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Windsor, Ontario October 10, 2012

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  
Councillor Fulvio Valentinis  
Lynn Raeburn Baker  
Simon Chamely  
Andrew Foot  
Jeffrey Mellow  
Noreen Slack

**Delegations in attendance:**

Craig Goodman, CS&P Architects, regarding Items 5.1-5.3  
Scott Weir, ERA Architects, regarding Items 5.1-5.3  
Susan Mark, Executive Director, Facilities, University of Windsor, regarding Items 5.1-5.3  
Veronika Mogyorody, University of Windsor, regarding Items 5.1-5.3

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

John R. Calhoun, Heritage Planner  
Michael Cooke, Manager of Planning Policy  
Thom Hunt, City Planner  
Cathy Masterson, Manager of Cultural Affairs  
Kathy Ye, Research Assistant, Planning  
Karen Kadour, Committee Coordinator

**1. CALL TO ORDER**

The Chair calls the meeting to order at 5:35 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 S. Chamely,  
That the minutes of the Windsor Heritage Committee at its meeting held September 12, 2012 **BE ADOPTED** as presented.

Carried.

### **ADDITIONS TO THE AGENDA**

Verbal Motion is presented by L. Baker, seconded by S. Chamely, that Rule 3.3 (c) of the Procedure By-law, 98-2011, **BE WAIVED** to add the following Agenda Item:

#### **6.5 *Windsor Heritage Committee 2013 Operating Budget***

Carried.

### **3. DECLARATIONS OF CONFLICT**

None disclosed.

### **4. DELEGATIONS**

The following delegations are present and available to answer questions relating to Items 5.1 - 5.3:

Craig Goodman, CS&P Architects

Scott Weir, ERA Architects

Susan Mark, Executive Director, Facilities, University of Windsor

Veronika Mogyorody, University of Windsor

### **5. BUSINESS ITEMS**

#### **5.1 Windsor Armouries, 353 Freedom Way**

Craig Goodman, CS&P Architects and Scott Weir, ERA Architects provide a brief overview of the three properties acquired by the University of Windsor, namely the Windsor Armouries, the Greyhound Bus Station and the Windsor Star.

In terms of the Windsor Star, the salient points of discussion are as follows:

- West entrance will be restored to the original design
- Prior to excavation of the basement, a structure will be built with piles which will be placed 12 feet below the current ground floor
- Suggestion to close the alley at the west entrance of the building. Pedestrian friendly but too costly.

T. Hunt advises some of the elevations noted on the architectural drawings/renderings may change.

Moved by Councillor Valentinis, seconded by L. Baker,

That modification of heritage features of the Windsor Armouries **BE APPROVED** as follows, subject to submitted designs (see Appendix B [of the staff report]):

- A. Except for the east wall extended around the corner of the south wall, remove all of the 1935 south addition and replace it with new construction three storeys tall, with exterior walls sheathed in metal panels;
- B. Remove the arched pedestrian door of the east facade of the addition and install a brick inset;
- C. Add a blade sign between the original section and addition;
- D. Install glass pedestrian doors where wood doors are currently installed on the north and east sides, retaining the wood doors in fixed positions;
- E. Add skylights to the sloped roof; and
- F. Enclose two original south elevation windows with hallways.

Carried.

## **5.2 Greyhound Bus Station, 44 University Avenue East**

In response to a question asked by S. Chamely regarding if the facade of the Bus Station is removed and is in poor condition, S. Weir responds there will be damage in some areas, however, limestone plugs will be placed in the damaged areas.

Moved by A. Foot, seconded by N. Slack,

That a partial demolition of the Greyhound Bus Station **BE APPROVED** as follows, subject to submitted designs (see Appendix B [of the staff report]), and subject to specified conditions:

Features to be removed include the entire interior, the walls of yellow glazed brick, the metal canopy on the north side, and all property features north of where the south (street facing) facade curves to the sides.

Conditions:

- A. The walls of the south facade and its curved extensions will remain in place. In the event of a structural failure, the walls will be reconstructed with as much original material as possible. The intent is to recreate the openings as shown on early photos; however, some variation for later modifications on the first floor may be used;
- B. The walls of the south facade and its curved extensions will have their original materials of white and black stone exposed and repaired; new matching materials may be substituted where the originals are missing or too damaged to repair;

- C. The shape of the original south canopy will be replicated; the lettering may be modified; and
- D. The owner will initiate a request for heritage designation of the building.

Carried.

### **5.3 Windsor Star, 167 & 181 Ferry Street**

S. Chamely asks the age of the apartment building adjacent to the Windsor Star. S. Weir notes the building was either constructed in 1918 or 1923.

T. Hunt indicates one of the murals currently mounted on the Windsor Star building will be incorporated into the new location (former Palace Building). He states the other mural will be placed in storage or, at another location. He advises the issue will be vetted through City Council and the Community Public Art Advisory Committee.

S. Chamely expresses concern relating to the glass/openings in the apartment building. He suggests that consideration be given to enhancements relating to the detail of the openings to closely reflect the original design.

Moved by Councillor Valentinis, seconded by A. Foot,

That a partial demolition of the Windsor Star buildings **BE APPROVED** as follows, subject to submitted designs (see Appendix A [of the staff report]), and subject to specified conditions.

The buildings under consideration are identified as the "north" (167 Ferry Street, corner of Pitt Street West) and "south" (181 Ferry Street, mid-block). Features to be removed include the entire interiors, the exterior walls not facing Ferry Street and Pitt Street West, and all other property features. The "west" building is not listed in the Windsor Municipal Heritage Register; its demolition is not subject to review.

Conditions:

- A. The walls of the east facade and the original section of the north facade are to remain. In the event of a structural failure, the walls will be reconstructed with as much original material as possible; and
- B. The owner will initiate a request for heritage designation of the north and south buildings.

Carried.

S. Chamely voting nay on the matter.

The Chair thanks Mr. Goodman and Mr. Weir for addressing the concerns of the Committee and for their presentation.

#### **5.4 Damase Pratt House, 3336 Riverside Drive East**

No one is present to speak to the matter. The report of the Heritage Planner dated October 10, 2012 entitled "Damase Pratt House, 3336 Riverside Drive East Partial Demolition of Heritage-Listed Property" is distributed and **attached** as Appendix "A".

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

That the two items of the partial demolition of the Damase Pratt House, 3336 Riverside Drive East **BE DEFERRED** to the next meeting of the Windsor Heritage Committee.

Carried.

### **6. COMMUNICAITONS AND ANNOUNCEMENTS**

#### **6.1 Standing Committee Structure**

The Heritage Planner reports the Planning Standing Committee and the Economic Development Standing Committee have merged to form the Planning & Economic Development Standing Committee.

#### **6.2 Doors Open - September 29-30, 2012**

L. Baker indicates approximately 6,200 participants attended the 30 sites in the 2012 Doors Open event. She notes four locations have requested inclusion in the Doors Open 2014 event.

Moved by A. Foot, seconded by N. Slack,

That the remaining surplus in the Windsor Heritage Committee 2012 operating budget as of December 31, 2012 **BE TRANSFERRED** to the Doors Open 2014 event.

Carried.

The Chair extends congratulations to L. Baker and the Doors Open Committee for a successful Doors Open 2012 event.

#### **6.3 ACO/CHO Conference, May 31-June 3, 2012 - Kingston, Ontario**

No report.

#### **6.4 St. Bernard School, 1847 Meldrum Road**

No report.

**6.5 Windsor Heritage Committee 2013 Operating Budget**

An e-mail from the Committee Coordinator dated October 9, 2012 regarding the "Business Plan and Financial Request for 2013" (the 2012 Financial Request is attached as background information) is distributed and ***attached*** as Appendix "B".

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

That the Windsor Heritage Committee 2013 Business Plan and Financial Request **BE SUBMITTED** to the Planning & Economic Development Standing Committee as presented.

Carried.

**7. DATE OF NEXT MEETING**

A Joint Meeting of the Planning & Economic Development Standing Committee and the Windsor Heritage Committee will be held on Thursday, October 25, 2012 at 4:30 o'clock p.m. in the Council Chambers.

**8. ADJOURNMENT**

There being no further business, the meeting is adjourned at 7:25 o'clock p.m.

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CHAIR

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COMMITTEE COORDINATOR

**AGENDA**  
and Schedule "A"  
to the minutes of the  
**Windsor Heritage Committee**  
meeting held  
October 10, 2012  
Room 407,400 City Hall Square East  
at 5:30 o'clock p.m.

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1. **CALL TO ORDER**

2. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held September 12, 2012 (*previously distributed*).

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Mr. Craig Goodman, CS&P Architects, regarding Items 5.1-5.3

Mr. Scott Weir, ERA Architects, regarding Items 5.1-5.3

Ms. Veronika Mogyorody, University of Windsor, regarding Items 5.1-5.3

Mr. Stephen Ducharme, regarding Item 5.4

5. **BUSINESS ITEMS**

5.1 **Windsor Armouries, 353 Freedom Way**

Consider recommendation for modifications to this heritage-designated property.

5.2 **Greyhound Bus Station, 44 University Avenue East**

Consider recommendation for partial demolition of this property, listed on the Windsor Municipal Heritage Register.

5.3 **Windsor Star, 167 & 181 Ferry Street**

Consider recommendation for partial demolition of this property, listed on the Windsor Municipal Heritage Register.

5.4 **Damase Pratt House, 3336 Riverside Drive East**

Consider recommendation for partial demolition of this property, listed on the Windsor Municipal Heritage Register.

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**6. COMMUNICATIONS AND ANNOUNCEMENTS**

**6.1 Standing Committee Structure**

The Planning & Economic Development Standing Committee will now review Windsor Heritage Committee recommendations. The first meeting on October 9 reviews WHC reports from September 12. Reports will then go to Council for approval.

**6.2 Doors Open, September 29-30**

Follow-up Report

**6.3 ACO/CHO Conference, May 31-June 3, Kingston, Ontario**

Report of Heritage Planner

**6.4 St. Bernard School, 1847 Meldrum Road**

Update concerning the Windsor-Essex Catholic District School Board (WECDSB) proposal to close the school, which is listed on the Windsor Municipal Heritage Register.

**7. DATE OF NEXT MEETING**

Special joint meeting with the Planning & Economic Development Standing Committee, Thursday, October 25, 4:30, Council Chambers

Regular business meeting at the call of the Chair

**8. ADJOURNMENT**