner dated July 1, 2013 entitled "Medical Arts Building, 1011 Ouellette Avenue Community Heritage Fund Grant, Change paint in lobby" is *attached*.

5.2 **Semi-detached House, 749 Walker Road**

(File HER-7-2013) Consider recommendation on request to modify a designated feature, to replace the wood windows with aluminum. The report of the Heritage Planner dated July 2, 2013 entitled "Semi-Detached Residence, 749 Walker Road Replace wood windows" is *attached*.

5.3 **Knights of Columbus/ Auditorium Building, 716 Pelissier Street & 703-17 Ouellette Avenue**

Consider recommendation on a notice of intent to designate the property. The report of the Heritage Planner dated July 3, 2013 entitled "Knights of Columbus/Auditorium. Building, 716 Pelissier Street & 703-17 Ouellette Avenue - Heritage Designation" is *attached*.

5.4 **Federal Building (Paul Martin)/ Dominion Public Building, 185 Ouellette Avenue**

Consider recommendation on a notice of intent to designate the property. The report of the Heritage Planner dated July 1, 2013 entitled "Federal Building/Dominion Public Building/Paul Martin Building, 185 Ouellette Avenue - Heritage Designation" is *attached*.

**5.5 Sandwich Walking Tour Brochure**

Consider the expenditure of \$450 from the Windsor Heritage Committee operating fund for a professional writer and historian to revise the brochure text. Memo of the Heritage Planner dated July 10, 2012 entitled "Sandwich Walking Tour Brochure - Request for Windsor Heritage Committee Funds" is *attached*.

**6. COMMUNICATIONS AND ANNOUNCEMENTS**

**6.1 S.W. & A. Car Barns, 1200-1220 University Avenue West**

Following the owner's request to withhold to designation, the standing committee sent designation back to WHC at staffs request. Issues with remodelling heritage listed property.

**6.2 Sandwich Development Process**

Implementation of Sandwich Heritage Conservation District (HCD) and Olde Sandwich Towne Community Improvement Plan (CIP) - report sent to Council

**6.3 Walkerville Heritage**

Report on survey and evaluation

**6.4 Heritage Week, February 18-24, 2013**

Follow-up

**6.5 Heritage Trees Workshop & Walking Tour, April 12-13, 2013**

Follow-up

**6.6 ACO/CHO Conference, June 7-9, 2013**

Reports of Committee member and Heritage Planner

**6.7 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

**6.8 Doors Open 2014**

Next organizing meeting July 17, 2013

**6.9 Ontario Heritage Trust Awards**

A letter from the Ontario Heritage Trust dated May 30, 2013 regarding nominations for the 2013 Recognition Programs is *attached*.

**7. DATE OF NEXT MEETING**

Council has approved six meetings per year (M224-2013). The date suggested for the next meeting is Wednesday, September 11, 2013 at 5:30.

**8. ADJOURNMENT**

# Lobby - 2013