

Prado Place Heritage Conservation District Study

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City of Windsor Planning Department



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1.0 INTRODUCTION

The 200 block of Prado Place is an area of “cultural heritage value or interest” because of its unique streetscape which includes a 16 foot pavement with mid-block island and the only remaining Town of Riverside light standards. The street lamps and three homes built in the 1920s (240, 264 and 267 Prado) are listed on the Windsor Heritage Properties Inventory, a city-wide listing of some 750 properties of known architectural and/or historical interest. The residents want to preserve this streetscape in the face of proposed sewer/road improvements and asked that the block be considered for a heritage conservation district.

Part V of the Ontario Heritage Act (R.S.O. 1990, Chapter 0.18) states that “Council... may by by-law designate the municipality or any defined area or areas as a heritage conservation district...” if the area is of “cultural heritage value or interest.” The Ministry of Culture suggests that a heritage conservation district is:

- A grouping of buildings and spaces that are an asset to the community
- An area with special architectural, historic, scenic landscape and/or archaeological features worth conserving
- A geographically definable area which conveys a special sense of time and place through significant concentrations, linkages and continuity of landscape which are united and/or modified/ by the process of human use and past events.

The block is a “collective asset” to the community worthy of recognition and protection. It’s designation as Windsor’s first heritage conservation district will serve to:

- Promote awareness and appreciation of the block’s heritage/aesthetic value
- Identify appropriate strategies for the long term conservation and protection of the character of the block

2.0 BACKGROUND/ PURPOSE OF THE PLAN:

On September 29, 2004 a meeting was held at Riverside Arena with the property owners of the 200 block of Prado Place (between Riverside Drive and Wyandotte Street East). Present were Councillors Joanne Gignac and Tom Wilson and members of the City Administration representing Public Works, Forestry, Fire and Heritage.

The 200 block of Prado Place is unique because of its 50-foot right of way and 16-17 foot pavement width (with mid-block landscaped island). There are ten original Town of Riverside street lamps along the block – the only cast iron streetlights that remain as installed in the former town. This, combined with its eclectic mixture of fine homes and overhanging shade trees, makes it a very pleasing and unique residential environment. It was the subject of a Heritage Highlight in 2003. (Heritage Highlights are short video clips highlighting heritage sites that are shown as fillers on CBC Television. CBC produces a set of 10+ clips annually in partnership with the Windsor Heritage Committee and the local branch of the Architectural Conservancy of Ontario.)

In the 1990s the Public Works Department installed new trunk sewers on Riverside Drive, making it feasible to upgrade sewers on the adjacent side streets. Most streets have been improved, and the 200 block of Prado Place is one of the few streets in the area still served by a combined sewer. The plan is to install separate storm and sanitary sewers and replace the water main on the street. This will also entail a reconstruction of the pavement. In order to meet the intent of Fire Code regulations, the pavement must be expanded to 6 metres or 19 feet and 4 inches at that time, which would adversely affect the unique streetscape. The Fire Chief has the authority to approve an exception to this regulation if there is “compelling reason” to do so. He confirmed that a “heritage conservation district” designation under Part V of the *Ontario Heritage Act* would be a compelling reason.

HCD designation would also compel the City Administration to take the heritage value of the street into consideration when undertaking infrastructure projects. While this requirement had been the normal practice in the Province, it gained official status with the passing of the new *Ontario Heritage Act* in April of 2005. The new Act prohibits municipalities from carrying out any public works within, or passing by-laws relating to, designated heritage conservation districts where such works or by-laws are contrary to the heritage conservation district plan. That is why the guidelines for the Prado Place HCD emphasize infrastructure matters and the relationship of the streetscape to the houses, rather than matters pertaining to the preservation of architectural features of the existing houses on the block.

Recognizing that heritage conservation district (HCD) status would serve to protect the unique environment on their street, the property owners in attendance at the September 29th, 2004 meeting voted unanimously in favour of designation. A letter of support signed by a majority of the property owners on the block was received prior to the Windsor Heritage Committee meeting on October 13, 2004. The Committee passed a recommendation to establish the 200 block of Prado Place as an area to be examined for future designation as a heritage conservation district. The recommendation (Report No. 210 of the Windsor Heritage Committee) was passed onto City Council and approved on November 1, 2004 (By-law 353-2004).

3.0 LEGISLATIVE BASIS FOR A HERITAGE CONSERVATION DISTRICT:

The *Ontario Heritage Act* enables municipalities to protect, through designation, properties of “cultural heritage value or interest.” The Windsor Official Plan states the following relative to heritage conservation:

CONSERVATION 9.2.1
MANAGEMENT

To conserve Windsor’s heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical and contextual significance and ensures their future viability as functional components of Windsor’s urban environment.

HERITAGE
CONSERVATION
DISTRICTS

(b) Council will recognize Windsor’s heritage resources by designating groups of buildings and areas as Heritage Conservation Districts under the Ontario Heritage Act;

HERITAGE
PROPERTY
DESIGNATION
CRITERIA

9.3.3.2

Council will require that designated heritage properties meet one or more of the following criteria:

- (a) the property will have been associated with the life of a person or group of persons of local, provincial, national or international importance or will have played a role in an important historic event;
- (b) the building or structure will embody distinguishing characteristics of an architectural type, style or method of construction of its period or be a notable example of the work of an early master builder, designer or significant architect;
- (c) the building or structure will be a rare example of an architectural type or method of construction formerly more common, or will be a rare surviving example of the work of an early master builder, designer or significant architect;
- (d) the property will have been associated with the past living and/or working environment of a significant element in Windsor's population or will have been associated with an important aspect of the city's political, economic, social or technological development;
- (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 exhibits sufficient features of architectural and/or historical value to merit designation in its present condition, or, unless funds have been committed for its restoration, with only such restoration work as an owner of the building or structure might reasonably be expected to undertake.

HERITAGE
CONSERVATION
DISTRICT
CRITERIA

9.3.3.3

Council will require each designated Heritage Conservation District to meet one or more of the following criteria:

- (a) the area will be comprised of buildings, structures or parts thereof, and sites or landscapes of architectural and/or historical significance meeting the criteria established in policy 9.3.3.2; and
- (b) the area may also include other buildings, structures, sites or landscapes which do not individually merit designation, but which constitute infilling among properties of architectural and/or historical significance and are necessary for the conservation of the overall character of the area.

DESIGNATIONS
WITHIN
HERITAGE
AREAS

9.3.3.4

The designation of heritage properties and Heritage Conservation Districts may occur throughout Windsor and not necessarily restricted to locations within the Heritage Areas shown on Schedule G: Civic Image.

Other sections of the Official Plan relevant to the proposed Prado Place HCD include:

9.3.5.1.e Council will enhance heritage resources by ensuring that any development or infrastructure undertakings enhance the areas surrounding heritage resources, wherever possible.

9.3.6.1. c Council will manage heritage resources by ensuring that the activities of all Municipal departments respect the character and significance of Windsor's heritage resources.

According to the *Ontario Heritage Act (Section 40)*, Council must consult with its heritage committee before passing an “intent to designate” by-law. The issue was discussed at the October 13th, 2004 meeting, and the Windsor Heritage Committee passed the following recommendation:

That City Council BE REQUESTED to consider that the 200 block of Prado Place BE DESIGNATED by by-law pursuant to the Ontario Heritage Act as “an area to be examined for future designation as a heritage conservation district.”

Council subsequently passed By-law 353-2004 on November 1, 2004. There are no notification or appeal provisions under this section. The by-law with map is attached as Appendix A. By-law 353-2004 directed that when considering the 200 block of Prado for future designation as a heritage conservation district the following aspects should be examined:

- The visual environment including the streetscape, pavements, street lamps, trees & hedges, and open spaces;
- The existing building including age, basic style, massing, colour palette, setback, and infill potential;
- The policies and regulations of the Official Plan and applicable zoning regulations;
- Issues relative to infrastructure improvements, and;
- The opinions of property owners within the subject area and also the opinions of interested persons, groups, and public agencies concerned with the preservation of the block.

Public consultation is an integral component of any HCD study. Using the direction given by the residents at the September 9th, 2004 public meeting (i.e. preserve the streetscape while not restricting alterations to the existing housing stock) the draft plan, dated October 2005, was circulated to the property owners for their review and input. A meeting was held on October 26th, 2005 in the Lions Club room of the Riverside Public Library (6305 Wyandotte Street East) from 7:00 to 8:15 pm to discuss the draft plan. Approximately twenty people were in attendance. After a presentation, discussions centered on minor adjustments to the heritage attributes and conservation guidelines for the HCD. The draft plan was amended accordingly prior to it being presented to the Windsor Heritage Committee at their meeting of November 9th, 2005.

With the recommendation of the Windsor Heritage Committee, the study will go to City Council, with the intent to pass a by-law designating the district (Section 41 of the Ontario Heritage Act). Normal notification and appeal provisions apply to the designating by-law. Both the heritage committee and council meetings are public forums for the district plan and guidelines.

4.0 HISTORICAL DEVELOPMENT OF PRADO PLACE:

European settlement of the Windsor area began in 1701 when Cadillac founded Fort Pontchartrain on the Detroit side of the river. Settlement of the south shore began in the

mid 1700s as a French farmers moved into the area. The current street pattern of Windsor still reflects the French method of agricultural land division i.e. long narrow farms fronting the river. The Town of Sandwich was established in 1858, Windsor in 1892, Walkerville in 1890 and Ford City/East Windsor in 1913. These “Border Cities” were amalgamated in 1935. To the east was the Town of Riverside – established in 1921. Largely a residential “bedroom community,” it too was absorbed by the City of Windsor in 1966. Prado Place, located on Riverside’s far west end, was developed early in Riverside’s history on the east side of French Farm Lot 114. The 1905 map of Windsor (McPhillips) shows Lot 114 shared by the family of Thomas Parent (west side) and Mrs. C. H. Millard (east side). Riverside Drive was the only road in the area. By the turn of the 20th Century many of the former farms in the Riverside area were being subdivided for urban development. Wyandotte Street, originally known as Ottawa Street in the Town of Riverside, was developed to serve as an additional east-west arterial road.

Most of the 200 block of Prado Place (26 lots on the east side of the street and 13 on the west) was laid out by subdivision Plan 1100 registered in July 1923. (See Appendix B) The northwest portion of the block (approximately 600 ft. x 100 ft.) was labelled the “J. L. Hudson Estate” on the plan and was not subdivided. Joseph Lowthian Hudson founded Hudson’s Department Store in Detroit, in 1881. The Hudson Department Store chain is now known as Marshall Fields.

When the subdivision was registered, the property owners were Harry Francis Richards and Wm. Phillip Harvey. Harvey and Richards (with Everiste N. Richards) gradually sold the lots off, and they were subsequently developed – the majority (57%) during the 1920s. Little information is available about Mrs. Harry F. Richards and her relationship to Everiste, who is listed in the 1925-26 City Directory as Everest N. Richards, a mining engineer. Wm. Phillip Harvey came from West Lorne, Ontario.

Construction slowed after the initial phase of development (1920 – 1929), with only one house built during the next decade. An additional 12 houses were built in the 1940s and 1950s – the second phase of development. Seven of these were built on the former Hudson Estate by means of individual land severances rather than a registered plan. The last house was constructed on the street in 1986. The date of construction of the 32 homes on the street is graphically depicted on Appendix C. A breakdown of the date of construction is as follows:

1920-1929 – 18	57%
1930-1939 – 1	3%
1940-1949 – 5	15%
1950-1959 – 7	22%
1960 (1986) - 1	3%

The plan of subdivision created forty-foot wide by 71-foot (approx.) deep lots. The Hudson Estate was severed into sixty-foot lots. Properties currently range from forty feet to 120 feet in width as follows:

40-foot lots – 11	(36.7%)
60-foot lots – 6	(20.0%)

- 65-foot lots - 3 (10.0%)
- 80-foot lots - 7 (23.4%) (Note – includes an 84.5 foot lot)
- 90-foot lot - 1 (3.3%)
- 120 foot lots - 2 (6.6%)

5.0 DISTRICT CHARACTER / EXISTING CONDITIONS

5.1 Buildings

Because no one builder predominated and the houses were built over a number of decades, the block exhibits a wide variety of housing types and styles.

5.1.1. Housing Diversity

The eighteen houses (57% of total) built during Prado’s early development (1920s) are all multi-storey houses of widely varying styles, as opposed to those built in the 1940s and 1950s (37% of total) that tended to be one-storey or one-and-a-half storey ranch and bungalow style houses. The wide diversity of styles is depicted in the following table:

Storeys	1 sty.	1.5 sty.	2 sty.	2.5 sty			
	3	12	15	2			
Style	Ranch	Arts & Crafts	Bungalow	Colonial Revival	Dutch Colonial	Cottage/ Saltbox	Other
	8	8	4	3	3	4	2
Roof style	Gable parallel to street	Gable perpendicular to street	Gambrel	Hip	Hipped Gable		
	13	7	3	5	4		
Primary front façade building material	Brick	Mix of Brick & Siding	Siding	Stucco			
	19	7	5	1			
Primary colour palate	Red/ Orange (brick)	Mixed (red/brown) brick	Tan beige (brick)	Red (brick) & White (siding)	White (siding)	Other (blue, yellow, green)	
	12	3	4	5	3	5	

Information about individual buildings is found in Appendix D. All homes within the study area are well maintained and in good condition. As the census data in Section 5.1.3 depicts, housing prices in the area are on average 32% higher than the city as a whole.

5.1.2. Windsor Heritage Properties Inventory

Three houses on the block are currently listed on the Windsor Heritage Properties Inventory (WHPI) a listing of some 750 properties in the city of known architectural and/or historical interest that could be considered for heritage designation if that were the wish of the property owner. The three houses are as follows:

- 240 Prado – a vernacular red brick Arts & Crafts style bungalow built in 1929.
- 264 Prado – a vernacular Arts & Crafts style house with a hipped gable roof built in 1928. This building is unique in its use of misfired brick.
- 267 Prado – a vernacular Arts & Crafts style red brick house with prominent front gable roof dormers.

According to Ministry of Culture staff, inclusion in a Part V (district) designation under the Ontario Heritage Act in effect precludes individual designation under Part IV of the Act. However, if at a future date the residents of the block decide that there should be controls in place to protect the exterior architectural elements of the existing houses, the district guidelines for the Prado Place HCD can be amended to reflect this.

The ten original Town of Riverside light standards discussed in the following section are also listed on the WHPI.

5.1.3. Building Tenure / Socio-Economic Factors

All the houses in the study area are owner occupied except for one property, 229-231 Prado – a rental home that, according to the Clerk’s Rolls has three units (basement, first and second floor). The rolls show that 228 Prado also has three units on three levels, with the owner occupying the first floor.

2001 Census data, while not specific to the 200 block of Prado Place, show that the homes on Prado and surrounding streets (area bounded by the Detroit River, St. Louis, Wyandotte Street, and Buckingham Drive) are occupied by families that are older, wealthier, better educated, and less ethnically diverse than Windsor as a whole:

Attribute	Prado Area Census Tract	City as a Whole
Average age of population	42.1 years	36.9 years
Dominant age group	45-54 years	5-19 years
Children per family	1	1.2
Two parent families	94%	80%
Married	62%	49%

Average 2000 household income	\$94,510	\$58,191
Dominant Educational Attainment	University	Grades 9-13
Immigrants	13%	27%
Of British Origin	80%	45%
Visible minorities	0	17%
Persons per household	2.5	2.4
Average value of dwellings	\$186,941	\$141,902

5.2 Streetscape

What makes the 200 block of Prado Place a cultural landscape worthy of preservation is a combination of streetscape elements; right-of-way/pavement width, building setbacks, historic streetlamps, and mature vegetation. In 1988 the block won a civic Beautification Award.

5.2.1 Right of Way – Pavement Width

The Right of Way width on the 200 block of Prado Place is only fifty feet – as opposed to a standard residential right-of-way of 66 feet. The pavement width ranges from 19 feet at the south end of the street to 16.4 feet towards the centre of the block – flanking the central island. The curbed central island, centred on a historic light standard, is 13.5 feet in width and 24.6 feet in length.

The pavement material is concrete, although the concrete roadway on southerly part of the block as been surfaced with a layer of asphalt, presumably to remedy deterioration of the original material. The condition of the pavement edge has evolved over time – reflecting the efforts of adjacent property owners to customize it to their needs. The original treatment, and the one that is still predominant along the street, is a low concrete curb. However in some places the curbing is gone and what remains is a grassed/dirt edge. On a short section of the street the curbing consists of railway ties/wood. In front of 229-231 Prado, the curbing has been pulled back several feet to allow for a gravel pull off area.

Due to the narrow pavement width, on street parking is not allowed on the street. This unique feature contributes significantly to the aesthetic value of the block. Every house has driveway access to the street. Driveway treatment is primarily poured concrete, although there are a few driveways of asphalt, brick or gravel. Relative to driveway approaches, there are a variety of treatments on the block. Residents have expressed preference for a gently flared driveway approach (i.e.45 degree) with a continuous low concrete curb, as in front of 279 Prado. There are no sidewalks.

5.2.2 Building Setbacks / Lot Size

Building setback is instrumental in defining neighbourhood character. One of the unique features of the 200 block of Prado is the feeling of enclosure created by the combination

of the narrow pavement width and the shallow building setbacks along the street. Because of the relatively shallow lot depth (approximately 71 feet), buildings (with front porches) are located close to the front property line. Approximate building setbacks (including porches) measured from a planimetric map of the block are as follows:

Encroach upon the public right-of-way	1	(3.2%)
Located on property line	5	(15.6%)
.1-.9 Metre (less than 3 feet)	5	(15.6%)
1.0-1.9 Metre (between 3 & 6.5 feet)	5	(15.6%)
2.0 – 2.4 Metres (between 6.5 & 7.9 feet)	3	(9.4%)
2.5-2.9 Metres (between 6.5 & 9.8 feet)	7	(21.9%)
3.0 Metres + (9.8 feet & over)	6	(18.7%)
Total	32	(100.0%)

As the table depicts over 34% of the houses are located within three feet of the property line – 50% within 6.5 feet.

The fact that many of the houses are constructed on forty-foot lots also contributes to the feeling of enclosure on the block – especially in the section constructed during the initial phase of development in the 1920s. Property width for the thirty houses facing onto Prado Place is depicted in the following table:

40 foot lot	11 houses	(36.7%)
60 foot lot	6 houses	(20.0%)
65 foot lot	3 houses	(10.0%)
80 foot lot	7 houses	(23.3%)
90 foot lot	1 houses	(3.3%)
120 foot lot	2 houses	(6.7%)

As the table depicts, well over a third of the houses are constructed on forty-foot lots. Of those houses built on large lots, three are located on the lot in such a way that opens up the possibility of infill housing on remnant forty foot lots, if that were pursued by the property owner. The current RD1.2 Zoning of the block allows for houses on 12 metre (39.37 ft.) wide lots. While the shallow depth of the Prado lots does not meet the minimum lot area in the by-law for the creation of a new lot, relief could be sought based on the established precedent on the street. Without any demolition of existing housing stock, there is the possibility of infill housing at these locations:

- 287 Prado – 90-foot lot – Would entail removal of part of rear deck
- 260 Prado – 80-foot lot
- 253 Prado – 84.5-foot lot

Guidelines for the HCD include policies to direct future infill development and additions to existing houses.

5.2.3 Historic Streetlamps / Signage

There are ten cast iron streetlights on Prado Place, which were installed in the 1920s, when the street was first subdivided. They are listed on the Windsor Heritage properties Inventory for their historic value. In the early 1980s, the City wanted to replace them with modern light standards, but the residents lobbied to keep them. They paid a premium to refurbish and reinstall them under the *Local Improvement Act*. They are now the only cast iron streetlights that remain as installed in the former Town of Riverside.

In 1999 residents contacted the Heritage Planner to see if the historic street lamps could be designated under the Ontario Heritage Act - to give the lights the protection and recognition offered by the Act. However after consultation with the City's Legal Department and the Ministry of Culture, it was determined objects on the right-of-way could not be designated under Part IV of the Act. They are important items of cultural value and will become an integral part of this Part V (Heritage Conservation District) designation. (See Appendix E.)

The cast iron light standards, manufactured by the "Powerlite Devices Ltd., Toronto," are currently painted grey and have bronze post tops. They are located in the public right-of-way evenly spaced on alternate sides of the block from Riverside Drive to Wyandotte Street – the exception being the light standard located centrally on the mid-block island.

These historic Town of Riverside streetlights are the only public illumination of the street and at night offer a muted pedestrian-scale light that enhances the intimate feel and sense of enclosure of the area. It is recommended that the existing level/quality of illumination be maintained by use of low wattage (i.e. 200 watt) incandescent bulbs when replacement is necessary. The streetlights are one of the most unifying elements on the block.

Municipal street signs (no parking, stop, warning) are of standard design and are affixed wherever possible to the historic lamp standards. If not affixed to the light standards, they are installed on freestanding six-foot metal poles. While these signs are necessary streetscape elements, they do not contribute positively to the ambiance of the block, and should be kept to a minimum. There are no overhead utility wires along the roadway.

Residents have indicated they would like to see the Prado Heritage Conservation District designation commemorated with discrete signage/plaques at both ends of the block. It is suggested that at the Wyandotte Street end, a commemorative plaque could be affixed to the existing decorative metal tower in the brick planter box that has been installed by the Olde Riverside BIA. The permission of the BIA would be sought in this regard. An appropriate location for the Riverside Drive plaque has yet to be determined. The Manager of Urban Design of the City's Planning Department has offered the expertise of his staff to assist with the design, location, and manufacture of the identification plaques and heritage-compatible stanchions for required signs.

5.2.4 Mature Vegetation

Like the architecture on the block, the trees are a mix of species and ages. The preponderance of mature trees on the block, particularly in the public right-of-way, gives the block a feeling of enclosure – as the upper limbs intertwine. Mature foundation planting/hedges also contribute to the atmosphere on the block.

The City Forester surveyed the block in spring 2005. He identified species and estimated the calliper of the trees along the roadway. While the dominant species is Silver Maple many other species are represented: Ash, White Elm, Blue Spruce, Northern Catalpa, Hackberry, Black Walnut, Kentucky Coffee, Manitoba Maple, Linden, Crimson King/Norway Maple, London Plane, and Honey Locust. A wide variety of ornamental planting is also evident: Lilacs, Bradford Pear, Crab Apple, and Choke Cherry. While many of the trees must have been planted during the 1920s when the property was first developed (thus being some 80 plus years old), planting has been ongoing through the decades.

Six mature ash trees ranging in calliper from eight centimetres to 64 centimetres are located on the street. Due to the presence of the Emerald Ash Borer, which is quickly killing all the ash trees in this part of the province, these trees will have to be removed in the near future.

Of the remaining mature trees, many are located immediately adjacent to the current pavement edge, which will make preserving them a challenge in the face of street reconstruction. These include the following:

- The 74 cm (29 inch) diameter Silver Maple at #283
- The 82 cm (32 inch) White Elm at #280
- The 84 cm (33 inch) Silver Maple at #276
- The 103 cm (41 inch) Silver Maple at #264
- The 66 cm (26 inch) Silver Maple at #248
- The 41 cm (16 inch) London Plane at #220

There are a number of mature hedgerows on the street. The hedgerow in front of 240 Prado parallels the street and is located immediately adjacent to the pavement. It is the same for the hedgerow in front of 215 Prado. The owners of 5485 Riverside Drive have a row of cedars planted immediately adjacent to the roadway along their rear yard. Hedgerows perpendicular to the roadway that grow to the pavement edge are located at 215, 223 and 280.

There are no fences on the right-of-way or in the front yards of the houses on the 200 block that serve to define its character.

The property owners on the 200 block of Prado have done an exceptional job of landscaping their properties with a wide assortment of foundation planting, ornamental trees and bushes, and (in season) flowers. This was recognized in September 1988 when the 200 block of Prado won the first Block Beautiful award in Ontario. The program was

co-sponsored by *The Windsor Star* and Landscape Ontario, an association of the province's professional landscapers, to reward the residents of the block for their efforts in making it a shining example of "what several dedicated green thumbs can create." (*Windsor Star*, September 24, 1988, pg. F1) The fore-gardens combined with the overreaching tree canopy create an effect much like a secluded garden – especially in those portions of the block where houses are located adjacent to the front property line. The mature street trees in the proposed district are an integral part of the area's heritage.

5.2.5 Approaches/Views

Approaches to the 200 block of Prado, both vehicular and pedestrian, are from either the north (Riverside Drive East) or Wyandotte Street. Riverside Drive, classified in the Official Plan as a Scenic Drive, is a two-lane asphalt roadway with a posted speed of 50 km/h in the vicinity of Prado. Turning onto Prado, there is an immediate shift in the scale to a smaller, more intimate size. This evokes a sense of "arrival" and the realization that this block is a special place. The existence of an historic Riverside light standard at the southeast corner of the intersection also signals a change from the usual.

Wyandotte Street, a Class II Arterial Road, is also classified in the Official Plan as a Theme Street because of the presence of a business improvement area. It is a four lane concrete roadway, with parallel parking along the curb, in the vicinity of Prado Place. Because of the presence of commercial uses on the corners of Wyandotte Street and Prado Place, the feeling of "arrival" to a special and intimate place is perhaps not as immediate as at the Riverside Drive approach, but begins very shortly beyond the commercial parking lot on the northeast corner. The existing brick planter box with metal sculpture identifying the Olde Riverside BIA (Business Improvement Area) on the northwest corner also serves as an entry marker into the neighbourhood. Adjacent to the planter box is an historic Town of Riverside light standard. The Olde Riverside BIA runs along the Wyandotte Street frontage from west of Thompson on the west to Glidden on the east. The commercial uses on Wyandotte Street were not included in the area to be studied for the proposed HCD (By-Law 353-2004), and will not form part of the final district.

The view of the 200 block of Prado Place is north-south, looking either up or down the block - framed by the houses / trees / light standards. The view cumulates at the island in the middle of the block – which serves as the focal point of the block. The paved roadway splits to circumvent the curbed 7.5 m x 4 m (24.6 x 13.5 ft.) island. A Town of Riverside light standard (with warning/directional signage attached) is located centrally on the island, which has been landscaped (presumably by adjacent residents) with low foundation planting (shrubs, haustas, grass).

Views of the 200 block of Prado Place from 2004-2005 can be found in Appendix F – Photo Gallery.

5.3 Existing Zoning/Official Plan Land Use Designation

The Official Plan of the City of Windsor designates the 200 block of Prado as “residential.” The Wyandotte Street frontage is designated “commercial centre” and the area north of Riverside Drive is designated “waterfront residential.”

The zoning reflects the Official Plan designations, with the Wyandotte Street frontage being zoned CD2.2 - a general commercial district. The lands adjacent to Riverside Drive (including the houses at 5485 and 5525 Riverside Drive, which are part of the Prado HCD study) are zoned RD1.6 – a single-family designation with a 15 metre (49.2 ft.) minimum frontage requirement.

The remainder of the 200 block of Prado Place is zoned RD1.2 – as are surrounding residential areas. This zoning district designation permits single-unit dwellings and lawfully existing duplex or semi-detached dwellings as well as accessory uses (garages/sheds).

Regulations include:

Minimum lot width	12 metres (39.4 ft.)
Minimum lot area	370 square metres
Maximum lot coverage	
One sty. main bldg.	35% of lot area
Two sty. main bldg.	30% of lot area
All accessory bldgs.	10% of lot area
Maximum height	2 storeys
Minimum front yard depth	6 metres (19.7 ft.)
Minimum rear yard depth	7.5 metres (24.6 ft.)
Minimum side yard width	1.2 metres (3.9 ft.) on one side & 2.5 metres (8.2 ft.) on other (or 1.2 metres where there is an attached garage or carport or exterior side yard)

Because of the compact nature of the 200 block of Prado Place, homes on this block do not generally comply with all of the zoning regulations. Any proponent for infill housing would have to get permission from the Committee of Adjustment to build a house that did not comply with the zoning requirements of the RD1.2 category. The guidelines for the Prado Place HCD include guidelines for infill housing to be utilized by the Committee of Adjustment when considering any future applications.

6.0 PRADO PLACE HERITAGE CONSERVATION DISTRICT PLAN:

6.1 Vision Statement

That the unique streetscape of the 200 block of Prado Place will be retained for the enjoyment of this and future generations, that any new development on the street will be assimilated in a manner which enhances rather than harms the unique character of the streetscape and that any infrastructure undertakings on the public right-of-way will preserve, to the extent technically possible, the defining characteristics of the block.

6.2 Statement of Significance

The 200 block of Prado is a significant cultural landscape and collective asset to the community because its defining characteristics (see 6.3) give it a special sense of place - an aesthetically appealing environment unique in the City of Windsor that is worthy of recognition and preservation.

6.3 Heritage Character Statement – Heritage Attributes

Historical/Contextual:

The 200 block of Prado Place was subdivided in 1923 when the area was part of the former Town of Riverside (amalgamated with Windsor in 1966). The block, with 30 houses fronting Prado Place and two facing Riverside Drive East, was largely developed in two phases, the first being in the 1920s and the other being in the 1950-1960s. The compact layout of the block has resulted in a pleasing streetscape unique in the City of Windsor that is widely admired and worthy of preservation.

Character Defining Elements:

- 50 foot right-of-way
- Narrow pavement which varies in width from approximately 19 feet at the far north and south ends of the block to 16 feet - 4 inches at the center of the block
- Low / unobtrusive pavement edge (concrete curb) in muted tones
- Mid-block curbed landscaped island
- No on-street vehicle parking
- No overhead utility wires along roadway
- Ten original Town of Riverside street lamps – the only cast iron streetlights that remain as installed in the former Town of Riverside
- Eclectic mixture of fine houses
- Shallow lot depth - which has resulted in many houses being located on or close to the front property line
- Mature landscaping including a diverse variety of overhanging shade trees and garden foreyards

To serve as a record of existing streetscape elements, Appendices E (Town of Riverside Street Lights) and F (Streetscape Record 2005) are included as part of the guidelines for the HCD.

6.4 Strategy for Long Term Conservation & Protection of the 200 Block of Prado Place

The following guidelines serve to manage development in the Prado Place Heritage Conservation District for the preservation of the existing streetscape as defined in the Heritage Character Statement above.

6.4.1 Buildings

- Inasmuch as the intent of the Prado Place HCD is to preserve the streetscape and not control alterations to existing housing stock, the owners of property in the HCD do not need permission beyond normal building permit requirements to carry out alterations to houses existing as of the date of the passage of the Prado Place HCD by-law.
- New construction (new structures and additions to existing structures) shall be designed to be compatible with the existing houses in terms of scale, massing, height, setback, colour, and quality of design. The goal is to preserve the existing environment on the street and ensure new development blends with and does not visually overwhelm neighbouring buildings.
- Any future building/demolition permit applications, or development applications, through the Committee of Adjustment or by rezoning, for properties within the study area shall be circulated to and reviewed by the City Planner, who will consult with the Heritage Planner to confirm that they conform to the guidelines for the Prado Place HCD as set out in the Special Policy Area Section of the Official Plan and this study before consent is given. In the event there are unresolved issues, the property owners in the district shall be notified and consensus sought. The Windsor Heritage Committee will be consulted on any demolition permit applications.
- Inasmuch as the compact nature of the 200 block of Prado Place makes it impossible for proponents for infill housing to comply with the zoning regulations of the RD1.2 District, relief would have to be sought from the Committee of Adjustment. The Committee of Adjustment shall ensure that the application maintains the guidelines for the Prado Place HCD as set out in the Special Policy Area Section of the Official Plan, including the following;
 - Reduction of the front yard setback to conform to adjacent houses
 - Increase in allowable lot coverage to conform to adjacent houses
 - Garages sited behind main building
 - No below grade garage entrances

- As guidelines for the district do not include the restoration of existing buildings, private properties in the Prado Place HCD shall not be eligible for current or future heritage-based financial incentive or tax-reduction programs of the City of Windsor.

6.4.2 Streetscape

- The ten original Town of Riverside street lamps shall be maintained as working streetlights in their current locations. Low wattage (200 watt) incandescent bulbs shall be used when replacement of bulbs is necessary.
- The existing street trees (save those of the Ash species) shall be maintained and protected, to the extent that it is technically feasible, from damage due to site development, redevelopment, and paving modifications, street and infrastructure works. In order to maintain the tree canopy that helps to define the spatial volume of the block, any trees lost will be replaced with trees of a minimum diameter of ten centimetres (4 inches) of a species, to be determined by the City Forester, which will maintain the canopy cover.
- On street parking shall continue to be prohibited.
- No front yard parking as defined in the City's zoning by-law shall be permitted.
- Street signage shall be kept to a minimum, and use of the historic street lamps for installation of signs shall be avoided.
- Infrastructure undertakings on the block shall maintain, to the extent that it is technically feasible:
 - the existing pavement width,
 - the existing muted-toned concrete pavement material,
 - a low pavement edge / concrete curb in muted-toned concrete
 - the existing mid-block landscaped / curbed island
- The staff of the Public Works Department shall seek the approval of the City Planner for future infrastructure undertakings within the study area. Proposals shall be circulated to and reviewed by the Heritage Planner, who will confirm that they conform to the guidelines for the Prado Place HCD. In the event there are unresolved issues, the property owners in the district shall be notified.
- Appropriate signage shall be developed by the Planning Department to identify the block as a HCD.

7.0 IMPLEMENTATION STRATEGIES:

To implementation of the Prado Place Heritage Conservation District Plan, City Council will authorize the Administration to do the following upon final passage of the designation by-law:

- The Prado Place Heritage Conservation District Study BE ACCEPTED and Part 6.0 of the Study BE ADOPTED as the District Plan.
- The Prado Place Heritage Conservation District, with boundaries as illustrated on “Schedule A” of By-law 353-2004 (See Appendix A), BE DESIGNATED as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.
- All individual properties within the District BE ADDED to the City of Windsor’s inventory of designated heritage properties as properties designated under Part V of the *Ontario Heritage Act* – with the special provision that these properties shall not be eligible for current or future heritage-based financial assistance programs of the City of Windsor.
- The City Solicitor BE INSTRUCTED to register the district designation on the deeds of the 32 properties within the HCD. The cost of registration shall be assigned to the City’s Built Heritage Fund (#155).
- Schedule G (Civic Image) of the Official Plan BE AMENDED to graphically depict the location of the Prado Place HCD and to include in the legend under “Heritage Area” #4 Prado Place HCD.
- The *Special Policy Areas* Section of the Official Plan BE AMENDED to include design guidelines for the Prado Place Heritage Conservation District (Part 6.0 of the HCD Study).
- The City’s EIS and AMANDA land information systems BE UPDATED to identify the Prado Place HCD.
- The Chief Fire Official of the City of Windsor BE INFORMED by the Clerk of the designation of the block under the *Ontario Heritage Act* so that the Chief Fire Official may exempt the block from the standard fire access regulations.
- The staff of the Public Works Department and the City Forester BE AUTHORIZED to work with the property owners in the HCD to develop a work program for sewer upgrades, roadway improvements, and tree planting in keeping with the approved guidelines for the district.
- The staff of the Public Works Department SHALL SEEK THE APPROVAL of the City Planner for construction drawings and specifications for

infrastructure undertakings on the 200 block of Prado to ensure that the Heritage Attributes of the HCD as outlined in this report are respected.

- The staff of other utilities (including but not limited to Enwin, Union Gas, Bell Canada, Cogeco Cable) BE INFORMED by the Clerk of the designation of the block under the *Ontario Heritage Act* so that they may plan infrastructure projects in accordance with the guidelines for the block.
- The City's Manager of Urban Design & Community Development BE REQUESTED to work with the Heritage Planner, the property owners, and the Olde Riverside BIA to develop signage to commemorate the HCD designation of the block.

8.0 ACKNOWLEDGEMENTS

City Staff:

Chris Aspila, Land Information Planner
Dave Braun, Operations, Public Works
Derek Heinbuck, Planning Technician
Thom Hunt, Manager Planning Policy
Shahna Kennedy, Policy Planner
Nancy Morand, Heritage Planner
Tom Murray, Engineering, Public Works
Bill Roesel, City Forester, Parks & Forestry Services
Jim Yanchula, Manager Urban Design & Community Development

Ward Councillors:

Jo-Anne Gignac
Tom Wilson

Residents:

Charlie Pingle
Kevin Vincent

Appendix A. Schedule A to By-law #353-2004



THIS IS SCHEDULE "A" TO BY-LAW NUMBER 353-2004 PASSED THE
1st DAY OF November, 2004.

MAYOR *[Signature]* D/CLERK *[Signature]*

Appendix B. Plan of Subdivision 1100, Registered 1923

PLAN OF SUBDIVISION

OF PART OF
FARM LOT 114
 BEING PART OF "A" REG PLAN 816
TOWN OF RIVERSIDE CO. OF ESSEX
ONTARIO
 Scale 80F=1inch

hereby certify that this land was surveyed and plan prepared according to instructions
 Dated at Windsor this 6 day of July 1923.

J. Hornum
H. F. Richards } OWNERS.
 Witness A. Healey

The Municipal Council of the Town of RIVERSIDE hereby approves of this plan and consents to its registration in the Registry Office for the County of Essex
 Dated at Windsor this 29 day of June 1923

J. McNamee MAYOR
C. J. Mearns CLERK

Approved by the CITY OF WINDSOR
 this 28 day of July 1923
A. W. Wood MAYOR
M. A. Dickson CLERK

I hereby certify that this plan accurately shows the manner in which the land included therein has been surveyed and subdivided by me, and that the said plan is prepared in accordance with the provisions of the Registry Act.
 WINDSOR, ONT. July 11 1923. J. W. Wood
 Ontario Land Surveyor.

I hereby certify that this plan is prepared in accordance with the provisions of the Surveyors Act.
 WINDSOR, ONT. July 11 1923. J. W. Wood
 Ontario Land Surveyor.

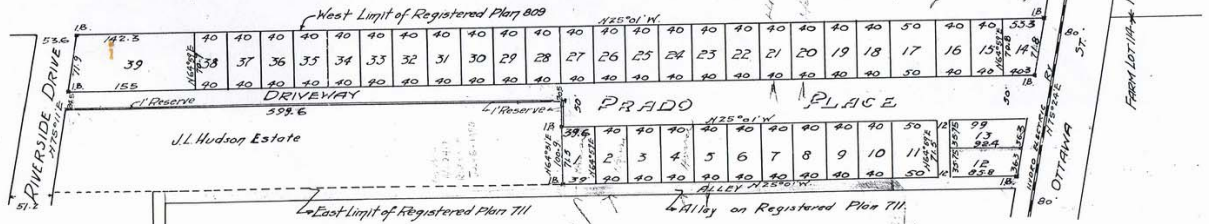
COUNTY OF Essex } I, Albert F. Healey of the
 Town of Riverside in the
 County of Essex make oath and say
 1. That I was personally present and did see the within plan and duplicates thereof duly signed and executed by Henry F. Richards and Philip Hornum
 The parties thereto
 2. That the said plan and duplicates were executed at the City of Windsor of and City of Windsor respectively
 3. That I know the said parties
 4. That I am a subscribing witness to the said plan and duplicates.

SWORN before me of the
 City of Windsor
 in the County of Essex
 this 9 day of July 1923.
A. Healey
E. J. O'Leary
 a Notary

Approved and Certified
 this 28 day of July 1923.
A. W. Wood Chairman
B. R. Phelan Secretary
ESSEX BORDER UTILITIES COMMISSION.

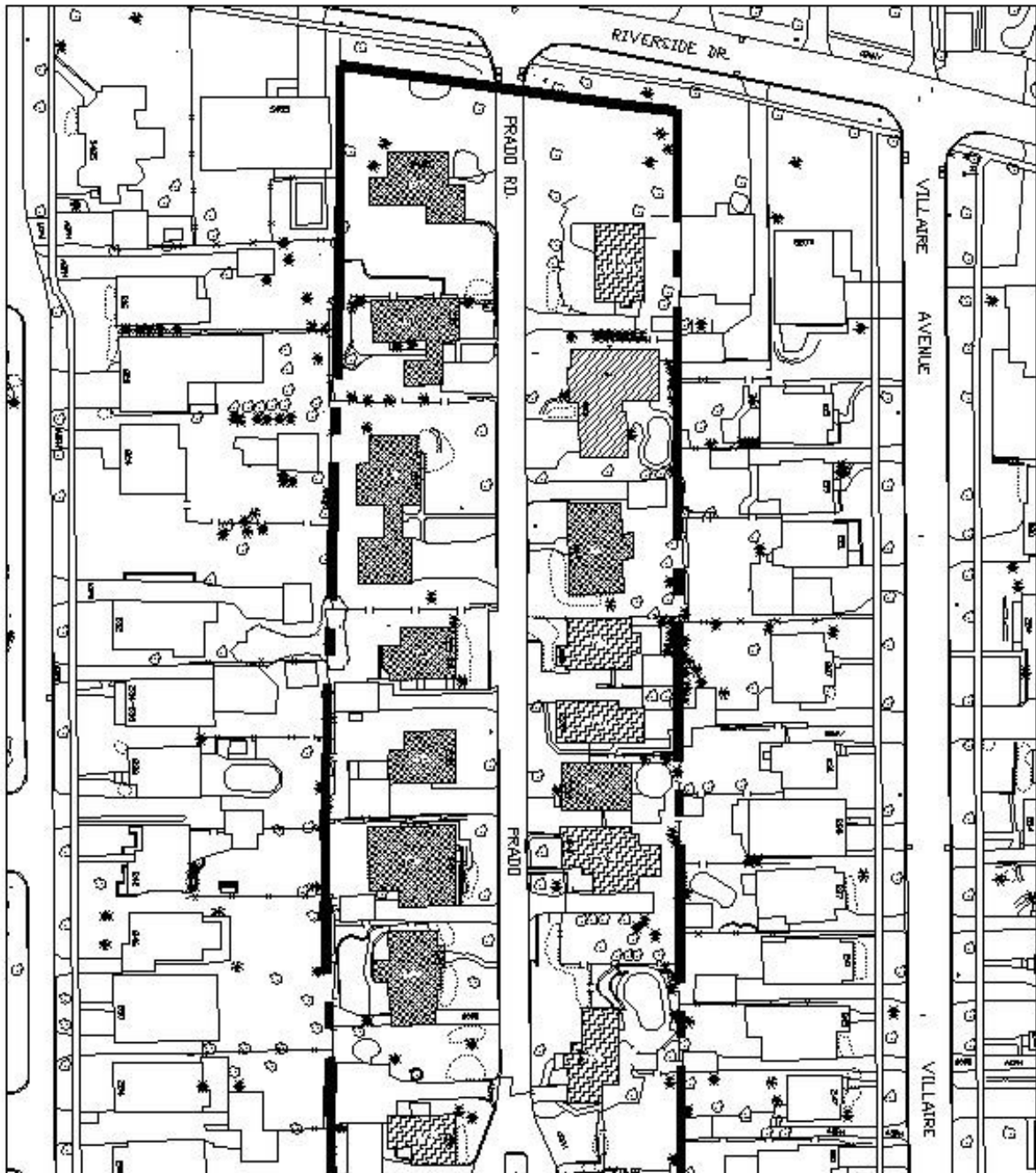
Approved and Certified
 this 28 day of July 1923.
J. C. Small
 Secretary of the Ontario
 Railway and Municipal Board.

*Entered & registered this
 22 day of Nov 1923 at 230
 per No 1100
 The Ontario
 Surveyors
 Association*







R.R. 1100

Appendix C. Date of Construction Map (page 1 of 2)



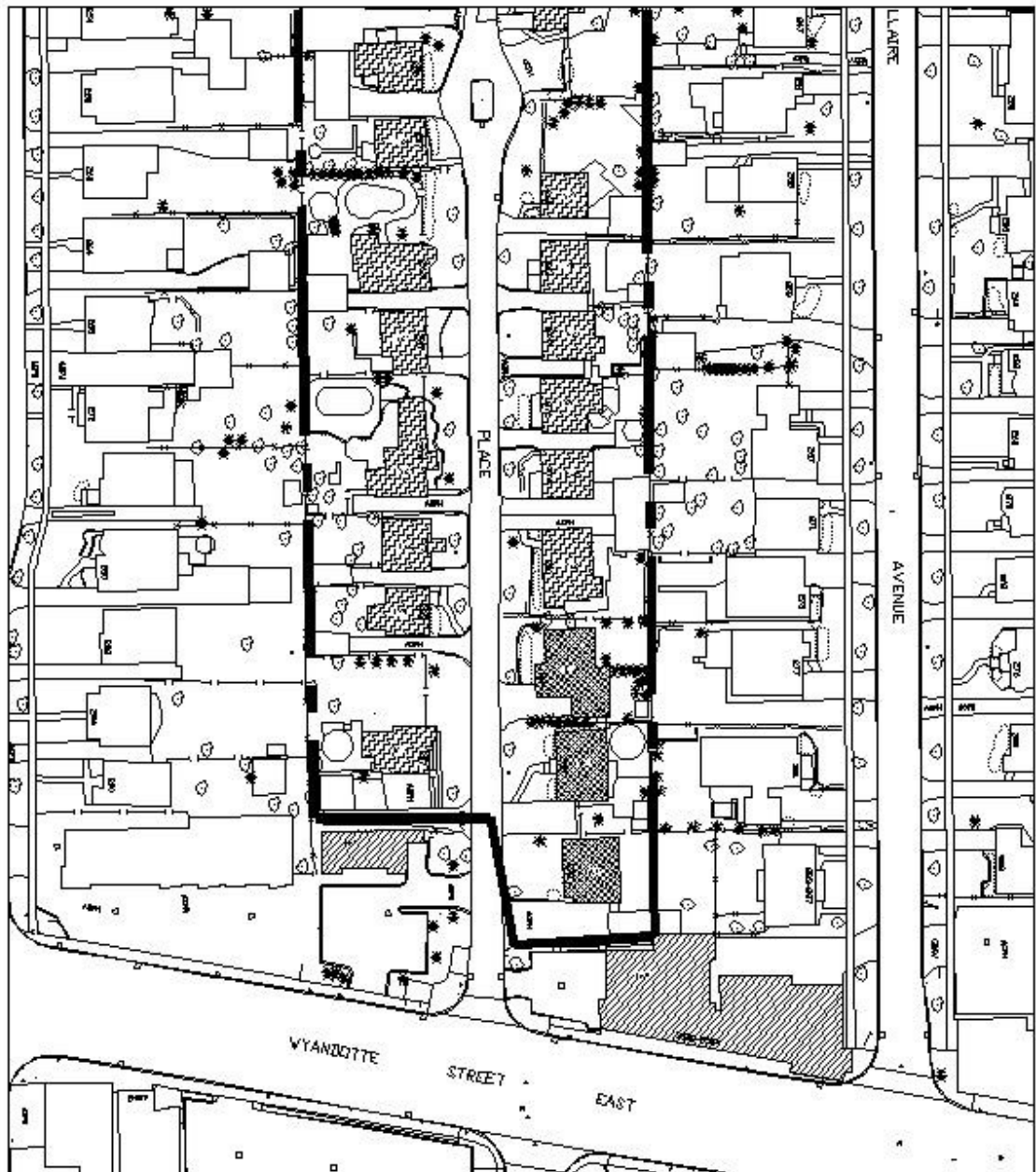
Date of Construction - Appendix C-1

Legend

- Phase of Development
-  Initial (1920-1930;
 -  Secondary (1941-1955;
 -  Infill (1990s;
 -  Study Area







Appendix C. Date of Construction Map (page 2 of 2)



Date of Construction - Appendix C-2

Legend

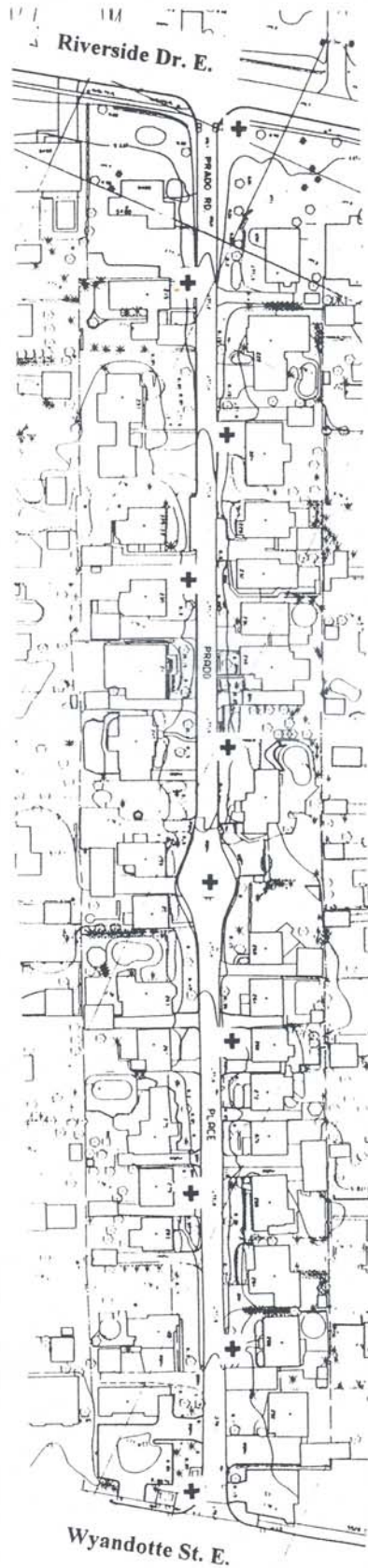
Phase of Development	
	Initial (1920-1930)
	Secondary (1941-1955)
	Intill (1980s)
	Study Area



Appendix D. Building Analysis Spreadsheet

House #	Yr Built	Storeys	Set back		Frontage	Porch	Style
			Imperial	Metric			
287	1926	2	4.9	1.50	90'		Arts Crafts (A&C)
292	1950	1.5	18.4	5.60	65'		Ranch
288	1955	1	14.8	4.50	65'	3.4m	Ranch
284	1953	1	8.2	2.50	60'	1m	Ranch
280	1929	2	8.2	2.50	60'		Arts & Crafts
283	1925	2	8.9	2.70	40'	1m	Colonial Revival
279	1929	2	7.5	2.30	40'	0	Colonial Revival with A&C front entrance
275	1928	2	9.2	2.80	80'	.6m	Cape Cod
276	1929	2.5	8.2	2.50	40'	-	Arts & Crafts
272	1929	2.5	7.8	2.40	40'	.5m	Arts & Crafts/Tudor detailing
268	1029	2	8.9	2.70	40'		Dutch colonial
267	1929	2	8.2	2.50	40'	-	Arts & Crafts
263	1921	2	2.6	0.80	80'		Arts & Crafts
264	1928	1.5	7.8	2.40	40'	-	Arts & Crafts
260	1929	2	8.2	2.50	80'	-	Vernacular Dutch Colonial Revival
257	1924	2	8.2	2.50	40'	-	Vernacular Salt Box
253	1924	2	9.8	3.00	84.5'	-	Vernacular Dutch Colonial Revival
248	1925	2	3.3	1.00	120'	Encroaches.6m	Vernacular English cottage
245	1954	1.5	16.4	5.00	60'		Ranch
241	1943	1.5	8.5	2.60	60'	1.5m	Ranch
240	1929	1.5	2.5	0.75	80'	-	Vernacular Arts & Crafts
236	1955	1.5	3.3	1.00	40'		Ranch
235	1948	1.5	8.5	2.60	60'	-	Bungalow
232	1920	1.5	0	0.00	40'	-	Bungalow
228	1930	1.5	6.6	2.00	40'	-	Vernacular cottage
229-31	1948	1.5	9.2	2.80	60'	-	Bungalow
224	1953	1	6.6	2.00	80'	-	Ranch
223	1950	1.5	27.9	8.50	120'	-	Ranch
220	1986	2	7.9	2.20	80'	-	Modern vernacular
215	1941	2	6.6	2.00	60.33'	-	Four Square
5525	1928	1.5	23.0	7.00	71.9' x 155.0' on Prado	-	Bungalow
5485	1946	2	2.3	0.70	73.67' x 134' on Prado	-	Colonial Revival

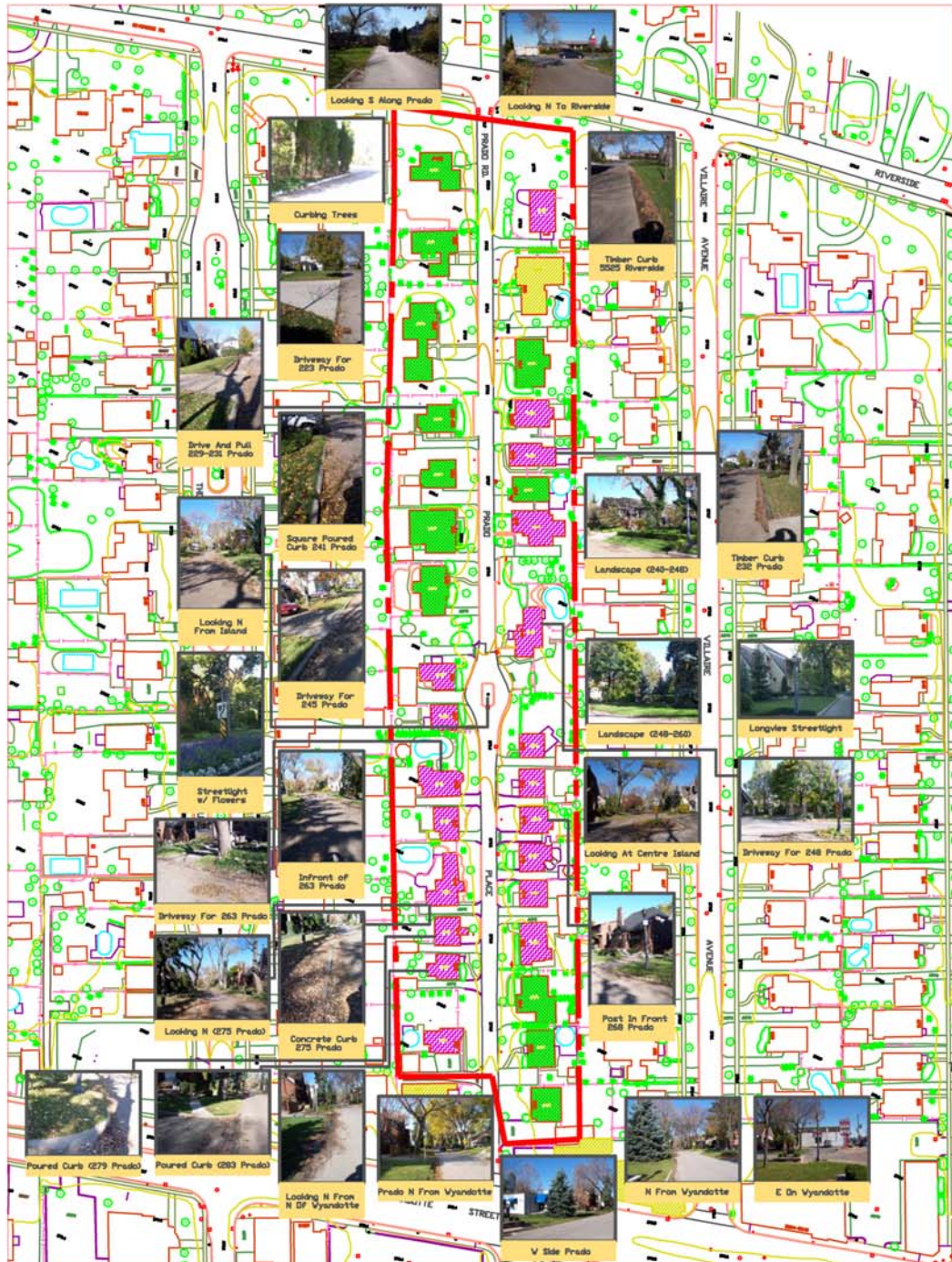
Appendix E. Town of Riverside Street Lights



+ Heritage Street Lamp

Appendix F – Photo Gallery/Streetscape Record

Prado Place Heritage Conservation District StreetScape Record 2005



1924 Date of Construction

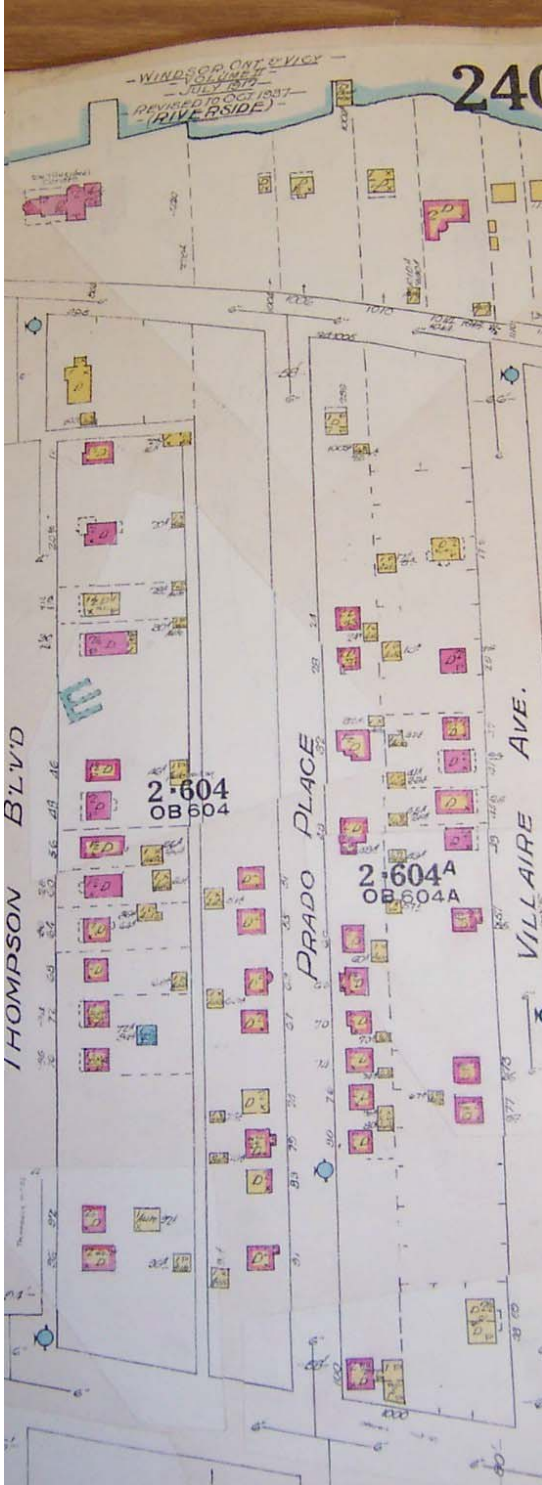
 Initial Phase of Development (1920-1930)

 Second Phase of Development (1941-1955)

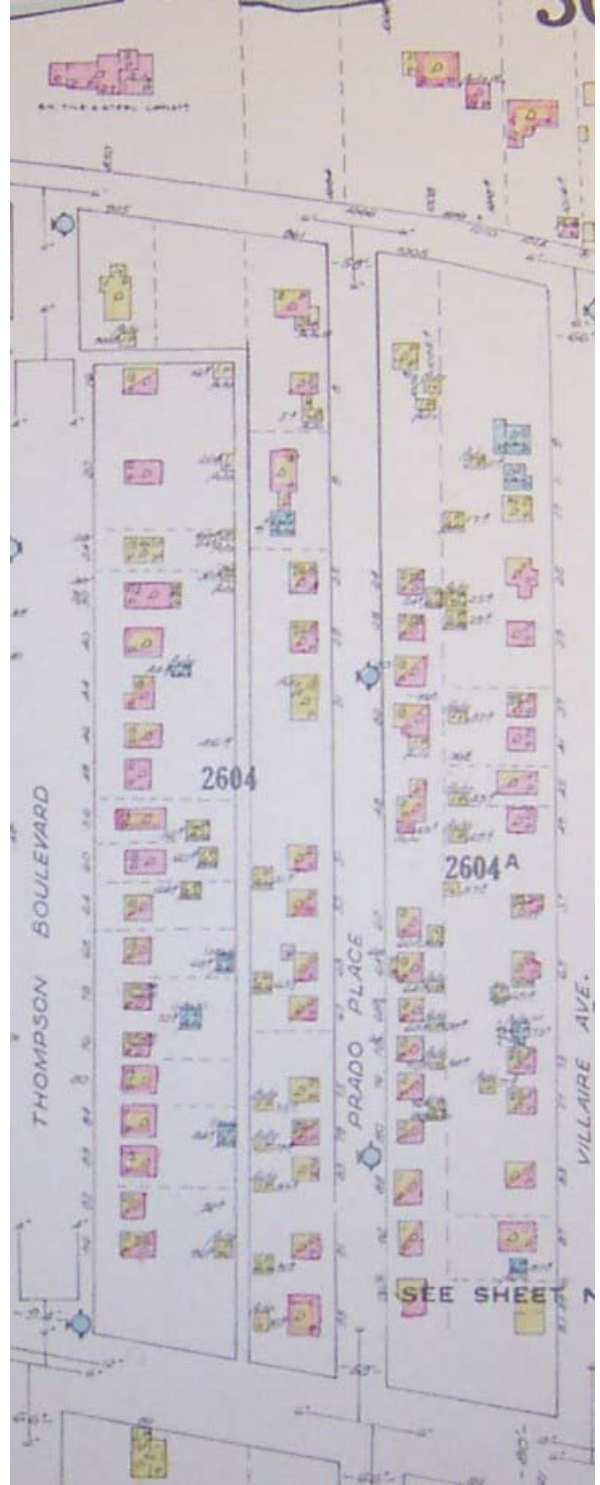
 1980s Infill

Appendix F Continued: Photo Gallery – Prado Place Heritage Conservation District

1932 Fire Insurance Map



1952 Fire Insurance Map



Individual homes currently listed on the Windsor Heritage Properties Inventory (photos from 2004):

240 Prado



264 Prado



267 Prado



Various views of streetscape elements:



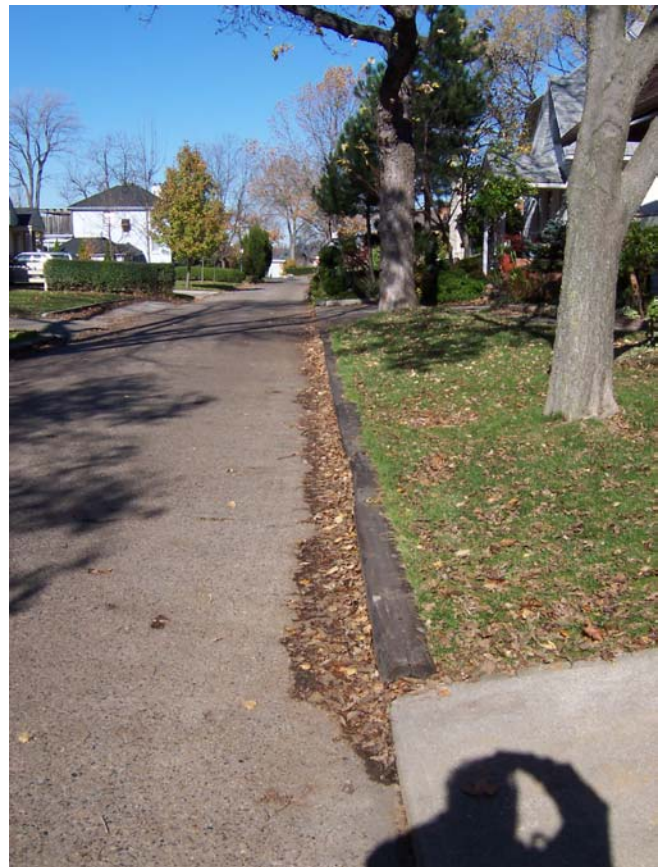
Looking north to Riverside Drive



Looking south from Riverside Drive



Pull off area in front of 229-231 Prado



Looking north from 232 Prado

Looking at central island from south



Looking north from Wyandotte Street

