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Appendix E: Built Heritage and Culture Landscape Assessment Report



**Built Heritage and Cultural Landscape Assessment
University Avenue West/East, Huron Church Road to McDougall Street, and
Victoria Avenue, Chatham Street West to Park Street West
Municipal Class Environmental Assessment (EA)
City of Windsor
Part of Multiple Lots and Concessions
Geographic Township of Sandwich
County of Essex, Ontario**

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EXECUTIVE SUMMARY

Under a contract initiated in July 2018, Archaeological Research Associates Ltd. (ARA) was retained by CIMA+ to complete a Built Heritage and Cultural Heritage Landscape Assessment of structures and landscapes with the potential to be impacted by the Municipal Class Environmental Assessment (EA) project to be conducted on University Avenue West/East between Huron Church Road and McDougall Street, and on Victoria Avenue between Chatham Street West and Park Street West located in the City of Windsor, County of Essex.

According to the Notice of Study Commencement, the study will “consider opportunities to optimize the right-of-way to achieve safe, efficient, comfortable and convenient travel for roadway users of all ages, abilities and modes within the study corridors for a 20 year study horizon” (City of Windsor 2018b). This project is being undertaken as part of a Schedule ‘C’ Municipal Class EA.

The project location consists of approximately 3.5 km along University Avenue West/East between Huron Church Road and McDougall Street, and 220 m along Victoria Avenue between Chatham Street West and Park Street West. The study area included the project location and all adjacent properties.

The approach for the Built Heritage and Cultural Heritage Landscape Assessment has specific tasks required for the EA process, and they include:

- Background research concerning the project context and historical context of the study areas;
- Consultation with the City of Windsor planners responsible for heritage matters;
- Identification of any designated or recognized properties within the limits of the study areas;
- On-site inspection and creation of an inventory of all properties with potential Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) within and adjacent to the project location;
- A description of the location and nature of potential cultural heritage resources;
- Evaluation of each potential cultural heritage resource against the criteria set out in Ontario Regulation 9/06, and 10/06, where applicable, for determining cultural heritage value or interest (CHVI);
- Evaluation of potential project impacts; and
- Provision of suggested strategies for the future conservation of identified cultural heritage resources.

A windshield survey of the study area was conducted, and all potential cultural heritage resources noted were evaluated against the criteria of Ontario Regulation 9/06. In total, 49 built heritage resources (BHR Nos. 1–49) were identified within the study area as having potential cultural heritage value or interest (CHVI):

- Ambassador Bridge (BHR 1),
- 290 Vista Place (BHR 2),
- 2350, 2352, 2354, 2356 University Ave. W. (BHR 3),
- 2311 University Ave. W. (BHR 4),
- 308 Randolph Ave. (BHR 5),
- 1766 University Ave. W. (BHR 6),
- 1640-1652 University Ave. W. (BHR 7),
- 1617 University Ave. W. (BHR 8),
- 1518 University Ave. W. (BHR 9),
- 1525, 1531, 1537 University Ave. W. (BHR 10),
- 1420 University Ave. W. (BHR 11),
- 1406 University Ave. W. (BHR 12),
- 1433 University Ave. W. (BHR 13),
- 1405 - 1407 University Ave. W. (BHR 14),
- 1385 University Ave. W. (BHR 15),
- 1314 University Ave. W. (BHR 16),
- 284 Cameron Ave. (BHR 17),
- 1200-1220 University Ave. W. (BHR 18),
- 1223, 1229, 1231 & 1233 University Ave. W. (BHR 19),
- 1201 University Ave. W. & 307-309 Wellington Ave. (BHR 20),
- 1100 University Ave. W. (BHR 21),
- 1139, 1155 & 1175 University Ave. W. & 308-310 Wellington Ave. (BHR 22),
- 1071-1099 University Ave. W. (BHR 23),
- 891-893 University Ave. W. (BHR 24),
- 879-881 University Ave. W. (BHR 25),
- 867-869 University Ave. W. (BHR 26),
- 305 Caron Ave. (BHR 27),
- 656 University Ave. W. (BHR 28),
- 651-667 University Ave. W. (BHR 29),
- 305 Janette Ave. (BHR 30),
- 493 University Ave. W. (BHR 31),
- 441-467 University Ave. W. (BHR 32),
- 368-398 University Ave. W. & 252 - 278 Church St. (BHR 33),
- 167 and 181 Ferry St. (BHR 34),
- 156-190 University Ave. W. (BHR 35),
- 305 Victoria Ave. (BHR 36),
- 345 Victoria Ave. (BHR 37),
- 405 Victoria Ave. (BHR 38),
- 121 University Ave. W. (BHR 39),
- 261-267 Pelissier St. & 100 University Ave. W. (BHR 40),
- 52-98 University Ave. W. (BHR 41),
- 285 Ouellette Ave. (BHR 42),
- 294 Ouellette Ave. (BHR 43),

- 20-26 University Ave. E. (BHR 44),
- 353 Freedom Way/37 University Ave. E. (BHR 45),
- 40-44 University Ave. E. (BHR 46),
- 70 University Ave. E. (BHR 47),
- 250 Windsor Ave. (BHR 48), and
- 330 City Hall Square (BHR 49).

Seven CHLs were identified in the study area: Assumption Park (CHL 1), Assumption Church; Rosary Chapel & Sanctuary (CHL 2), University of Windsor (CHL 3), Gateway Public Park (CHL4), Canadian Pacific Rail Line (CPR) (CHL 5), Essex County Court House (CHL 6), and City Hall Square (CHL 7).

Preliminary potential negative impacts were identified including: redesigning of the roadway involving development on the front portion of properties with cultural heritage resources with minor or no setbacks (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40) or removal of mature trees/landscape features that are heritage attributes of cultural heritage resources (BHRs 5, 15, 17, 24-26 and CHLs 1, 2, 6, and 7); installation of above grade infrastructure impacting views that are part of CHL 1 (Assumption Park) or CHL 7 (City Hall Square); above ground features may also cast shadows and/or isolate heritage attributes of cultural heritage resources from their surrounding environment or context; and construction activities have the potential to create vibrations that could impact built cultural heritage resources with minor or no setbacks (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40).

Potential positive impacts of this EA may include the installation of bike lanes and/or transit stops, tree planting as streetscaping and to mitigate heat islands, traffic calming measures, streetscaping/placemaking measures, all of which could enhance the character of the area and allow for the interpretation of cultural heritage resources (i.e., installation of plaques).

As a result of this Built Heritage Resource and Cultural Heritage Landscape Assessment, the following mitigation strategies are recommended to address the identified potential adverse impacts:

- That during the planning and design phases, cultural heritage resources be avoided where possible and any construction staging areas be located on lands located well away from any of the BHRs and CHLs.
- That during the design phases, the removal of mature trees on BHRs 5, 15, 17, 24-26 and CHLs 1, 2, 6, and 7 should be avoided where possible. For any trees that cannot be saved during construction, replacement with similar trees should be examined.
- That the reduction in properties' frontage that may occur during the detailed design may have impacts on the BHRs with minor setbacks or no setbacks from the roadways (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40).
- That if infrastructure installations are above ground (i.e., overpasses), they may impact identified cultural heritage resources and mitigation measures such as additional landscaping may be required to minimize visual impacts.

- That consideration should be given to the type of construction techniques and machinery used in close proximity to cultural heritage resources with little or no setbacks (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40).
- That the selection and placement of any tree plantings as well as proposed streetscaping/placemaking elements should be sympathetic to the identified BHRs/CHLs.
- That an enhanced public realm and traffic calmed environment will allow for the appreciation of identified cultural heritage resources and opportunities for interpretation of BHRs/CHLs should be explored (i.e., interpretative plaques).
- That once a preferred alternative has been selected and design work has begun, a Heritage Impact Assessment (HIA) report should be undertaken to confirm the anticipated impacts outlined in this report, evaluate any additional impacts of the proposed design, as well as outline avoidance/mitigation measures to minimize the impact. Mitigation measures may be discussed with planners at the City of Windsor.
- That public consultation may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.
- That previously-unrecognized cultural heritage resources with CHVI discussed in this assessment may be worthy of inclusion on a Municipal Heritage Register and research undertaken for the listed properties on the Municipal Heritage Register may be used to support designation reports in the future.
- That this Built Heritage and Cultural Heritage Landscape Assessment should be provided to staff/planners at the City of Windsor as well as to the Ministry of Tourism, Culture and Sport.

The EA process includes preliminary studies, an examination of alternatives and selection of a preferred alternative prior to the development of preliminary and detailed designs. Impacts to cultural heritage resources should be considered during all phases of the EA process. Further, these preliminary mitigation recommendations are subject to review and confirmation during the detailed design phase, in consideration of the more detailed understanding of design and project constraints.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
BHR – Built Heritage Resource
CHER – Cultural Heritage Evaluation Report
CHVI – Cultural Heritage Value or Interest
CHL – Cultural Heritage Landscape
EA – Environmental Assessment
MCL – (Former) Ministry of Culture
MTC – (Former) Ministry of Tourism and Culture
MTCS – Ministry of Tourism, Culture and Sport
OHT – Ontario Heritage Trust
O. Reg. – Ontario Regulation
PPS – Provincial Policy Statement

PERSONNEL

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1.0 PROJECT CONTEXT

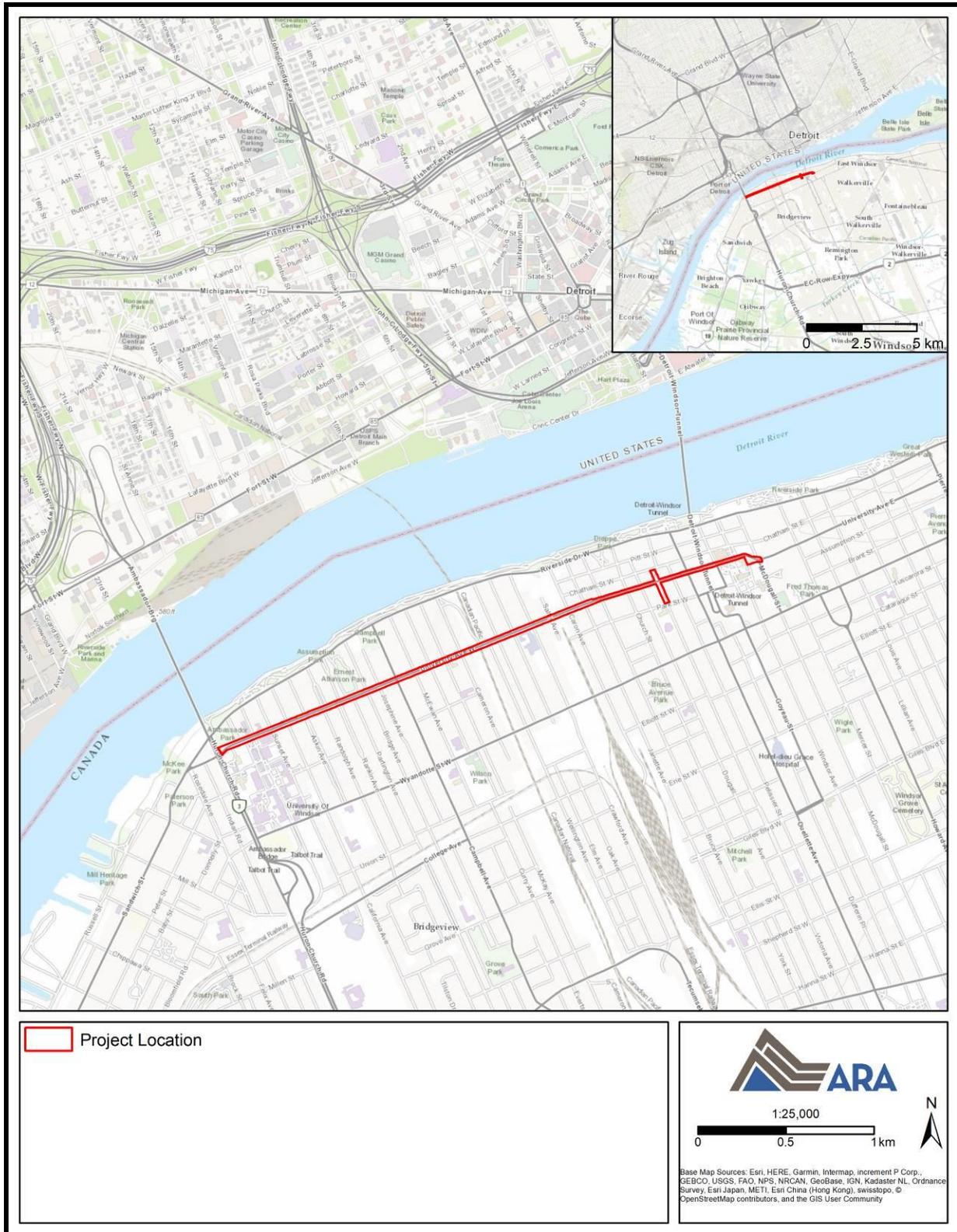
Under a contract initiated in July 2018, Archaeological Research Associates Ltd. (ARA) was retained by CIMA+ to complete a Built Heritage and Cultural Heritage Landscape Assessment of structures and landscapes with the potential to be impacted by the Municipal Class Environmental Assessment (EA) project to be conducted on University Avenue West/East between Huron Church Road and McDougall Street, and on Victoria Avenue between Chatham Street West and Park Street West located in the City of Windsor, County of Essex.

According to the Notice of Study Commencement, the study will “consider opportunities to optimize the right-of-way to achieve safe, efficient, comfortable and convenient travel for roadway users of all ages, abilities and modes within the study corridors for a 20 year study horizon” (City of Windsor 2018b). This project is being undertaken as part of a Schedule ‘C’ Municipal Class EA.

The project location consists of approximately 3.5 km along University Avenue West/East between Huron Church Road and McDougall Street, and 220 m along Victoria Avenue between Chatham Street West and Park Street West (see Map 1).

The purpose of this assessment is to identify and evaluate the cultural heritage resources within the study area that may be impacted by the Municipal Class EA that is being conducted in relation to the improvements to University Avenue West/East and Victoria Avenue. This assessment was conducted in accordance with the aims of the *Environmental Assessment Act*, R.S.O. 1990, *Provincial Policy Statement* (2014), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, and the *City of Windsor Official Plan* (2013).

All notes, photographs and records pertaining to the heritage assessment are currently housed in ARA’s processing facility located at 1480 Sandhill Drive – Unit 3, Ancaster, Ontario. Subsequent long-term storage will occur at the same location.



Map 1: Project Location in Windsor, Ontario
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 METHOD

The framework for this assessment report is provided by provincial environmental and planning legislation and policies as well as the regional Official Plan and guidelines. Within the *Environmental Assessment (EA) Act*, the environment is described as “*any building, structure, machine or other device or thing made by humans.*” An Environmental Assessment is a study that evaluates both the potential positive and/or negative effects of a project on the environment. This study is conducted as part of a streamlined self-assessment EA process called a Class EA that applies to routine projects grouped into classes for the Municipal Class EA (MCEA). The classes range from A (minor undertakings) to C (construction of new large facilities). The Municipal Class EA applies to municipal infrastructure undertakings including roads, water and wastewater projects.

The *PPS 2014* promotes the conservation of cultural heritage resources through policies in Section 2.6, such as policy 2.6.1 that states: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” (2014:29).

With respect to cultural heritage, the *County of Essex Official Plan* states that: “The County of Essex contains archaeological resources, built heritage resources and cultural heritage landscapes. The County and local municipalities will continue to identify, conserve, protect, restore, maintain, and enhance these resources” (County of Essex 2014:10). In terms of decision-making concerning land use, the *Official Plan* states that “...to encourage the restoration, protection and maintenance of the County’s heritage resources, all new development or redevelopment shall be consistent with the Provincial Policy Statement on cultural heritage resources” (County of Essex 2014:25). Section 2.7 contains policies that address cultural heritage resources, with many specifically discussing the conservation of heritage.

With respect to cultural heritage, the *City of Windsor Official Plan* states that: “A community’s identity and civic pride is rooted in physical and cultural links to its past. In order to celebrate Windsor’s rich history, Council is committed to recognizing, conserving and enhancing heritage resources” (City of Windsor 2013:9-1). In terms of decision-making concerning land use, the *Official Plan* states that an objective is: “Utilizing the planning approval process (subdivisions/condominiums, official plan amendments, zoning amendments, site plan control, consent, minor variance, demolition control) to facilitate the retention of heritage resources, and to ensure any proposed development is compatible with heritage resources” (City of Windsor 2013:9-7). Section 9 contains policies that address cultural heritage resources, with many specifically discussing the conservation of heritage.

Through careful analysis of the heritage values and attributes of an identified resource, coupled with an analysis of project impacts and an outline of potential mitigation measures, the aims of the *Environmental Assessment Act* and the *Official Plan* can be met.

2.1 Key Concepts

The following concepts require clear definition in advance of the methodological overview; proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06, namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under O. Reg. 10/06 of the *Ontario Heritage Act (OHA)*.
- **Built Heritage Resource (BHR)** is defined in the *PPS* as: “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *OHA*, or included on local, provincial and/or federal registers” (MMAH 2014:39).
- **Cultural Heritage Landscape (CHL)** is defined in the *PPS* as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (i.e., a National Historic Site or District designation, or a UNESCO World Heritage Site)” (MMAH 2014:40).

It is recognized that the heritage value of a CHL is often derived from its association with historical themes that characterize the development of human settlement in an area (Scheinman 2006). In Ontario, typical themes that may carry heritage value within a community include, but are not limited to: 1) Pre-Contact habitation, 2) early European exploration, 3) early European and First Nations contacts, 4) pioneer settlement, 5) development of transportation networks, agriculture and rural life, 6) early industry and commerce, and/or 7) urban development. Individual CHLs may be related to a number of these themes simultaneously.

The *Operational Guidelines for the Implementation of the World Heritage Convention* defines several types of CHLs: 1) designed and created intentionally by man, 2) organically evolved landscapes that fall into two-subcategories (relic/fossil or continuing), and 3) associative cultural landscapes (UNESCO 2008:86). The (former) Ministry of Culture (MCL) *Information Sheet #2 Cultural Heritage Landscapes* (MCL 2006c) repeats these definitions to describe landscapes in Ontario.

- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment.

Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2014:40).

- **Heritage Attributes** are defined in the *Ontario Heritage Act* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest” (Government of Ontario 2009).
- **Protected Heritage Property** signifies “property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites” (MMAH 2014:47).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people” (MMAH 2014:49).

Many of these definitions are similar to those found in the *County of Essex Official Plan* (2014).

2.2 Types of Recognition

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario.

The National Historic Sites program commemorates important sites, people or events that had a nationally significant effect on, or illustrate a nationally important aspect of, the history of Canada. The Minister of Canadian Heritage, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to the program. Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that neither of these federal commemoration programs offer protection from alteration or destruction.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program, which has over 1,250 provincial plaques recognizing key people, places and events that have shaped the province (OHT 2018). Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MTC 2010). A cultural heritage resource may also be protected through an OHT or municipal easement. In addition, many municipal heritage committees and historical societies provide plaques for local places of interest.

Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Register lists designated properties (those protected by municipal by-law as Part IV (individual properties) or Part V (Heritage Conservation Districts) designations under the *OHA*, as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as “listed.” Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition, if a demolition request is received by the municipality.

2.3 Approach

The *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* indicates a need to describe the “affected environment,” which is defined as “a spatially defined area within which land will be altered as a result of the proponent’s development” (MCL 1992:3). As such, ARA completes in-depth research and an evaluation of any potential cultural heritage resource within the project area. ARA’s business practice also considers a larger study area that considers abutting properties. This ensures that every BHR and CHL that may be subject to potential indirect project impacts are identified.

A combination of background research, consultation with the local community and field survey is essential to identify and effectively evaluate properties with potential BHRs and CHLs in a meaningful and objective format. Properties identified as potential BHRs and CHLs through the above-mentioned research, consultation and survey may be considered candidate cultural heritage resources once they have been evaluated against the regulations under the *Ontario Heritage Act* (i.e., O. Reg. 9/06 and O. Reg. 10/06). See Section 2.4 Evaluation of Significance below for a discussion of the OHA Regulations.

2.3.1 Historical Research

Background information is obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records), published secondary sources (online and print) and local historical organizations. Given that research is constrained to sources in the public record and conducted in a limited time frame there is the possibility that additional historical information exists but may not have been identified.

2.3.2 Consultation

Consultation with the local community is essential for determining the community value of cultural heritage resources. At project commencement, ARA contacts the relevant local and regional municipalities to inquire about: 1) protected properties in the study area, 2) properties with other types of recognition in the study area, 3) previous studies relevant to the current study, and 4) other heritage concerns regarding the study area or project area. Where possible, information is also sought directly from the MTCS and OHT.

2.3.3 Field Survey

The field survey component of an assessment involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Generally, potential cultural heritage resources are identified by applying a 40-year rolling timeline. This timeline is considered an industry best practice (i.e., MTO 2008). A construction date of 40 years does not, however, automatically attribute CHVI to a resource; rather it indicates that it should be flagged as a potential resource and evaluated for CHVI.

Additional cultural heritage resources may also be identified during the survey itself (candidate cultural heritage resources). Photographs capturing all properties with potential BHRs and CHLs are taken, as are general views of the surrounding landscape. The field survey also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources. Given that such surveys are limited to areas of public access (i.e., roadways, intersections, non-private lands, etc.), there is always the possibility that obscured cultural heritage resources may be missed or that heritage attributes may be refined upon closer inspection.

2.4 Evaluation of Significance

2.4.1 Heritage Value

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria, which are municipal criteria, for determining CHVI (MCL 2006a:20-27). The criteria set out in the regulation were developed to identify and evaluate properties for municipal designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value, and contextual value.

Design or Physical Value manifests when a feature:

- is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- displays a high degree of craftsmanship or artistic value; or
- displays a high degree of technical or scientific achievement.

Historical or Associative Value appears when a resource:

- has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community;
- yields or has the potential to yield information that contributes to the understanding of a community or culture; or
- demonstrates or reflects work or ideas of an architect, builder, artist, designer or theorist who is significant to the community.

Contextual Value is implied when a feature:

- is important in defining, maintaining or supporting the character of an area;
- is physically, functionally, visually or historically linked to its surroundings; or
- is a landmark.

If a potential cultural heritage resource property (BHR or CHL) identified during this study is found to have the potential to meet any one of these criteria, it may then be considered a candidate cultural heritage resource. A candidate cultural heritage resource meeting the above criteria may be added to a Municipal Heritage Register as a property with CHVI that is either designated by municipal by-law or as a “listed” property (see Section 2.2 Types of Recognition). Additional work outside the scope of this report (i.e., Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) may be necessary to fully examine and evaluate a resources’ CHVI.

2.4.2 Provincial Significance

Issued under the *OHA*, O. Reg. 10/06 outlines the criteria to determine if a property is of provincial significance. To be considered a “heritage property of provincial significance” a site must meet one or more of the following criteria:

- The property represents or demonstrates a theme or pattern in Ontario’s history;
- The property yields, or has the potential to yield, information that contributes to an understanding of Ontario’s history;
- The property demonstrates an uncommon, rare or unique aspect of Ontario’s cultural heritage;
- The property is of aesthetic, visual or contextual importance to the province;
- The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;
- The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; or
- The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s. 1 (2).

The determination that a property warrants evaluation against O. Reg. 10/06 is based on background research, consultation with the local community, field survey and the extensive experience of ARA staff.

2.5 Evaluation of Impacts

Any potential project impacts on identified BHRs or CHLs must be evaluated, including direct and indirect impacts. *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*

(2006b:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The above direct and indirect impacts are primarily negative impacts but there may also be positive effects as a result of an EA project. For example, more recent infrastructure may be removed to restore the original views to cultural heritage resources.

2.6 Mitigation Strategies

If potential impacts on identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended.

The Ministry of Culture's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource, including but not limited to:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and
- Buffer zones, site plan control, and other planning mechanisms.

Strategies also may be developed to enhance positive environmental effects as a result of an EA undertaking.

2.7 Summary of Approach

The approach outlined herein is supported by the best practices, guidelines and policies of the following:

- *Provincial Policy Statement (2014);*
- *Ontario Heritage Act (R.S.O. 1990);*
- *Environmental Assessment Act (R.S.O. 1990);*
- *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments (MCL 1992);*
- *Ontario Heritage Tool Kit series (MCL 2006a);*
- *County of Essex Official Plan (2014); and*
- *City of Windsor Official Plan (2013).*

The Built Heritage and Cultural Landscape Assessment University Avenue West/East and Victoria Avenue Municipal Class EA was overseen by P.J. Racher, M.A., CAHP. It was directed by K. Jonas Galvin, M.A., CAHP and was managed by P. Young, M.A., CAHP. The field survey was completed by K. Jonas Galvin and S. Bolstridge, B.A. The historic research was completed by S. Clarke, B.A. and C. Richer, M.Sc.Pl.. Technical writing was undertaken by the staff listed above as well as by J. McDermid, B.A. and L. Benjamin, M.A.E.S., CAHP. A two-page Curriculum Vitae for key personnel can be found in Appendix B.

3.0 HISTORICAL CONTEXT

Essex County has a long history of settlement including Pre-Contact and Post-Contact Indigenous campsites and villages. However, the cultural heritage resources located within the study area are tied to the history of the initial settlement and growth of Euro-Canadian populations in the County and Township. Accordingly, this historical context section spans the early Euro-Canadian settlement history through to the present. The early history of the study areas can be effectively discussed in terms of major historical events. The principal characteristics associated with these events are summarized in Table 1 below.

Table 1: County and Township Settlement History
 (AO 2011; City of Windsor 2018a; Cumming 1973; Hayes 2002; McBurney & Byers 1987; Province of Ontario 1975)

| Historical Event | Timeframe | Characteristics |
|----------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Loyalist Influx | Late 18 th century | United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Constitutional Act of 1791 creates Upper and Lower Canada |
| County Development | Late 18th and early 19th century | County created in 1792; Part of the Western District (1792-1849) until the abolition of the district system; Boundary between Essex and Kent counties changed in 1798 with land being removed from Essex County; Township of Tilbury West added to Essex county in 1851 |
| Township Formation | Late 18th and early 19th century | The Western District, which would include Sandwich Township, was named in 1792; By 1796, a considerable settlement had sprung up at the site of the future Town of Sandwich; In 1797, the Village of Sandwich was established within the Township area; By 1800, the Western District was divided into six townships, including Sandwich Township |
| Township Development | Mid- to late-19th century | The Village (later Town) of Windsor, included in the Township of Sandwich, was established by French settlers in the middle of the eighteenth century and was later populated by United Empire Loyalists; The Great Western Railway line between Windsor and Niagara Falls opened in 1854; In 1858, the Town of Sandwich was incorporated; With slavery abolished in Canada in 1793, the Town of Windsor became an important terminal for Black refugees/fugitive slaves arriving via the Underground Railroad, with nearly eight hundred living in Windsor by 1860; In 1861, the Township of Sandwich was divided into East Sandwich Township and West Sandwich Township; In 1893, East Sandwich Township was subdivided into East Sandwich Township and South Sandwich Township |

3.1 The City of Windsor

Two of the principal settlements in the amalgamated City of Windsor were the Town of Sandwich (the birthplace of Windsor) and the Village (later Town) of Windsor itself, located in the Township of Sandwich. The Township was the Legislative Seat of government in the Western District of Upper Canada (Ontario) when British authority moved across the river from Detroit following the city’s independence from British rule in 1796 (City of Windsor 2018a).

The Honourable Peter Russell purchased 1,078 acres of land from the Huron Church Reserve’s allotment for the Town of Sandwich. Surveyors laid out the Town on a three-street grid running parallel to the Detroit River, with one-acre lots allowing for a dwelling and outbuildings, a garden, horses and other livestock. At the intersection of Brock and Bedford (now Sandwich

Street), land was allocated for a courthouse and jail, St. John's Anglican Church, a school and a public meetinghouse (City of Windsor 2018a). During the War of 1812, American General William Henry Harrison was able to take the Town of Sandwich and as his final command, the town was torched. However, the town was rebuilt following the war, and merchants and tradesmen returned to business. In 1858, Sandwich was granted town status (City of Windsor 2018a).

The Village of Windsor was first established by French settlers in the mid-18th century and was later populated by English-speaking Loyalists (McBurney & Byers 1987:222). With the arrival of the Great Western Railway line between Niagara Falls and Windsor in 1854, settlers began concentrating in Windsor and Sandwich, which had previously boasted a substantially higher population, experienced a gradual economic decline (Hayes 2002:210; City of Windsor 2018a; Baskerville 2015). The Town of Windsor was incorporated in 1858.

In the 19th century, the Windsor/Sandwich area became an important terminal on the Underground Railway for Black refugees/fugitive slaves as Canada had abolished slavery in 1793. By 1860, there were nearly 800 former slaves living in Windsor. (McBurney & Byers 1987:223). The American Civil War occurred from 1861 to 1865, and Sandwich experienced an unexpected economic boom as a result of increasing American orders for local goods and resources (City of Windsor 2018a).

In 1864, geologists drilling for oil accidentally discovered sulfur springs and another unexpected boom took place. Mineral Spa Springs Resort as well as a posh bathhouse were built between John B and Chappell Avenues in Sandwich. The water was rich in healing properties and for fifty years, hundreds of thousands of tourists from across North America visited the sulfur springs (City of Windsor 2018a). In 1893, the mining of salt deposits began through a subsidiary of the Canadian Pacific Railway. The Canadian Salt Company, Limited continues to operate over a century later and produces the most popular table salt brand in Canada, Windsor Salt (City of Windsor 2018a).

The City of Windsor was established in 1892. An important development in the early 20th century was the opening of the Ambassador Bridge in 1929, which constitutes a vital trade link between Canada and the United States. However, the Great Depression also began in 1929 and the border cities were significantly negatively impacted, with thousands of industrial and manufacturing jobs disappearing. An amalgamation occurred in 1935 with the addition of the former Town of Sandwich (1797-1935), Town of Walkerville (1890-1935) and City of East Windsor or Ford City (1929-1935) to the City of Windsor. The purpose of the amalgamation was to save taxpayer dollars by streamlining municipal government during the Great Depression (City of Windsor 2018a).

Windsor experienced nearly three decades of unprecedented prosperity following the Second World War. A new courthouse was opened in downtown Windsor in 1963. Another amalgamation occurred with Riverside, Ojibway and parts of Sandwich townships joining the City of Windsor. The current border of the City of Windsor was formed with the 2003 annexation of lands from the Town of Tecumseh. However, as suburbanization occurred, residents were leaving Sandwich and moving to new subdivisions, leading to an increasing number of vacant storefronts and

homes in the area, as well as the vacant Sandwich courthouse. In the 1980s, concerned local citizens advocated for the revitalization of their neighbourhood. Historically significant buildings were restored, including the Duff-Baby mansion, Mackenzie Hall and the Sandwich Post Office, and the Sandwich Heritage Conservation District came to effect on October 19, 2012 (City of Windsor 2018a).

3.2 Project Location

In an attempt to reconstruct the historic land uses of the project location, ARA examined eight historical maps that documented past residents, structures (i.e., homes, businesses and public buildings) and features between the mid-19th and early 20th centuries, and one aerial image from the mid-20th century. Specifically, the resources outlined in Table 1 were consulted.

Table 1: Historic Maps and Aerials Consulted

| Year | Map Title | Reference |
|-------------|---------------------------------------------|------------------|
| 1798 | Sandwich Township, Part of Windsor Townsite | Iredell |
| 1877 | Map of Essex County, Ontario | Walling |
| 1881 | East and West Sandwich | Belden & Co. |
| 1913 | Windsor [Sheet 48, 040J06] | OCUL |
| 1924 | Fire Insurance Plan | USB |
| 1952 | Fire Insurance Plan | USB |
| 1954 | Aerial Photo [T423.831] | U of T |

During Pre-Contact and Early Contact times, the vicinity of the project location, the entirety of which is located within the Geographic Township of Sandwich, would have comprised a mixture of coniferous trees, deciduous trees and open areas. Indigenous communities would have managed the landscape to some degree. During the late 18th century, Euro-Canadian settlers arrived in the area and began to clear the forests for agricultural and settlement purposes. The vicinity of the study area was well-settled for the remainder of the Euro-Canadian period, being located between the communities of Sandwich and Windsor.

Iredell's patent plan (circa 1798, with later updates) indicates that the lots within the study area had been laid out in the French seignorial pattern of long, narrow lots extending from the Detroit River. Later updates that were added to the plan include docks along the river. The Windsor-Detroit tunnel was also added on Lot 73, a change that dates from 1930. The Town of Sandwich is depicted at the western extent of the study area (see Map 2).

The project location encompasses the route of the Sandwich and Windsor Passenger Railway. The Sandwich and Windsor Passenger Railway, established in 1872, provided transportation between the two towns, which at that time was separated by agricultural lands. The vicinity of the study area appears to have been moderately developed by this time according to the 1877 map, though it is known that these maps do not indicate all structures that may have been extant at the time of the map's publication. Ferry routes connecting Windsor to Detroit are indicated at

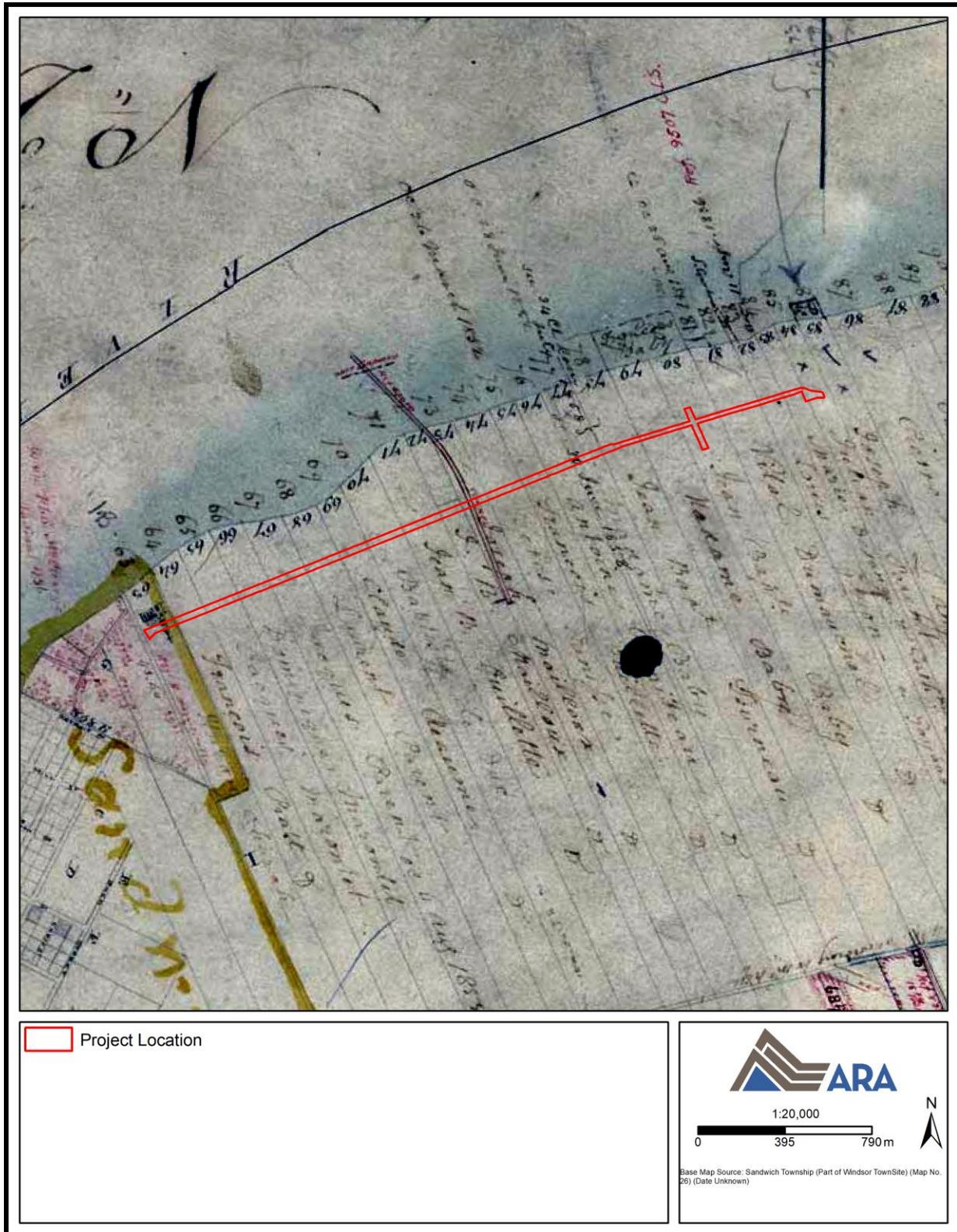
the eastern extent of the study area, while a cathedral is indicated at the western extent on Lot 63 (see Map 3).

Few changes are seen on the landscape between 1877 and 1881 (see Map 4). The Sandwich and Windsor Passenger Railway is no longer depicted on the map from 1881, although the line operated until 1887 (Wyatt 2016). Additional ferry routes between Windsor and Detroit are indicated, and some of the seignorial lands between Sandwich and Windsor were in the process of being subdivided. Few structures are indicated on the 1881 map, though the church indicated on the 1877 map remains.

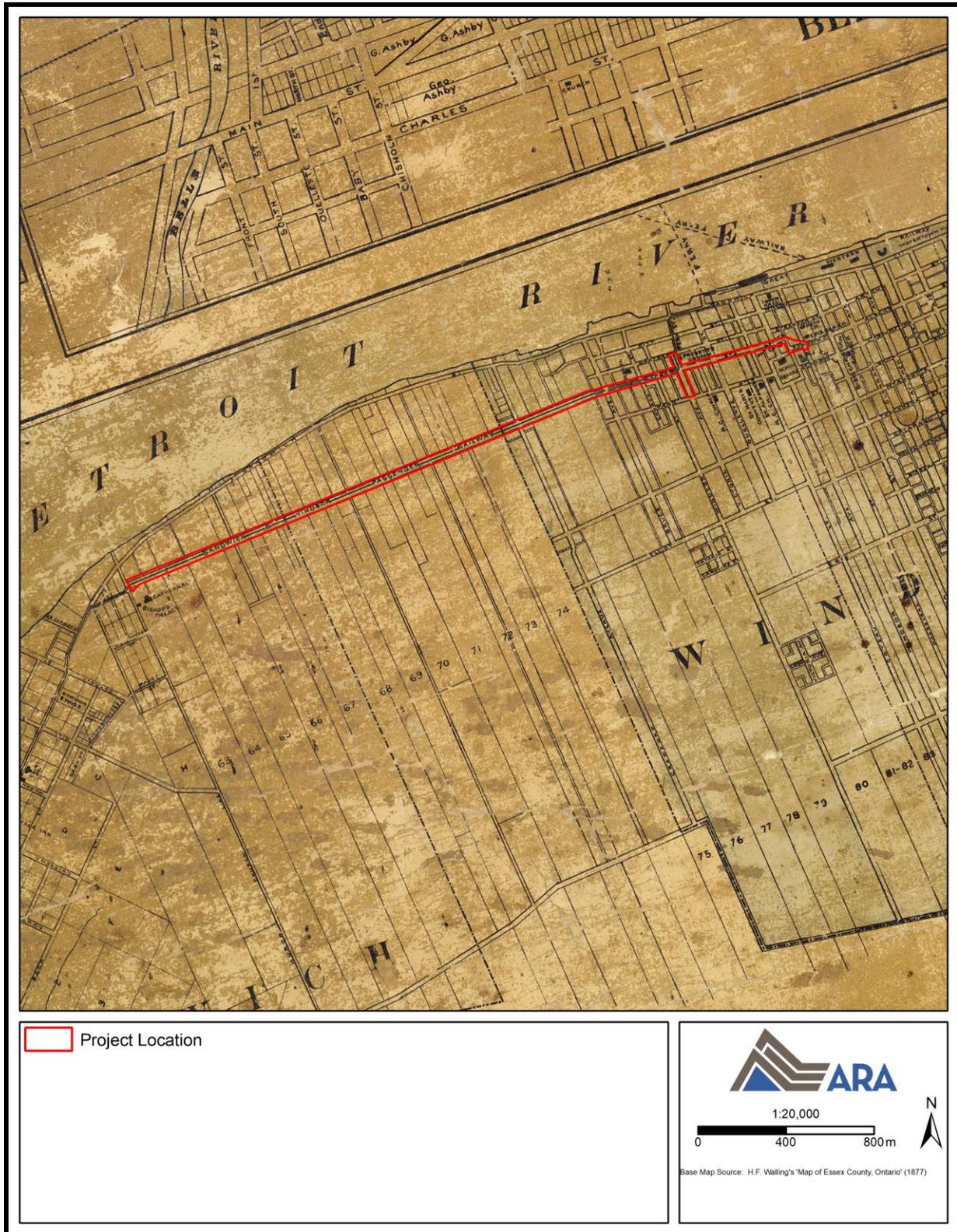
A topographical map from 1913 shows that Windsor was well developed by this time, with additional ferry and rail crossings to Detroit. The Canadian Pacific mainline and Michigan Central line are indicated by this time, showing a conglomeration of various rail lines southwest of Windsor (see Map 5).

Fire Insurance Plans for the years 1924 (see Map 6 to Map 13) and 1952 (see Map 14 to Map 21) show that the study area and surrounding vicinity were well established by the early 20th century. Various buildings fronted on University Avenue (former London Road), with the street alignment maintained today as it was in 1924.

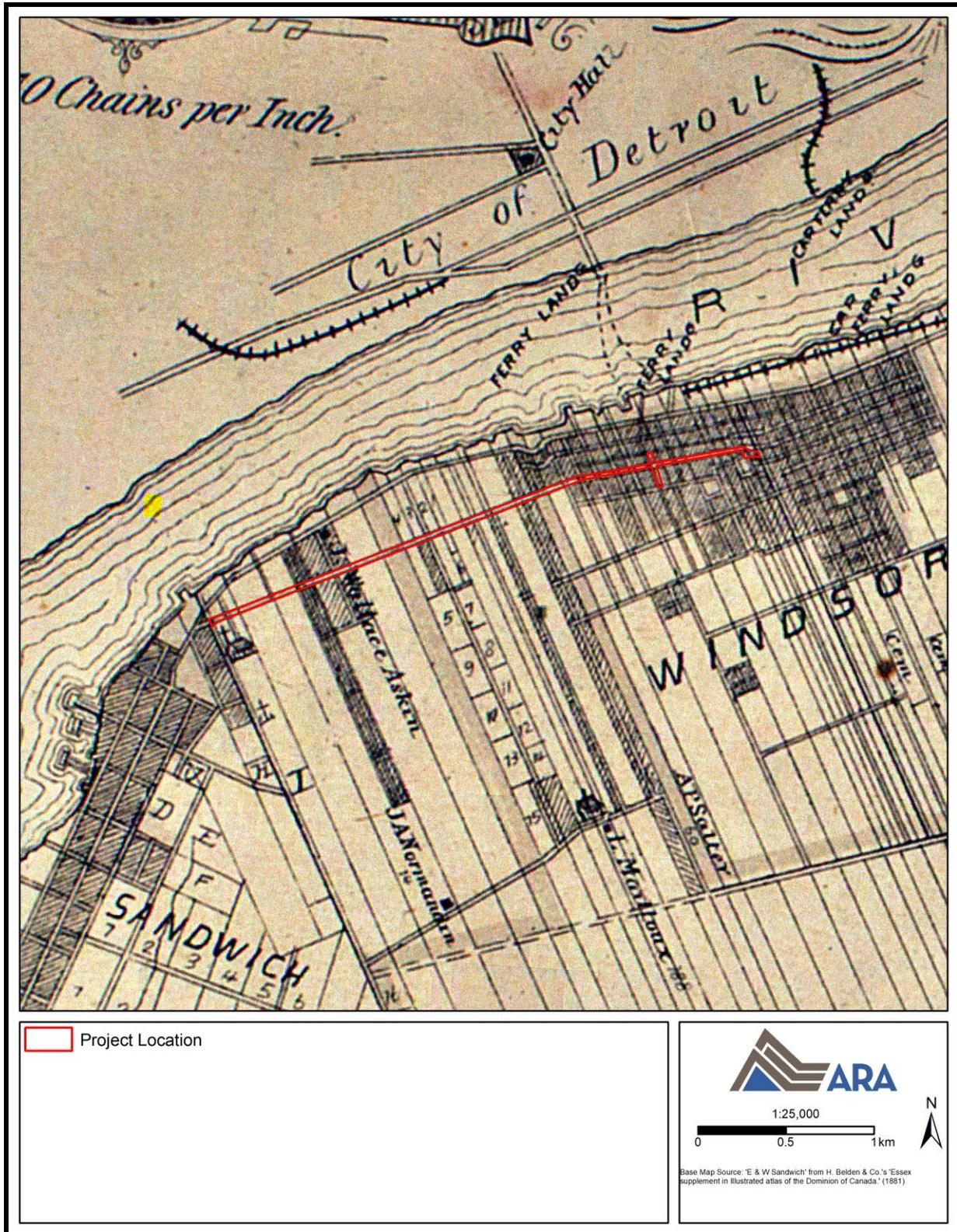
By 1954, development surrounding the study area was well established, with Windsor and Sandwich essentially connected as one city. The seignorial lots between Windsor and Sandwich had been subdivided and developed by this time, with few clues to the former lot structure remaining on the landscape (see Map 22).



**Map 2: Detail of Iredell's Sandwich Township Patent Plan (1798),
Showing Project Location**
(Produced under licence using ArcGIS® software by Esri, © Esri; Iredell 1798)

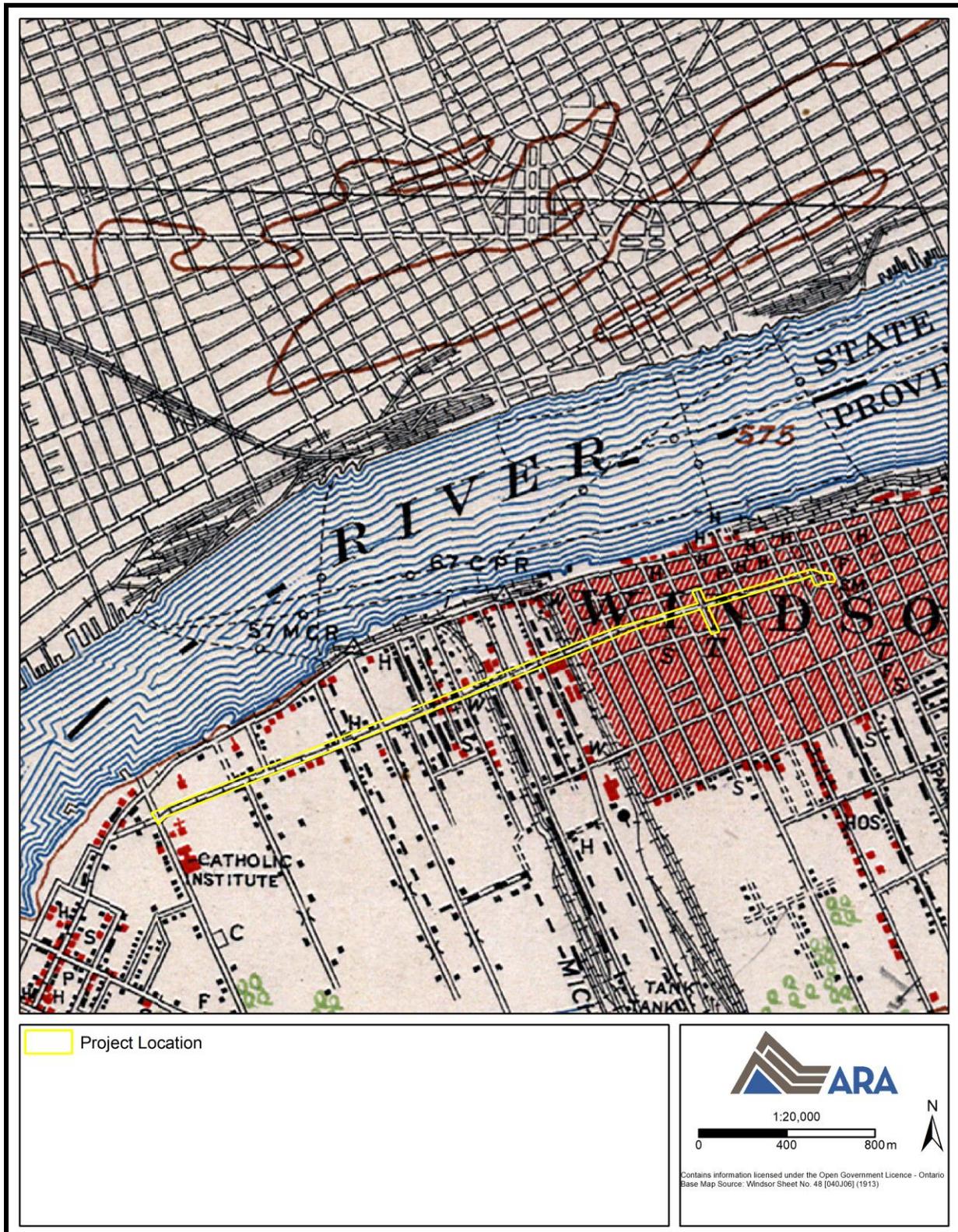


Map 3: Detail of Walling’s Map of Sandwich Township (1877), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; Walling 1877)

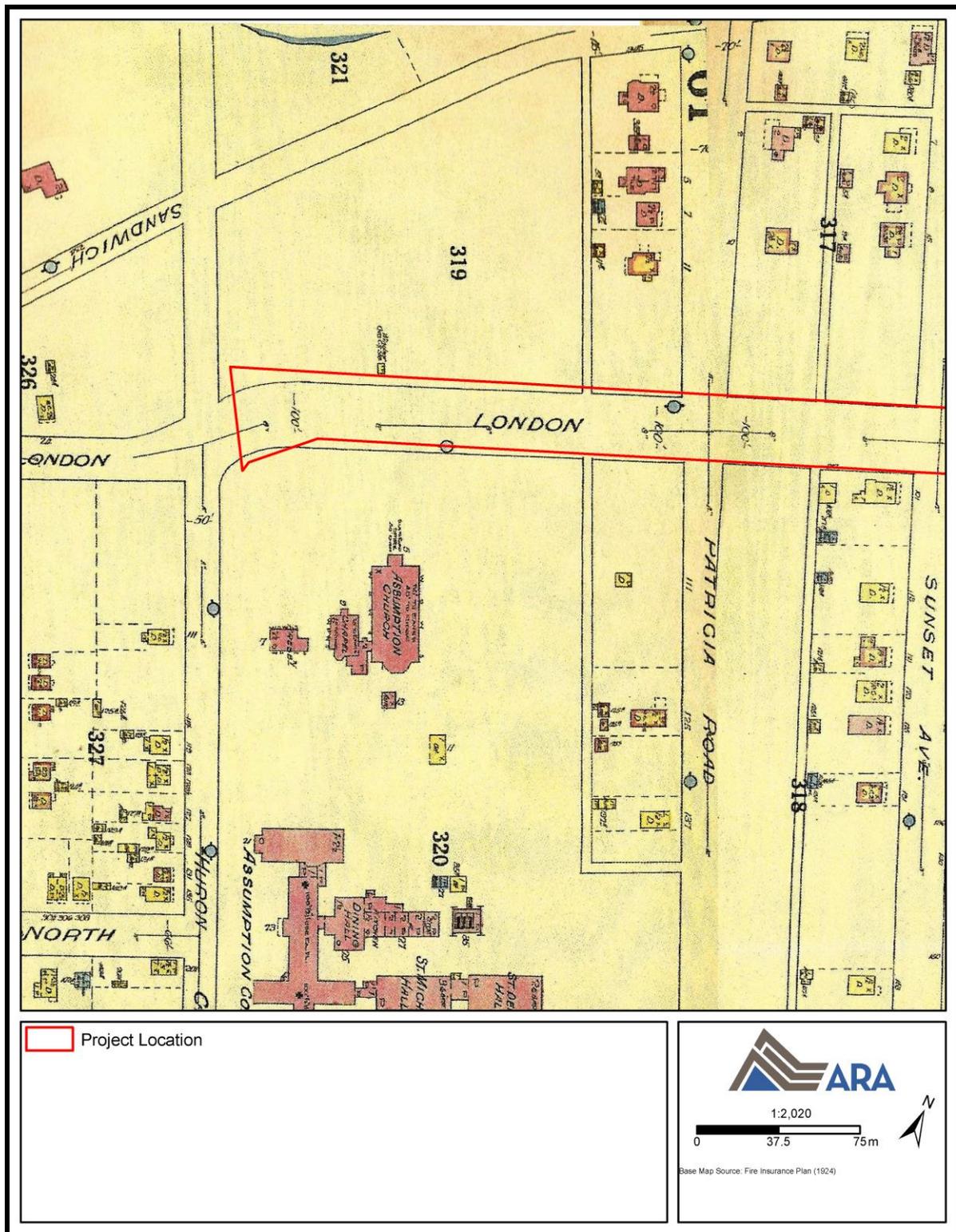


**Map 4: Detail of Belden & Co.'s 1881 Map of the Township of Sandwich,
Showing Project Location**

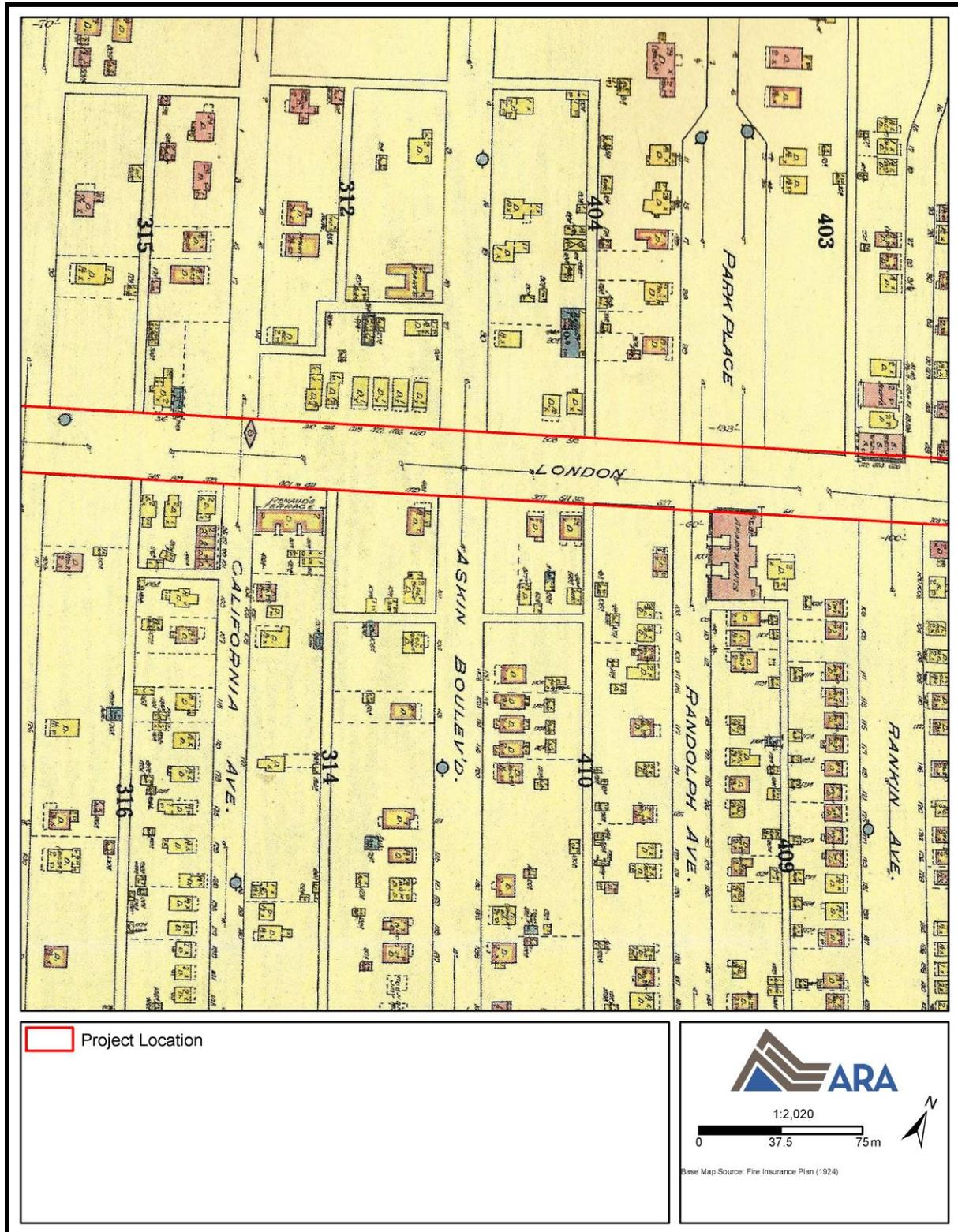
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill 2001)



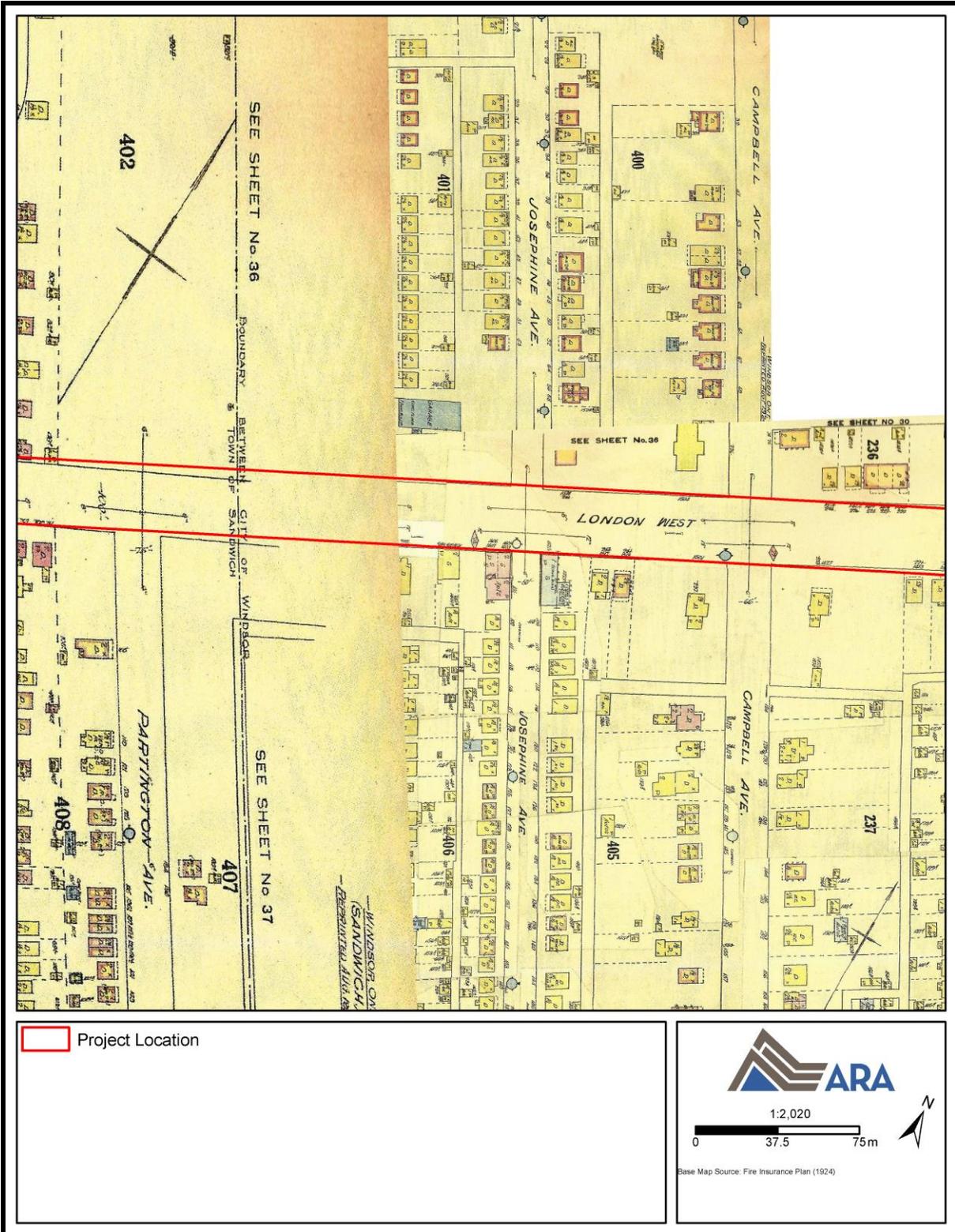
Map 5: Topographic Map (1913), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)



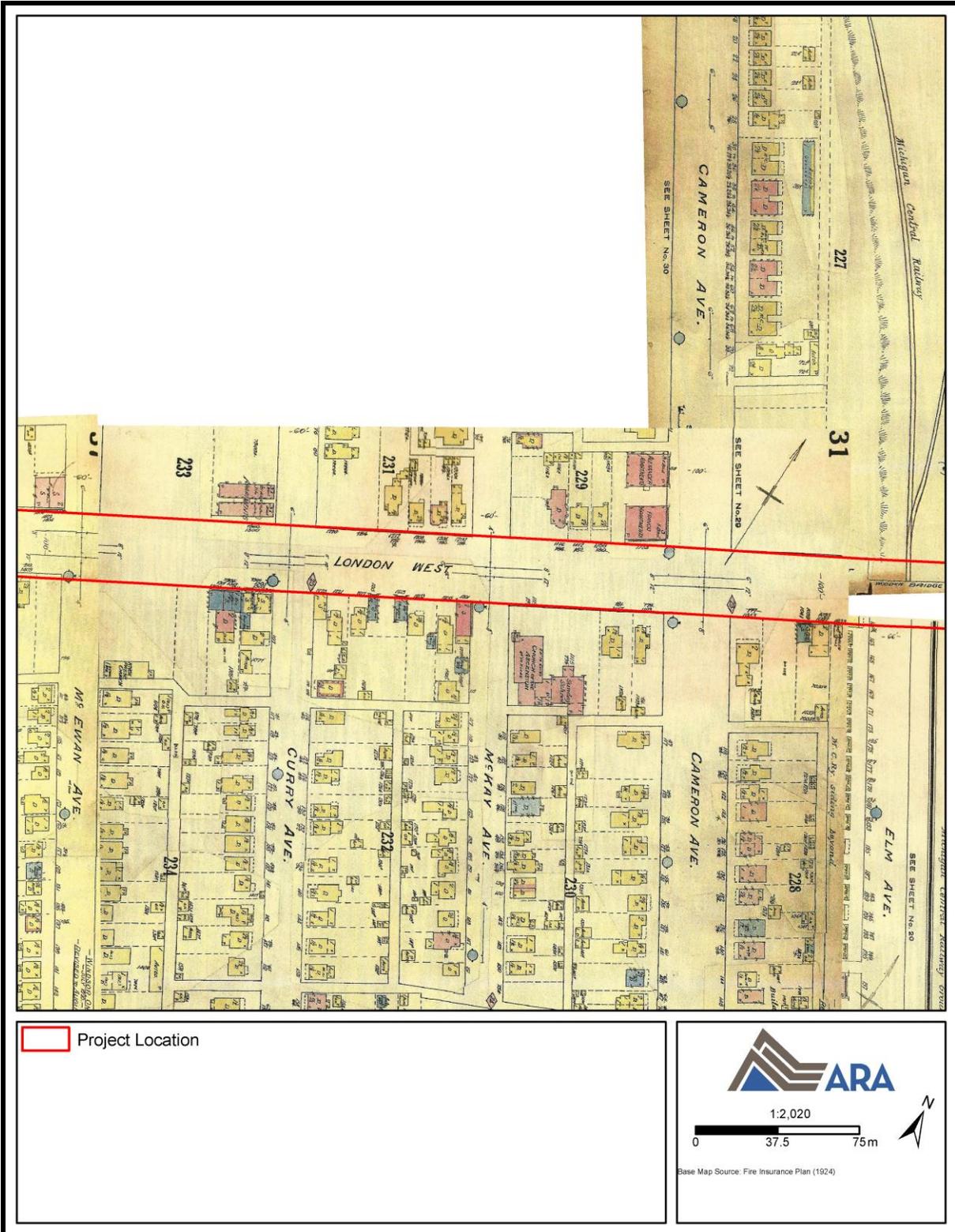
Map 6: Fire Insurance Plan (1924), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



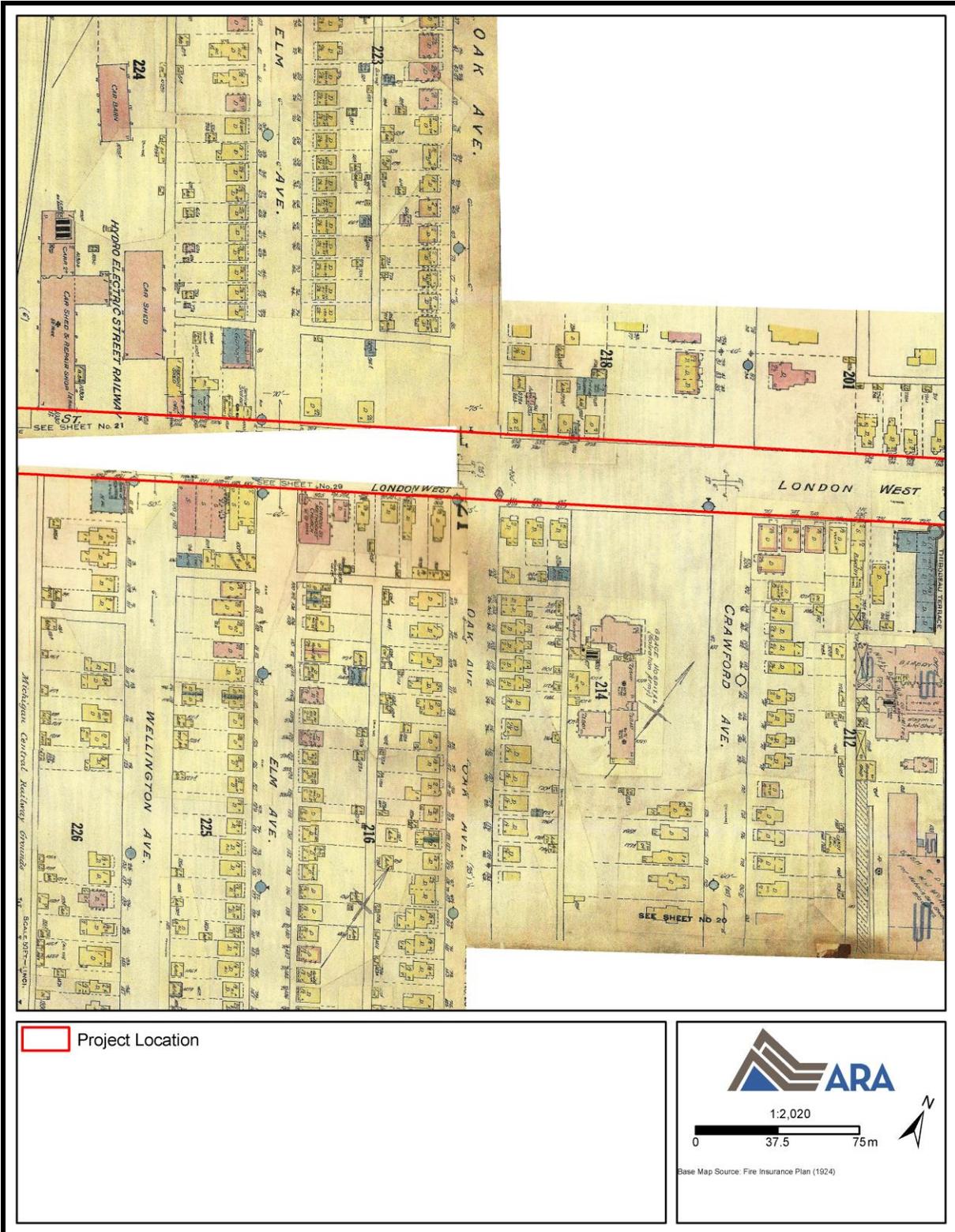
Map 7: Fire Insurance Plan (1924), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



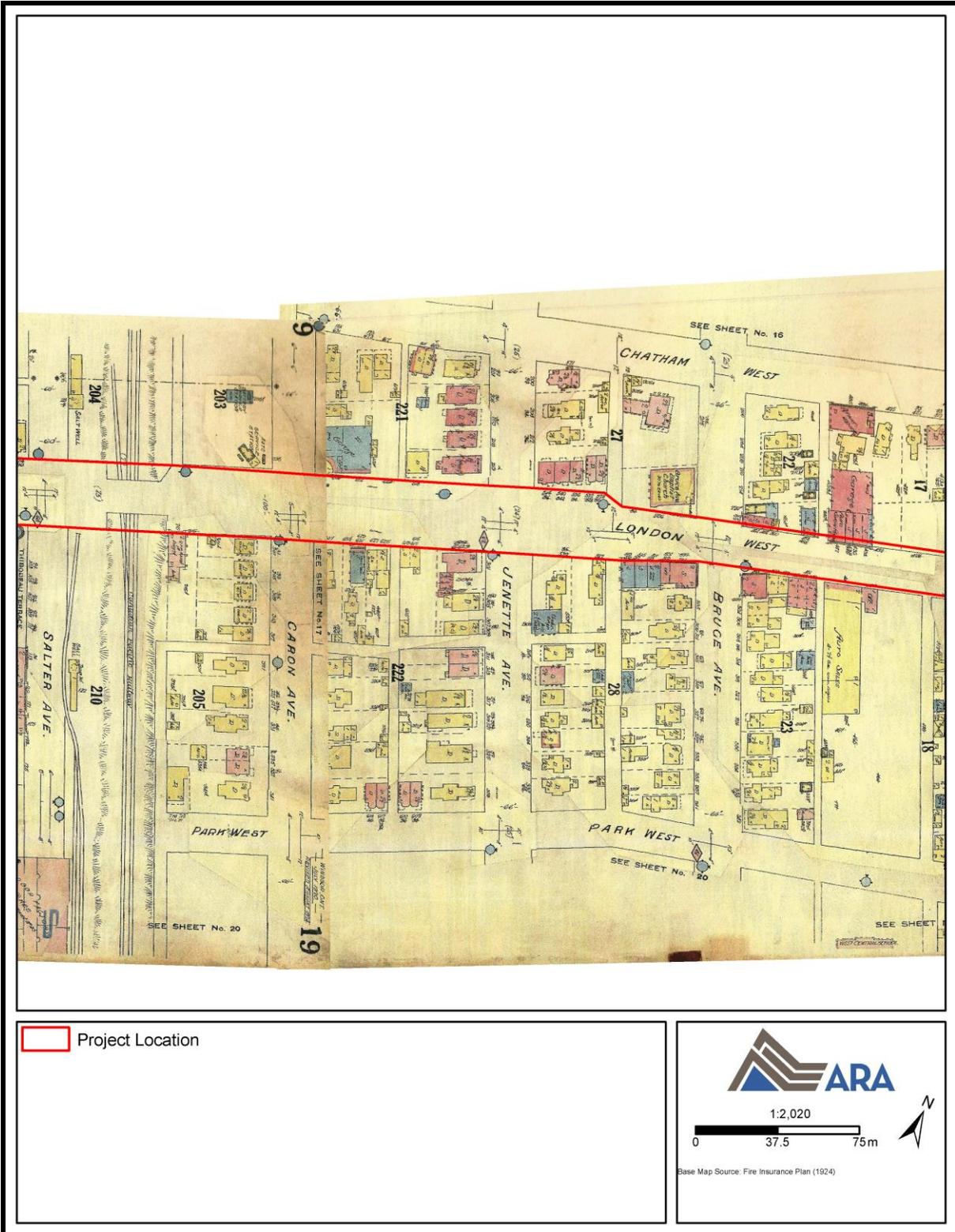
Map 8: Fire Insurance Plan (1924), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



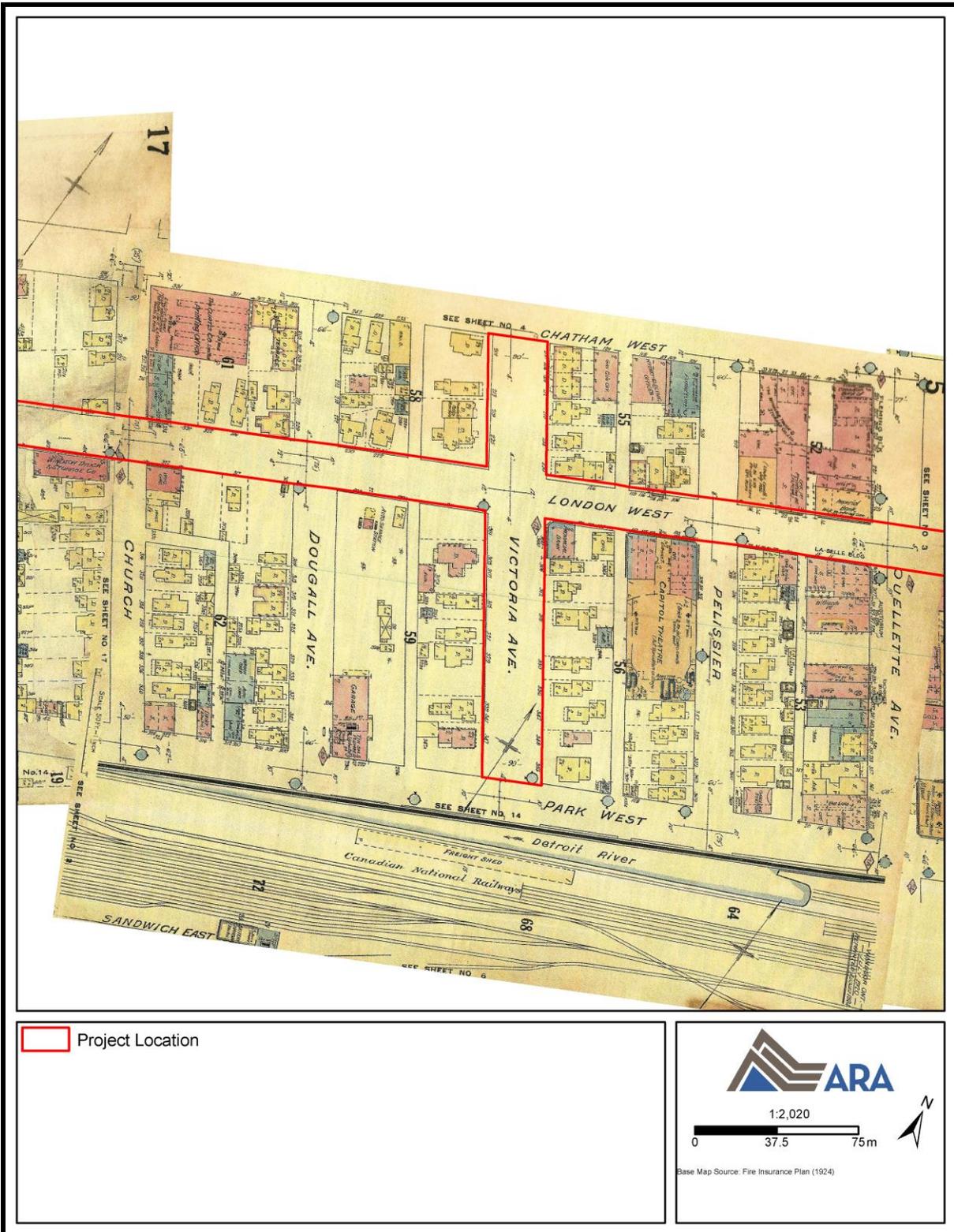
Map 9: Fire Insurance Plan (1924), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



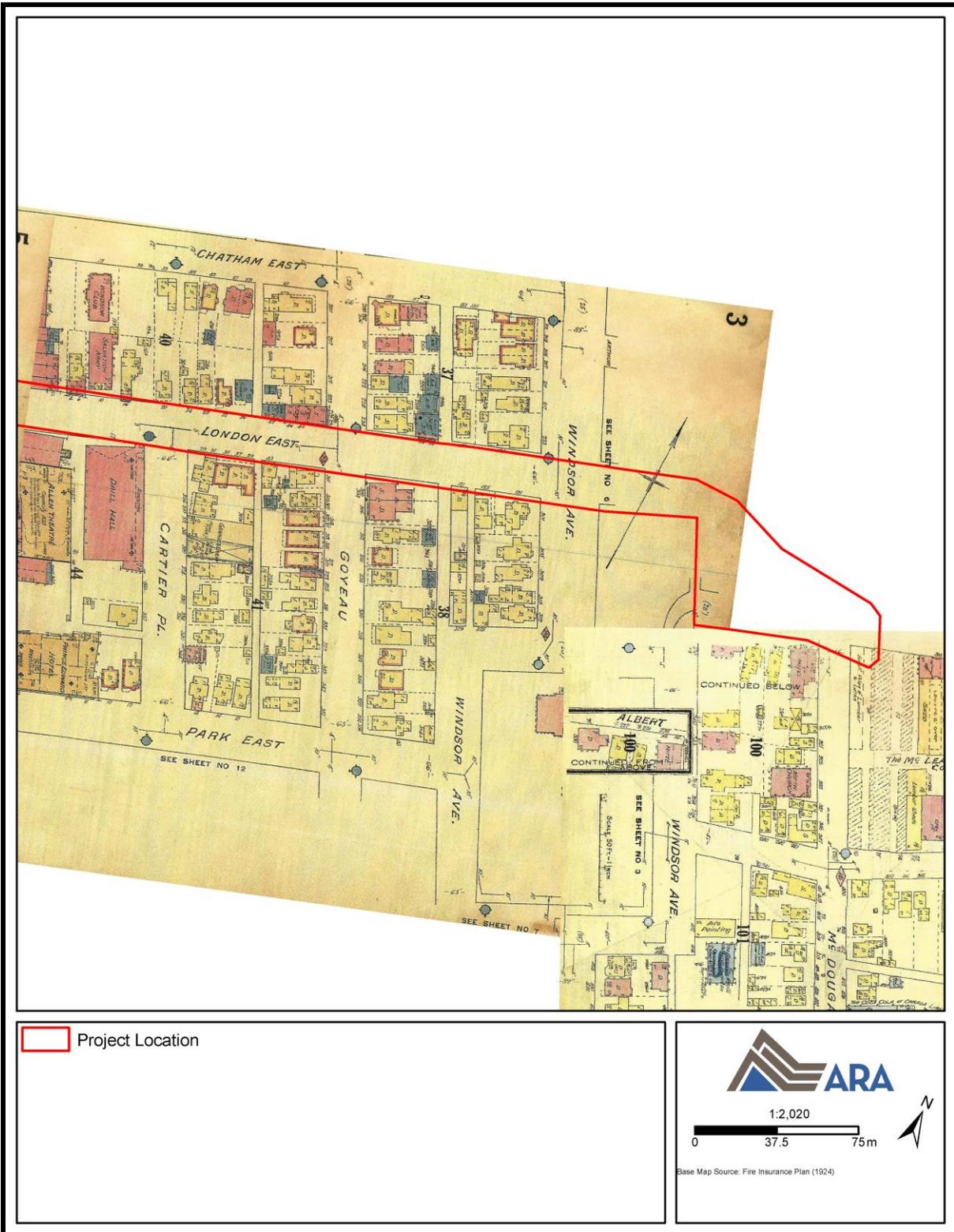
Map 10: Fire Insurance Plan (1924), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



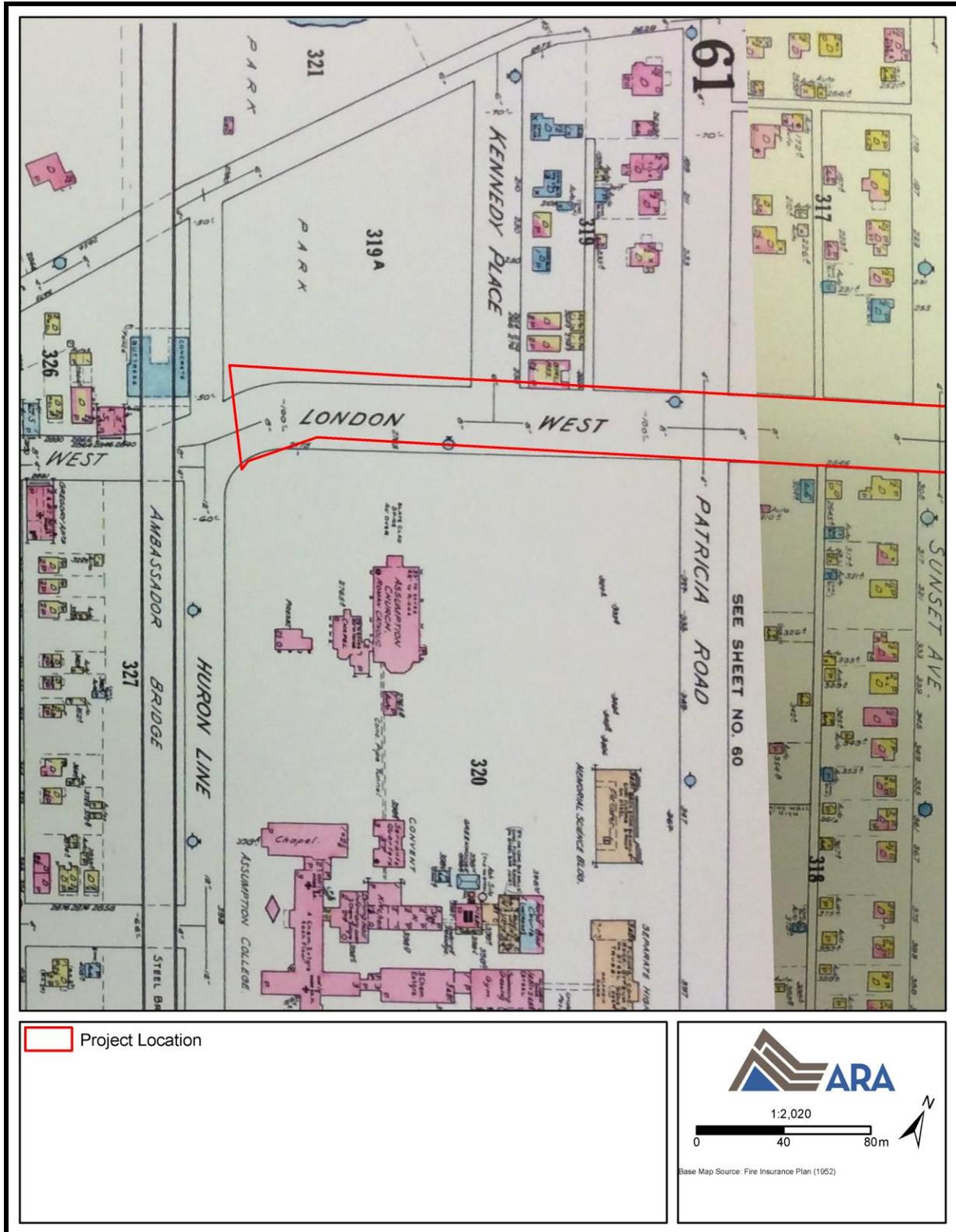
Map 11: Fire Insurance Plan (1924), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



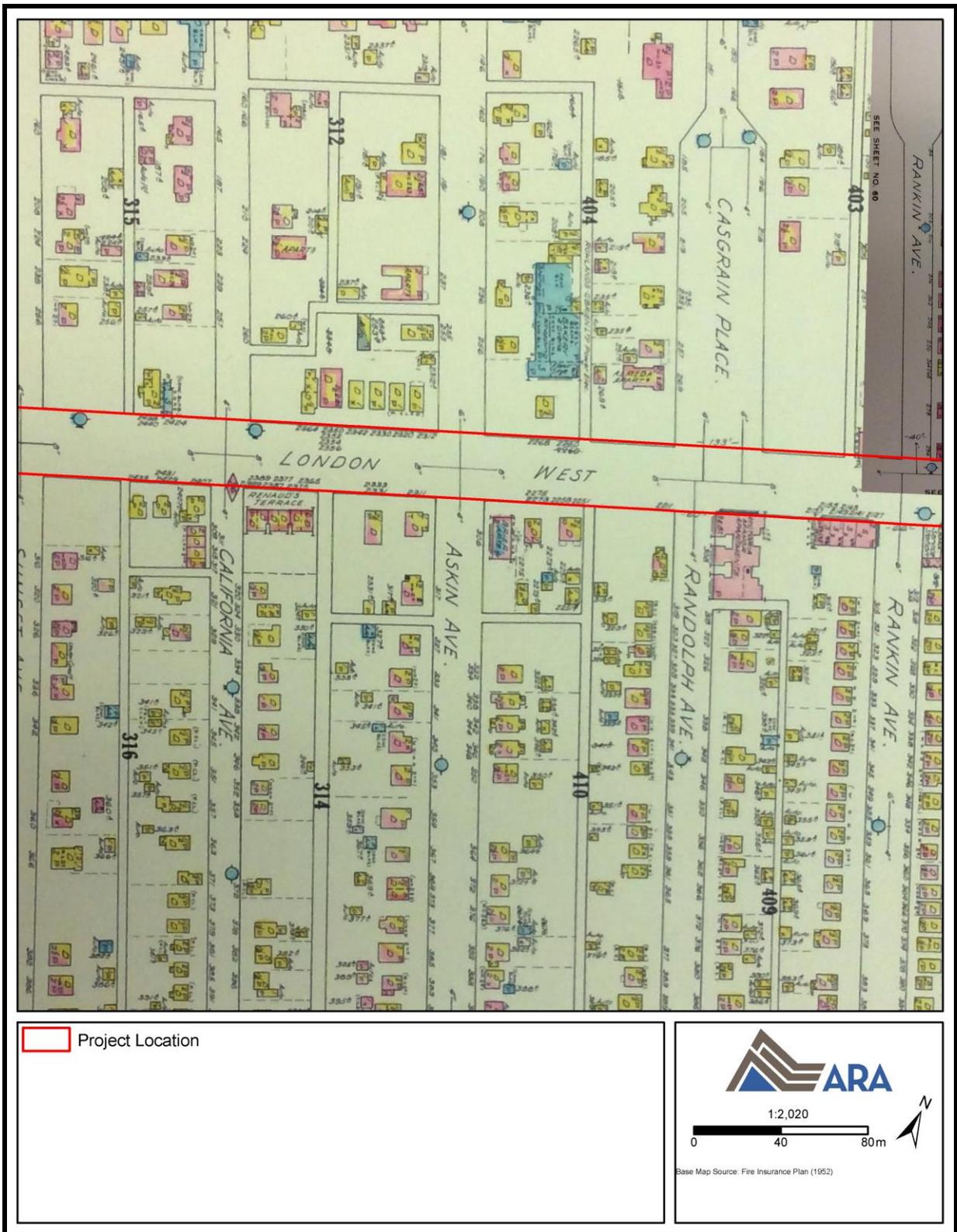
Map 12: Fire Insurance Plan (1924), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



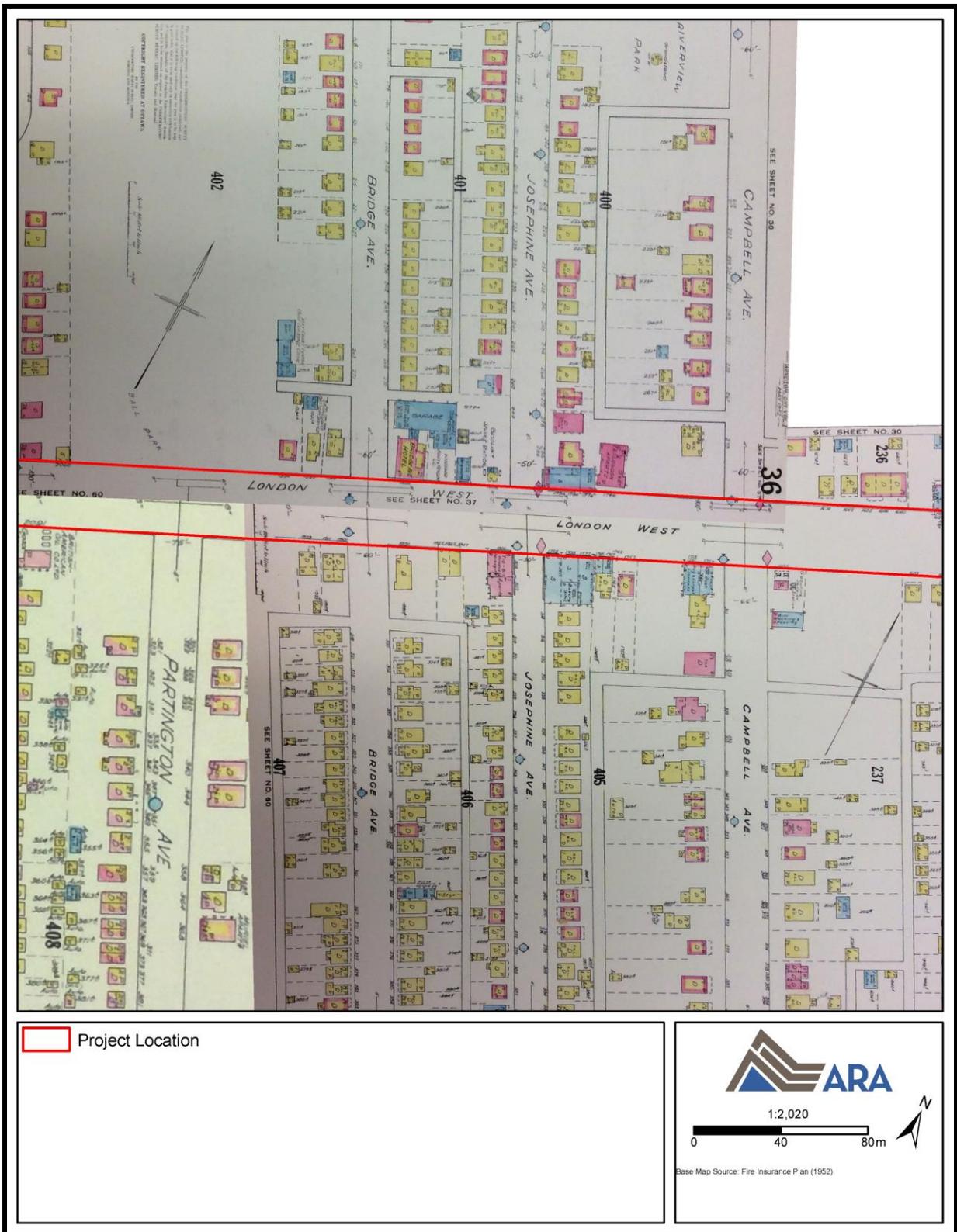
Map 13: Fire Insurance Plan (1924), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



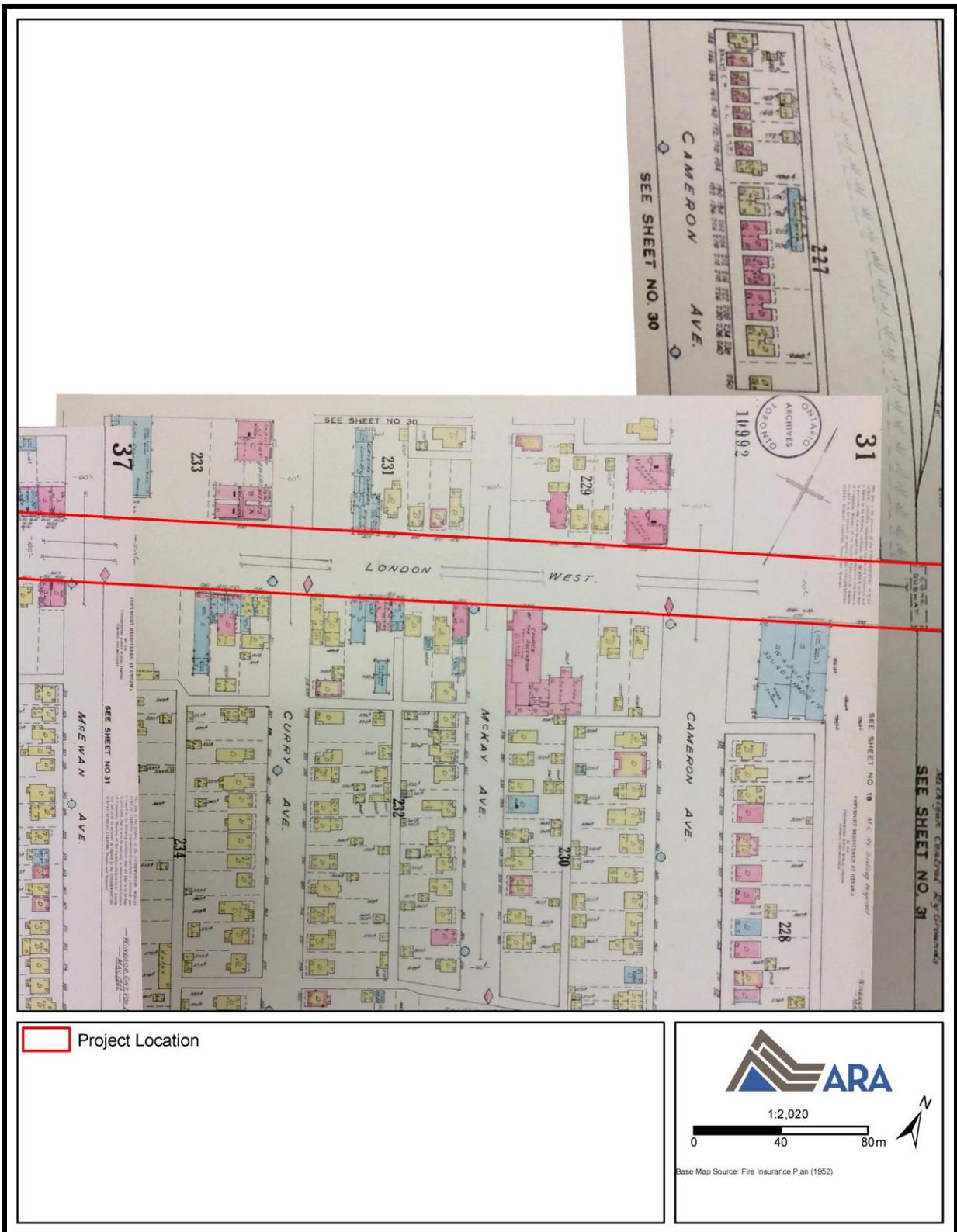
Map 14: Fire Insurance Plan (1952), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1952)



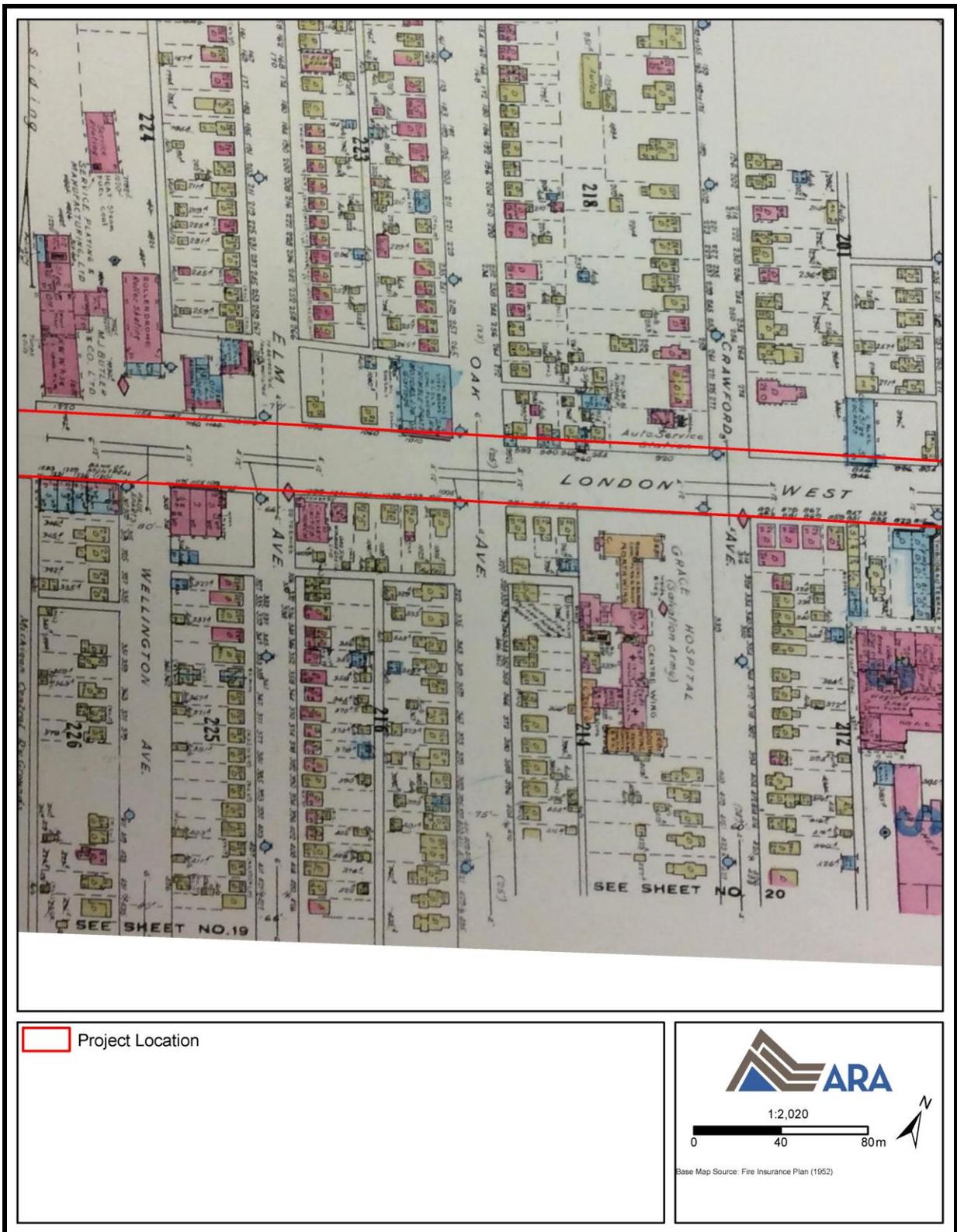
Map 15: Fire Insurance Plan (1952), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1952)



Map 16: Fire Insurance Plan (1952), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1952)

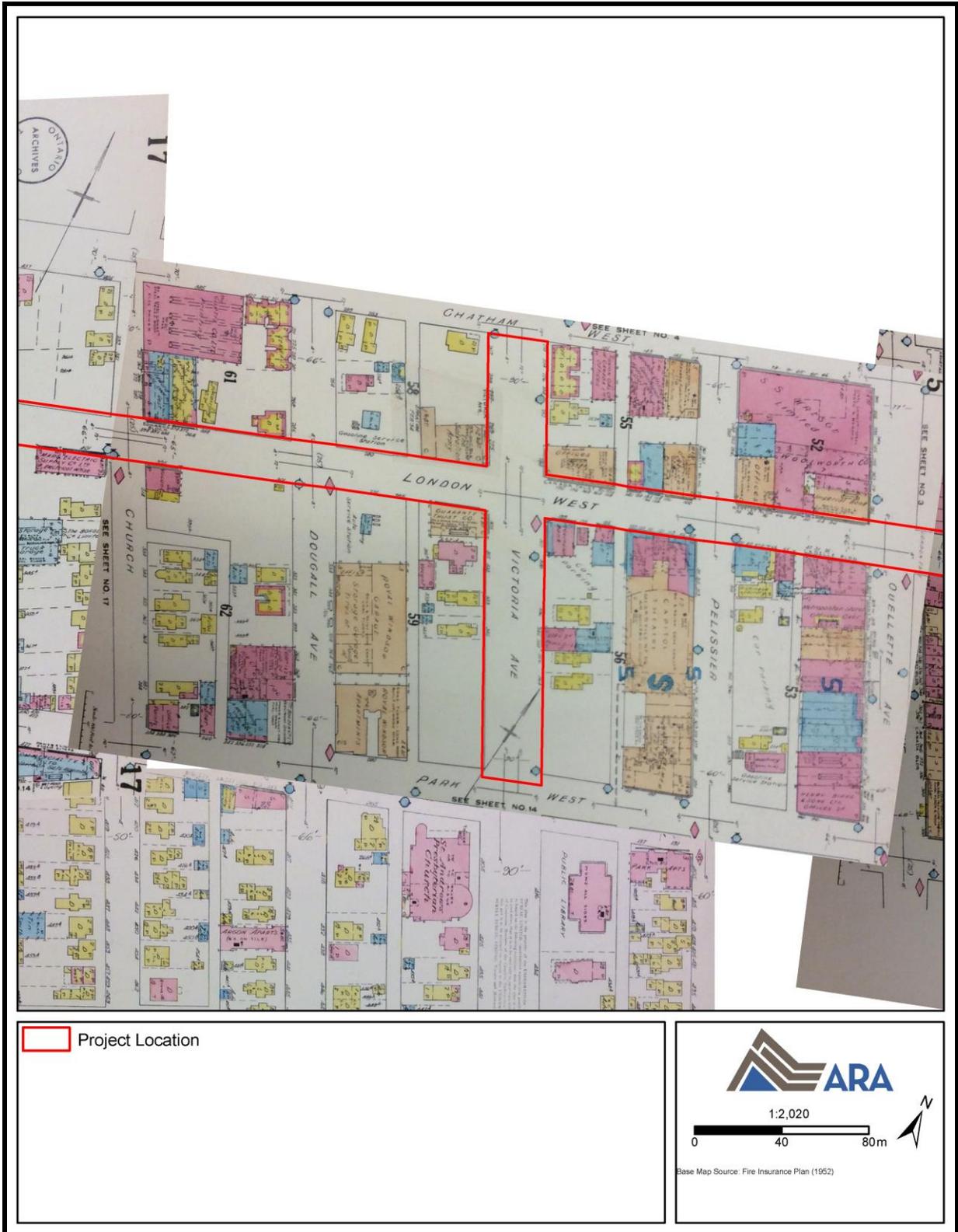


Map 17: Fire Insurance Plan (1952), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1952)





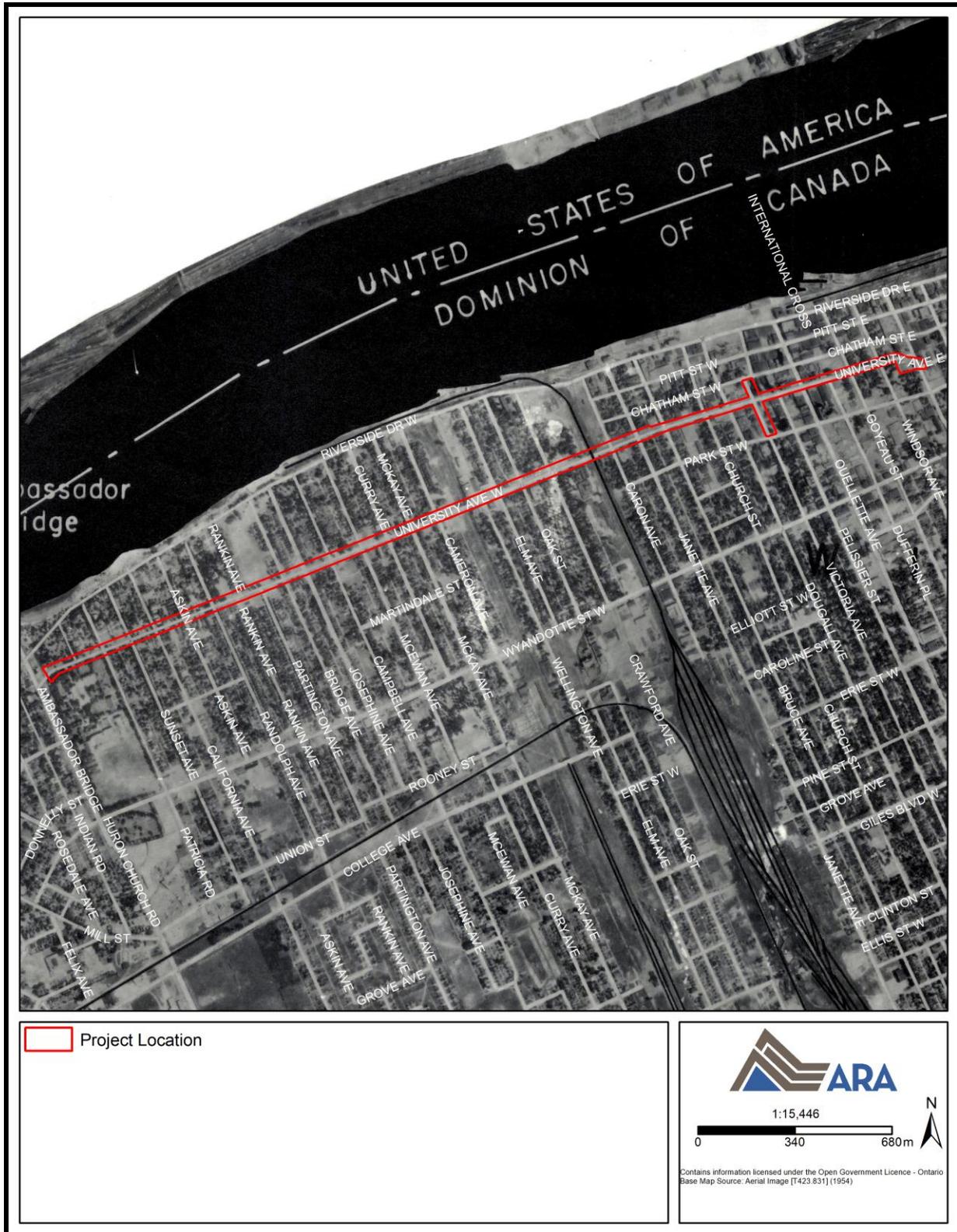
Map 19: Fire Insurance Plan (1952), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1952)



Map 20: Fire Insurance Plan (1952), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1952)



Map 21: Fire Insurance Plan (1952), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1952)



Map 22: Historic Aerial Image (1954), Showing Project Location
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 1954)

4.0 HERITAGE CONTEXT

To determine whether any previously-identified properties with CHVI are located within, adjacent to, or in proximity to the limits of the project location, ARA consulted a number of heritage groups and online heritage resources as well as completed a field survey.

4.1 Consultation

The Parks Canada *Directory of Federal Heritage Designations* was searched. Neither the project location nor adjacent properties located within the project location are recognized as National Historic Sites (Parks Canada 2018).

The former Ministry of Culture's current list of Heritage Conservation Districts was consulted. No designated districts were identified in or adjacent to the project location (MTCS 2018). The list of properties designated by the MTCS under Section 34.5 of the *OHA* was consulted. No properties in or adjacent to the project location are listed. ARA forwarded a letter that CIMA+ received from the Ministry of Tourism, Culture and Sport on August 17, 2018 in support of conducting a cultural heritage assessment for this EA project.

The OHT *Plaque Database* was consulted (OHT 2018). There is a plaque for Father Pierre Potier (1708-1781), who was a Jesuit missionary and scholar, located adjacent to the project location. He was appointed to the Huron mission in 1744 as the first pastor of Assumption Parish. The plaque is located at Church of Our Lady of the Assumption, 350 Huron Church Road (CHL 2), which is a designated property and subject to an OHT easement. An OHT plaque about the Jesuit Mission is located in Assumption Park (CHL 1). The University of Windsor (CHL 3) is also the location of an OHT plaque explaining that the university had its origin in Assumption College, a primarily theological institution founded by the Jesuits in 1857. In the Ernest Atkinson Park, located between Riverside Drive and University Avenue, there is a plaque for Colonel Arthur Rankin (1816-1893) who was a soldier, showman, businessman and politician, according to the OHT plaque, and who commanded the Ninth Military District and served three terms as a federal member for Essex. Colonel Arthur Rankin was a significant figure in the early history of Windsor, however it does not appear that he has a direct association with the Ernest Atkinson Park and is therefore not a cultural heritage resources examined in this report.

ARA reached out to the Heritage Planner (Acting) at the City of Windsor on September 4, 2018 to inquire about any heritage interests the City may have related to the project. ARA's email to the City included a list of designated and listed properties compiled from the site visit and the City's online Municipal Heritage Register. Additionally, ARA asked if there were any other known heritage interests in the study area. On September 5, 2018 a response was received providing a weblink to the online Municipal Heritage Register and indicating that it was up to date and provided copies of some by-laws (the remainder were accessed through the OHT website). The City also provided some insight into archaeological potential, noting that the "Victoria area further south is considered a Heritage Area under our Official Plan but I don't think the limits lies within your project area." This information was provided to ARA's Archaeology Department for consideration in their Stage 1 archaeological assessment. The Planner further noted that "Planning staff have also recently conducted some informal photo

documentation of residential properties closer to the river north of University Avenue west. The potential cultural heritage resources there not yet recognized may also be of interest to your project.” As such, this study includes an examination of properties that are “candidate” cultural heritage resources.

In addition to the above information, the Heritage Planner noted that they “have a heritage file for each property on the Register. We can make arrangements for you to make an appointment to view the files if you would like. Information in each file varies.” ARA viewed the files on September 11, 2018 and the information was incorporated into this report.

4.2 Field Survey

A field survey was conducted on August 28, 2018 to photograph and document the study area surroundings (project location as well as adjacent properties), and to record any local features that could enhance ARA’s understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. The known cultural heritage resources (i.e., designated and listed properties) were documented during the field survey. As noted in Method Section 2.3.3, properties with potential cultural heritage resources were also examined during the field survey and those that were determined at that time not to possess heritage interest were eliminated. This type of preliminary investigation (a windshield survey) was appropriate given the scale of the study area. The heritage staff conducting the assessments reached conclusions regarding potential CHVI based on visual evidence and on their significant experience evaluating BHRs and CHLs using the criteria outlined in O. Reg. 9/06 and O. Reg. 10/06 of the *OHA*. A standardized checklist based on O. Reg. 9/06 was created for all properties with potential cultural heritage resources. This checklist aided in the evaluation process and was used to judge whether a given resource (BHR or CHL) possessed design or physical value, historical or associative value, or contextual value. Once evaluated these potential cultural heritage resources were considered candidate cultural heritage resources.

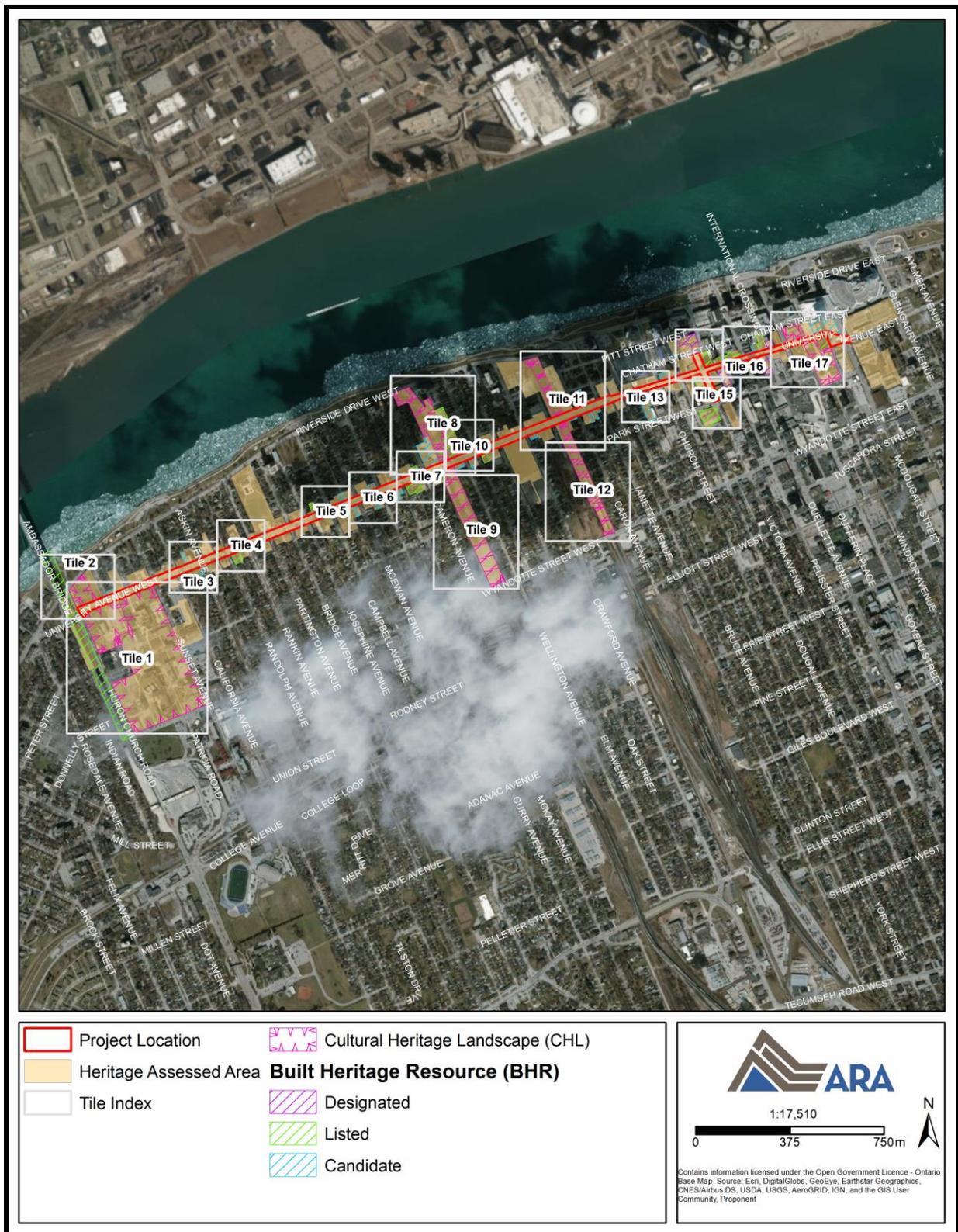
5.0 HERITAGE ASSESSMENT

The Municipal Class EA , University Avenue & Victoria Avenue is to involve an approximately 3.5 km length of University Avenue West/East between Huron Church Road and McDougall Street, and 220 m along Victoria Avenue between Chatham Street West and Park Street West. The study area (shown on the maps as “heritage assessed area”) included this project location as well as all adjacent properties. The study area contained 17 known built heritage resources, and 32 built heritage resources were identified within the study area as having potential CHVI. In total, the study area contained 49 built heritage resources (BHR Nos. 1–49)

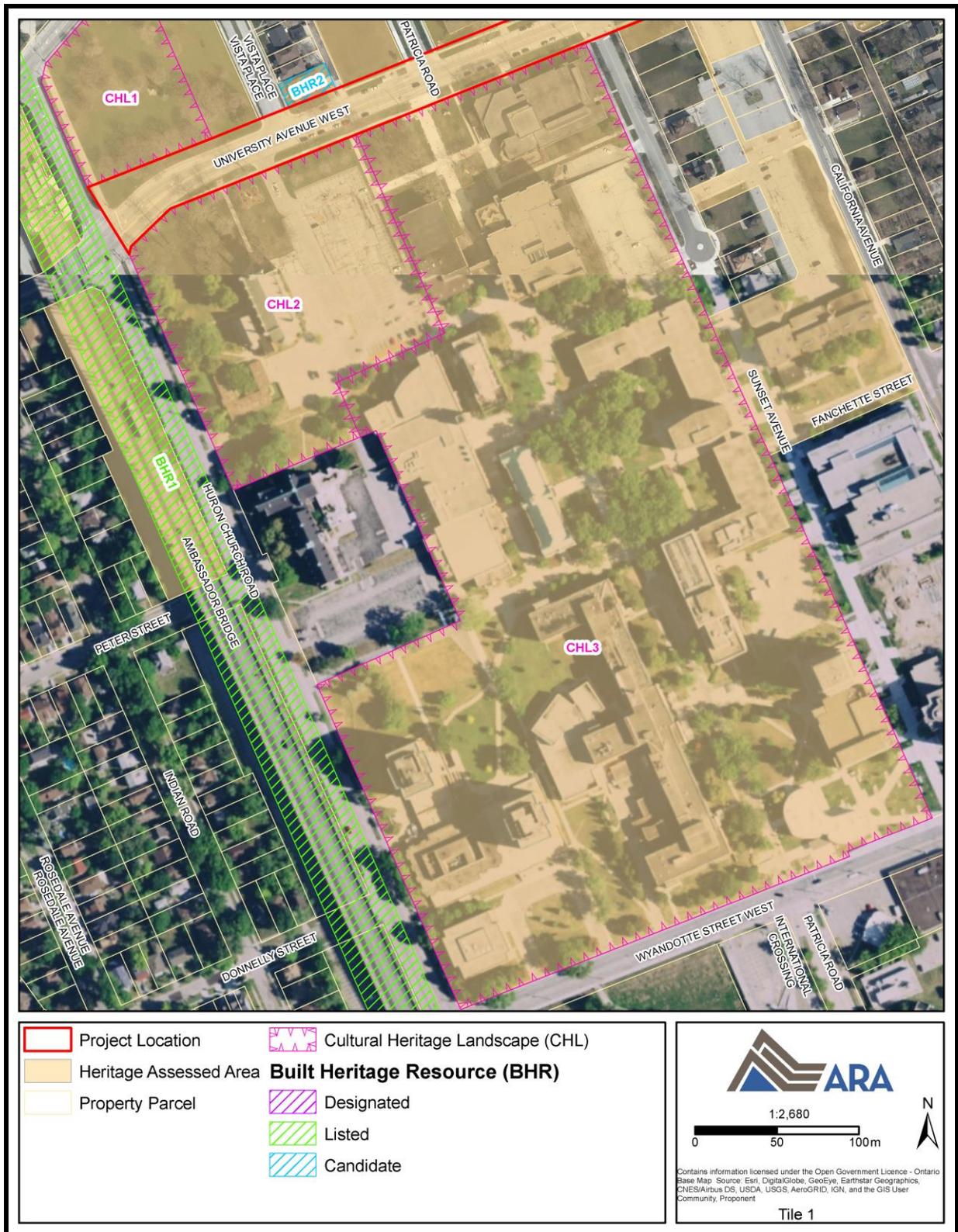
Seven CHLs were also identified (five were known cultural heritage resources and two are candidate cultural heritage resources) in the study area: Assumption Park (CHL 1), Assumption Church; Rosary Chapel & Sacristy (CHL 2), University Windsor (CHL 3), Gateway Public Park (CHL 4), CPR Rail Line (CHL 5), Essex County Court House (CHL 6), and the City Hall (CHL 7).

Information sheets containing the evaluations for each cultural heritage resource can be found in Appendix A.

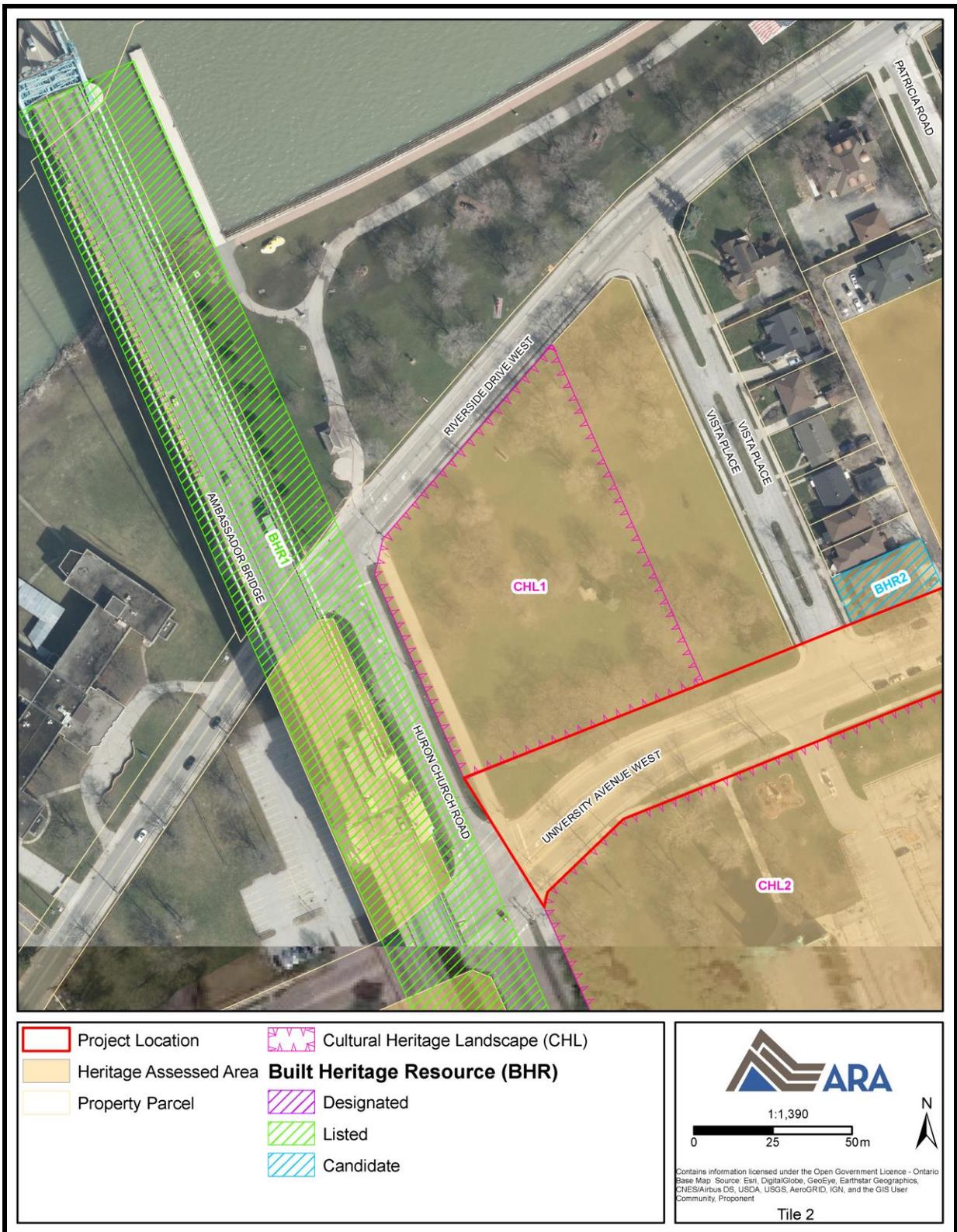
The assessment determined that all 49 BHRs and seven CHLs met one or more of the O. Reg. 9/06 criteria. Accordingly, these can now be classified as candidate heritage properties - BHRs (BHR Nos. 1–49) and CHLs (CHL Nos. 1–7). The locations of all candidate BHRs and CHLs are presented in overview on Map 23 and illustrated in detail on Map 24 to Map 40.



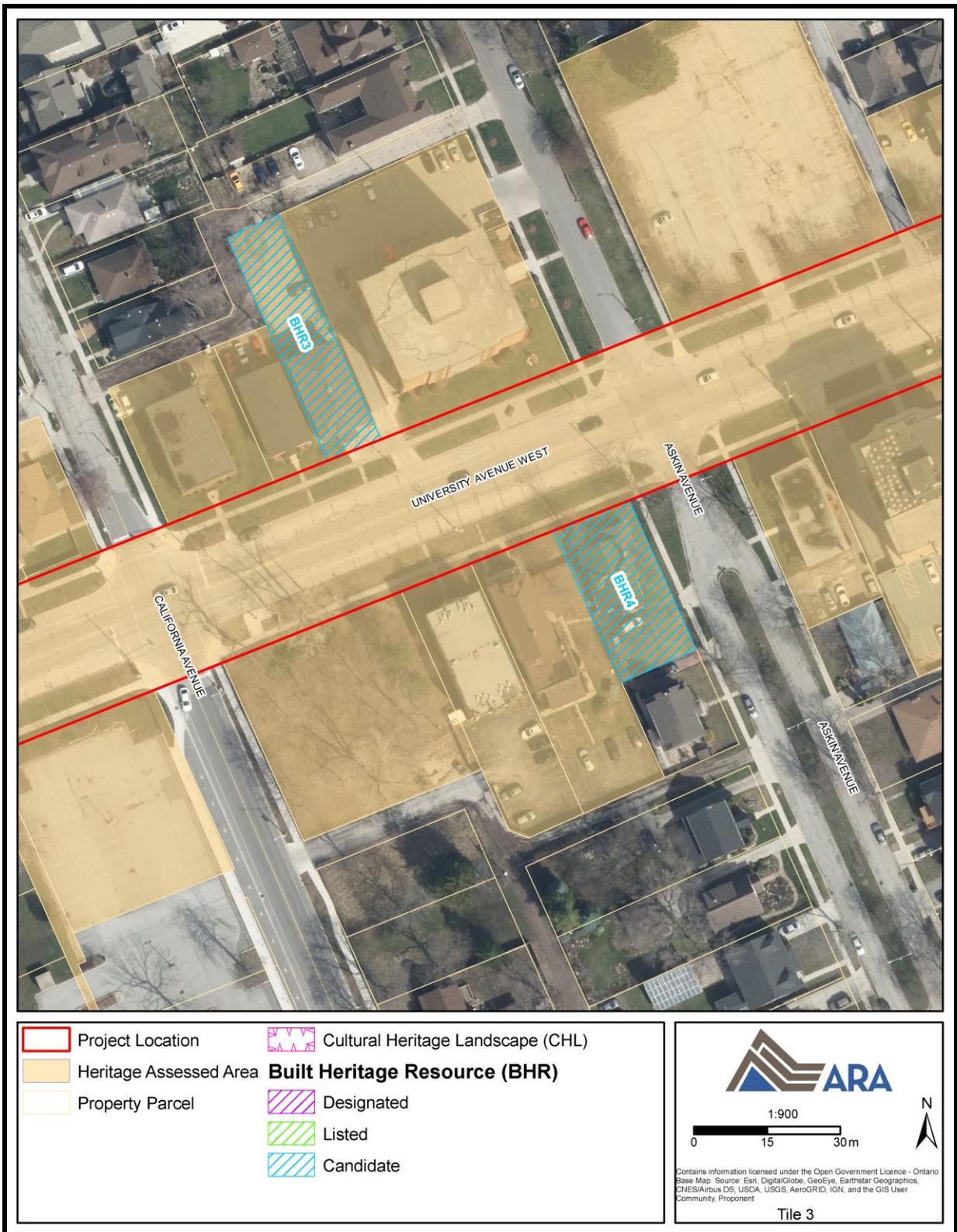
Map 23: Assessment Results – Overview
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



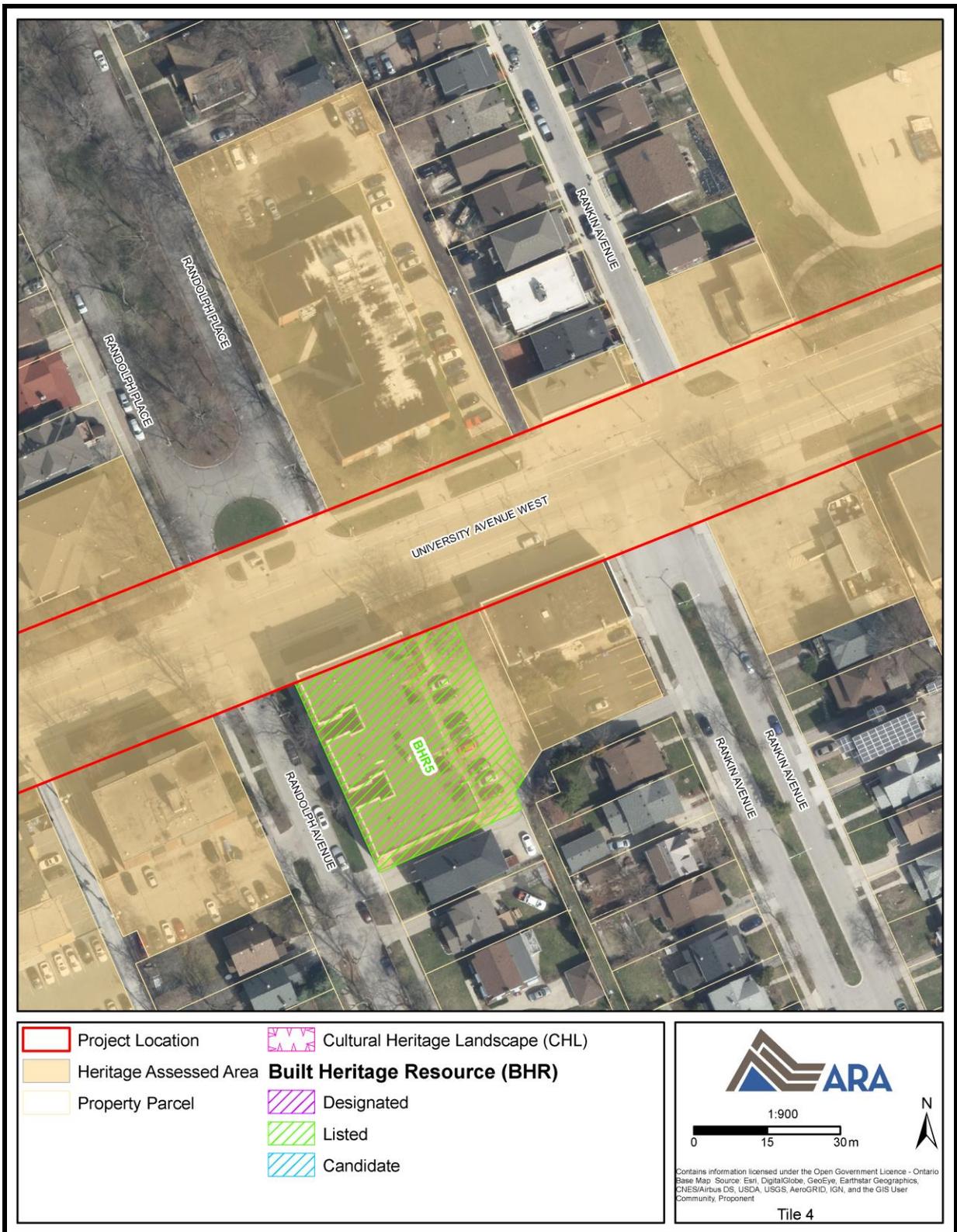
Map 24: Assessment Results – Tile 1
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



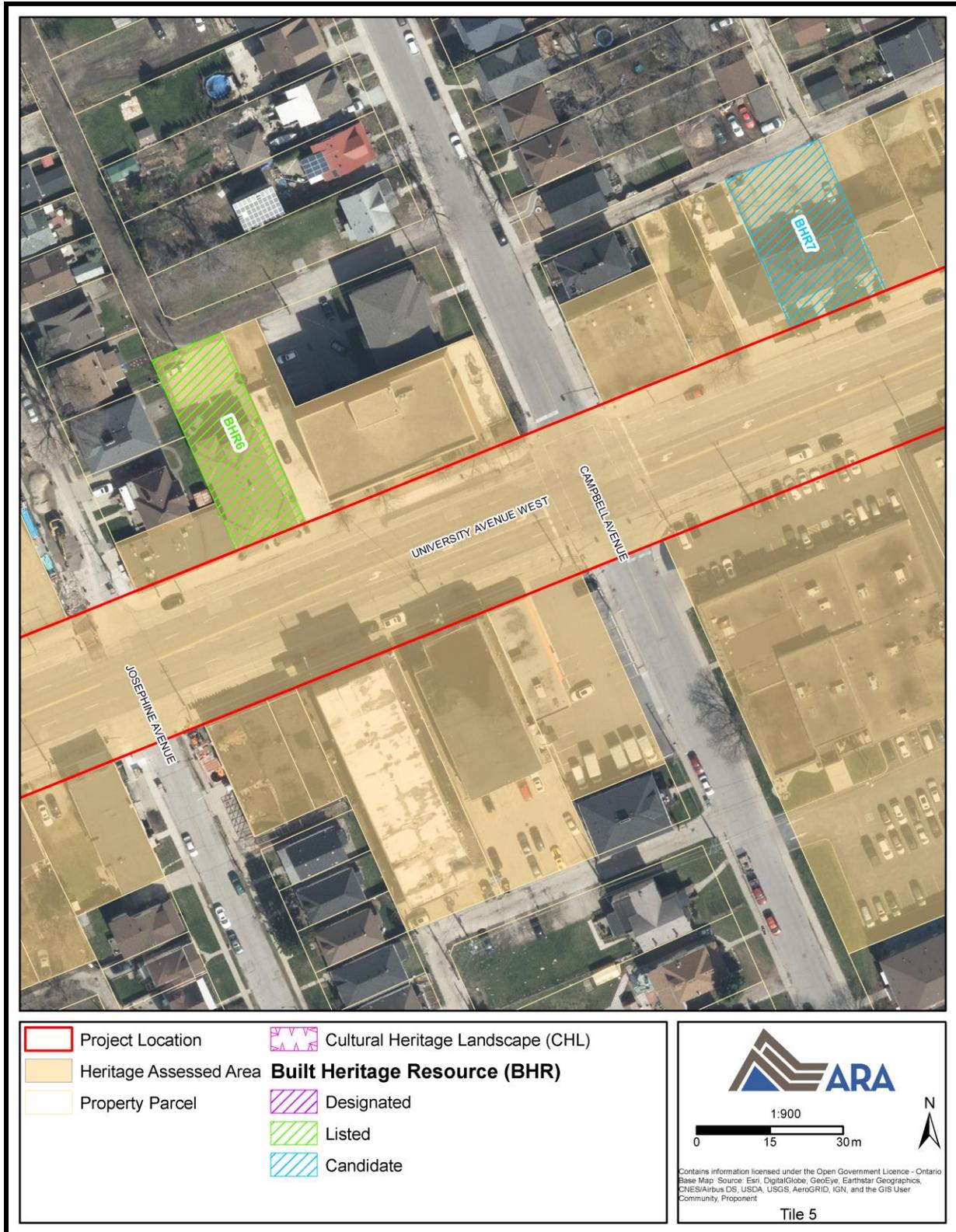
Map 25: Assessment Results – Tile 2
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



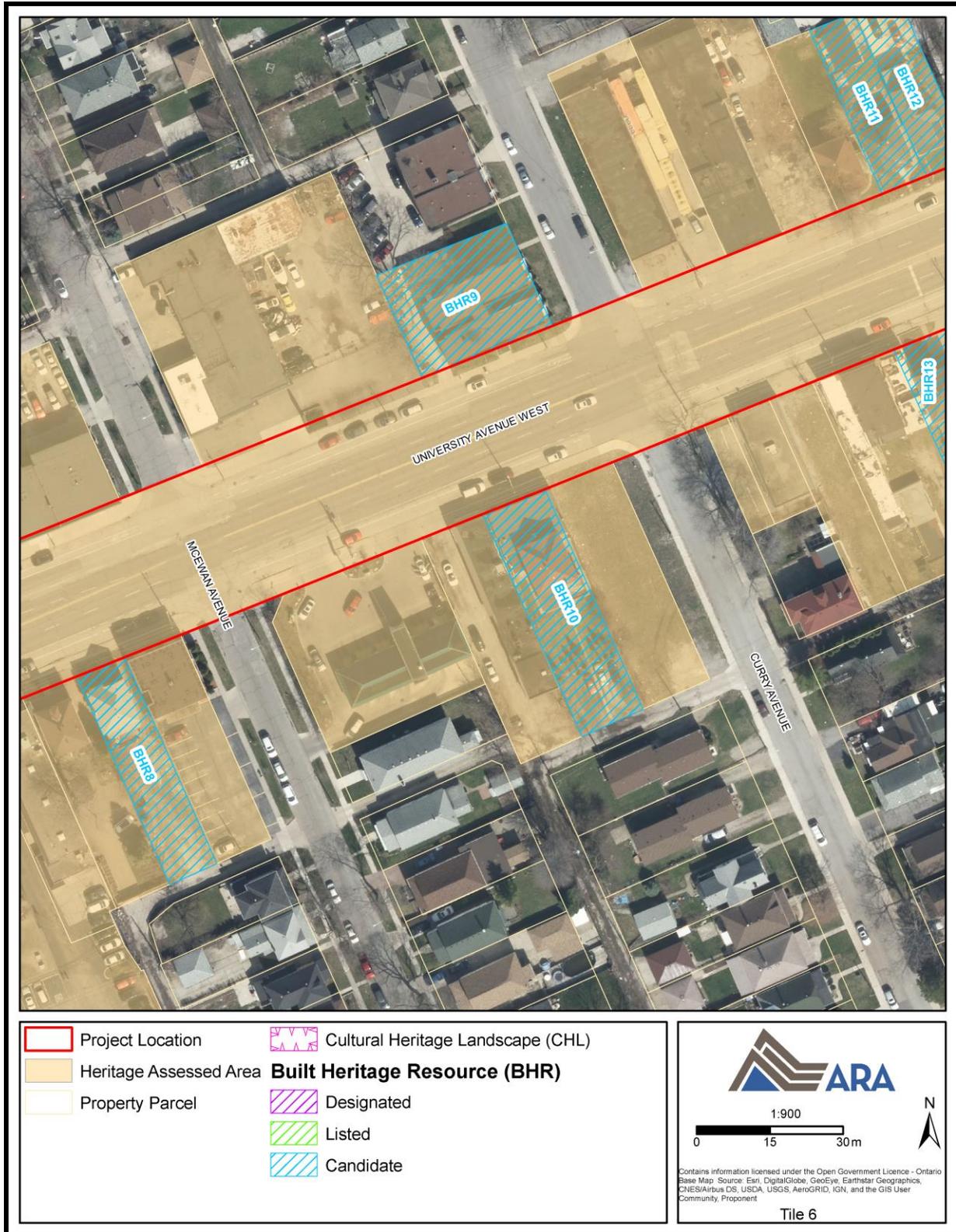
Map 26: Assessment Results – Tile 3
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 27: Assessment Results – Tile 4
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 28: Assessment Results – Tile 5
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 29: Assessment Results – Tile 6
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 30: Assessment Results – Tile 7
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



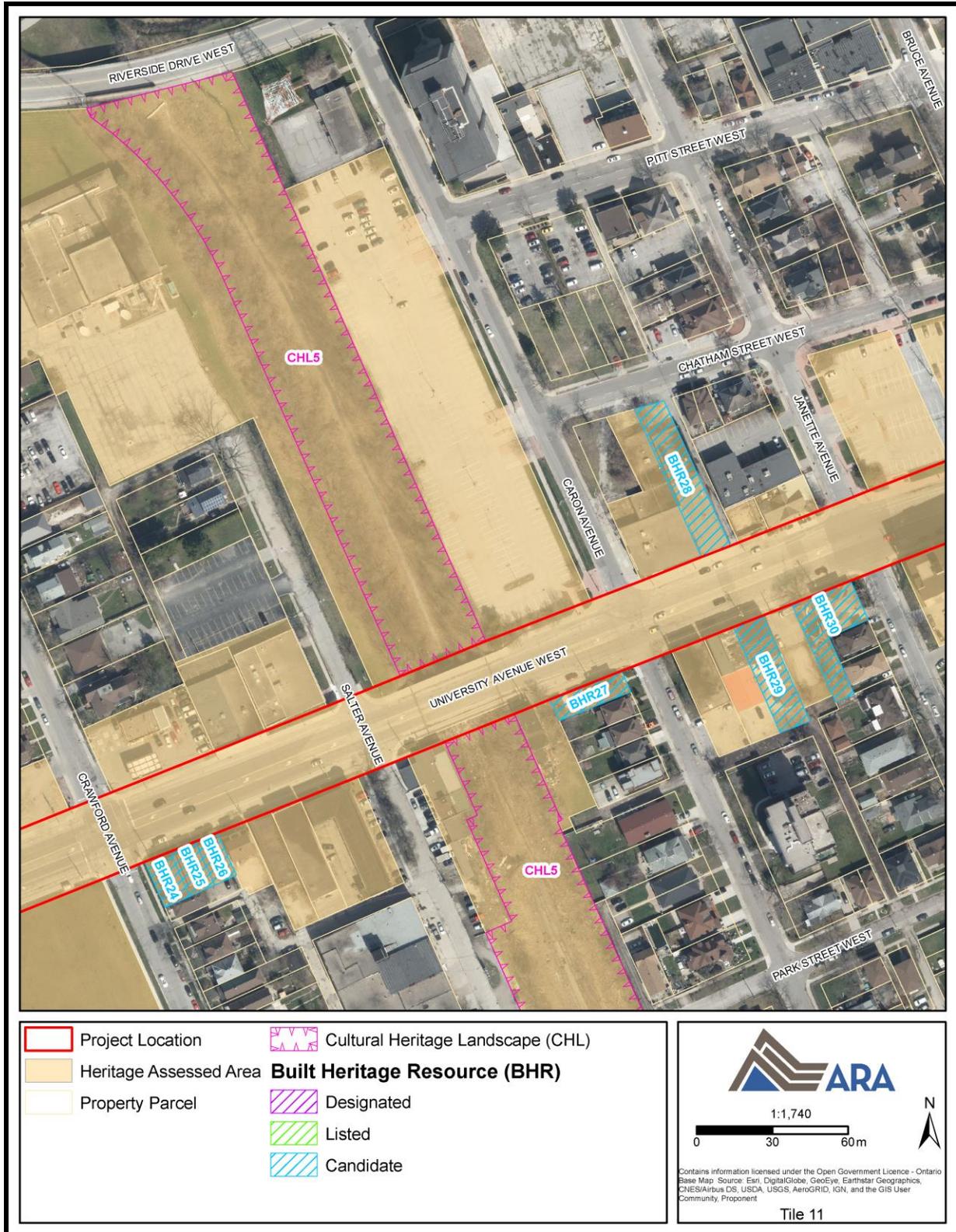
Map 31: Assessment Results – Tile 8
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 32: Assessment Results – Tile 9
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



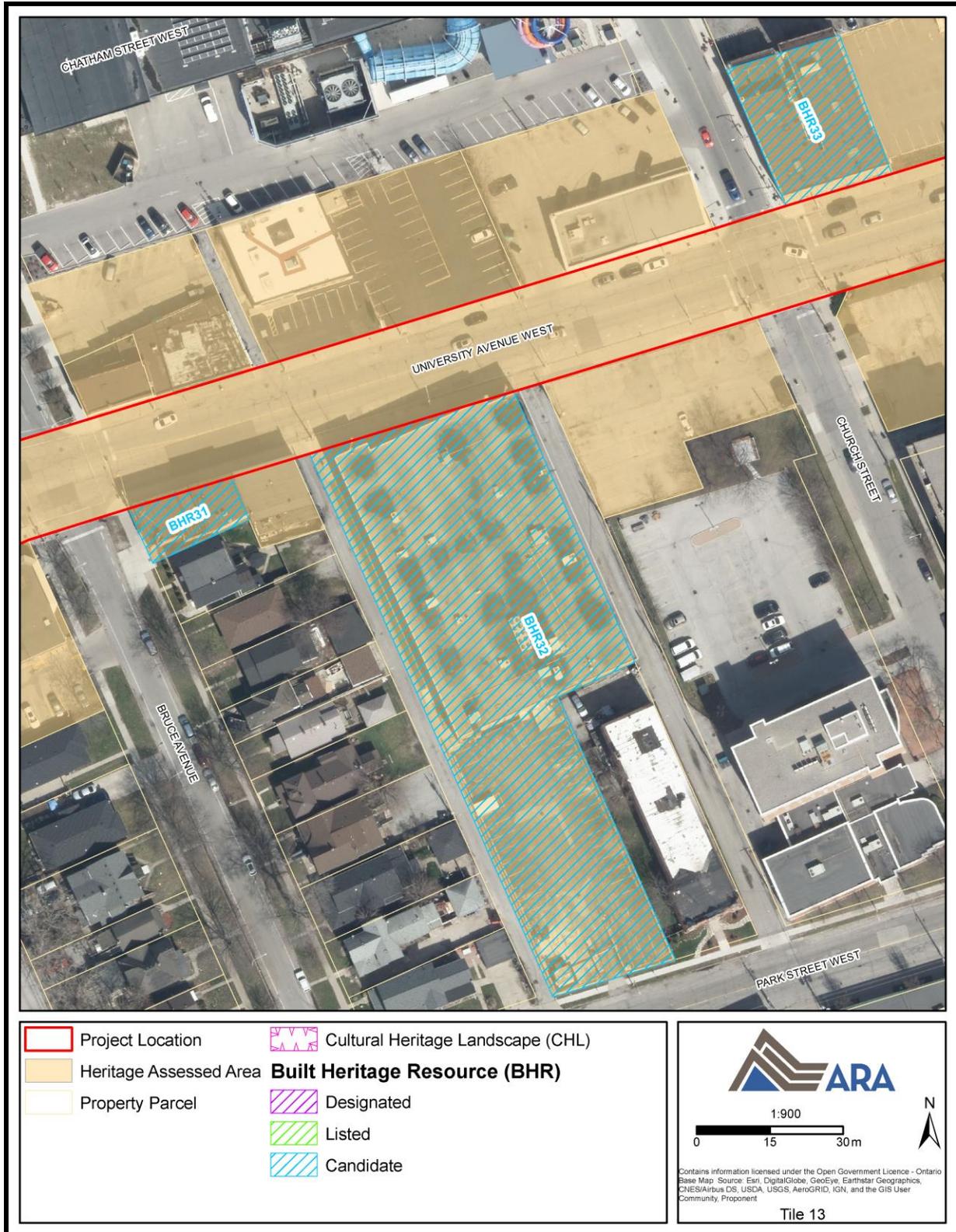
Map 33: Assessment Results – Tile 10
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



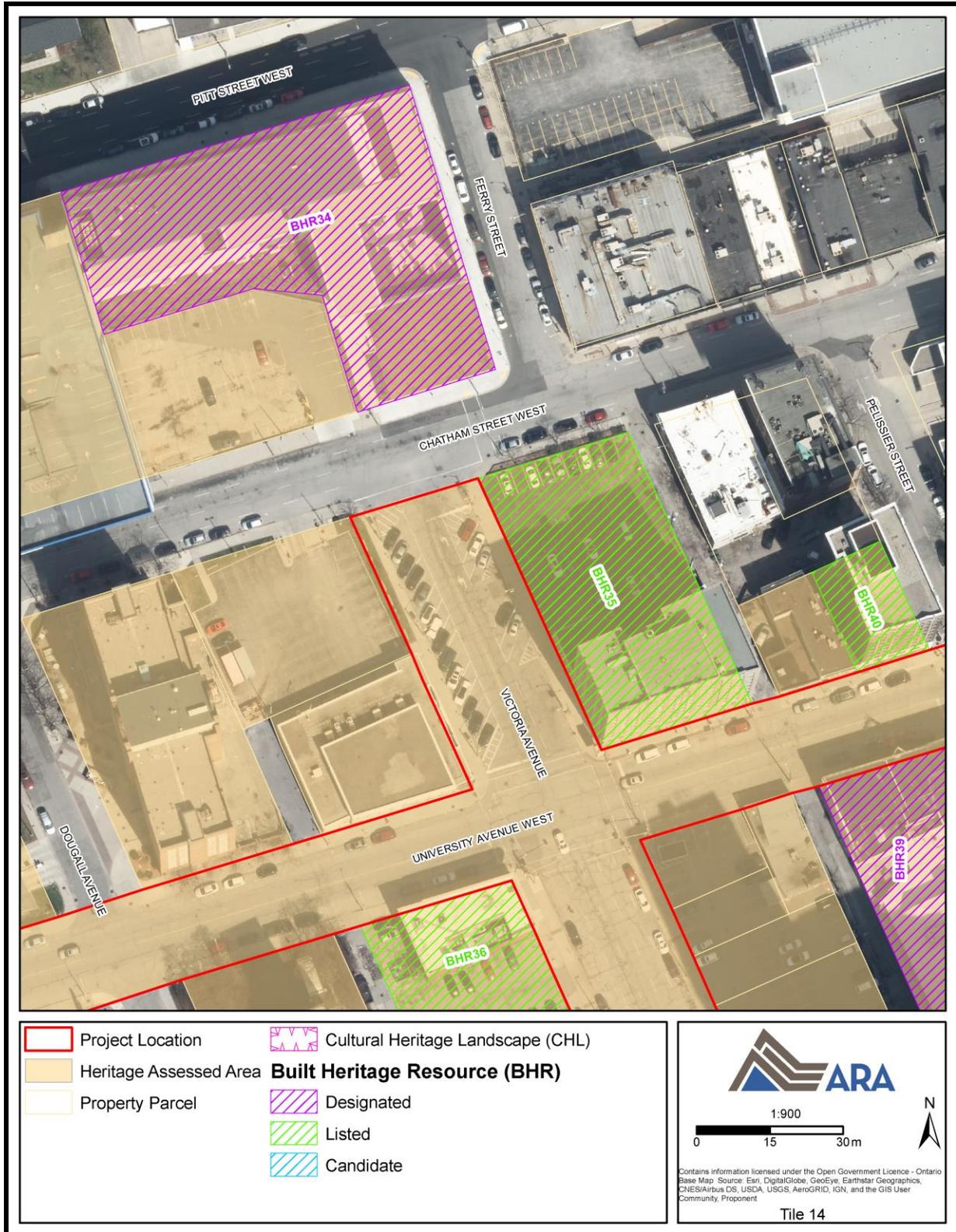
Map 34: Assessment Results – Tile 11
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



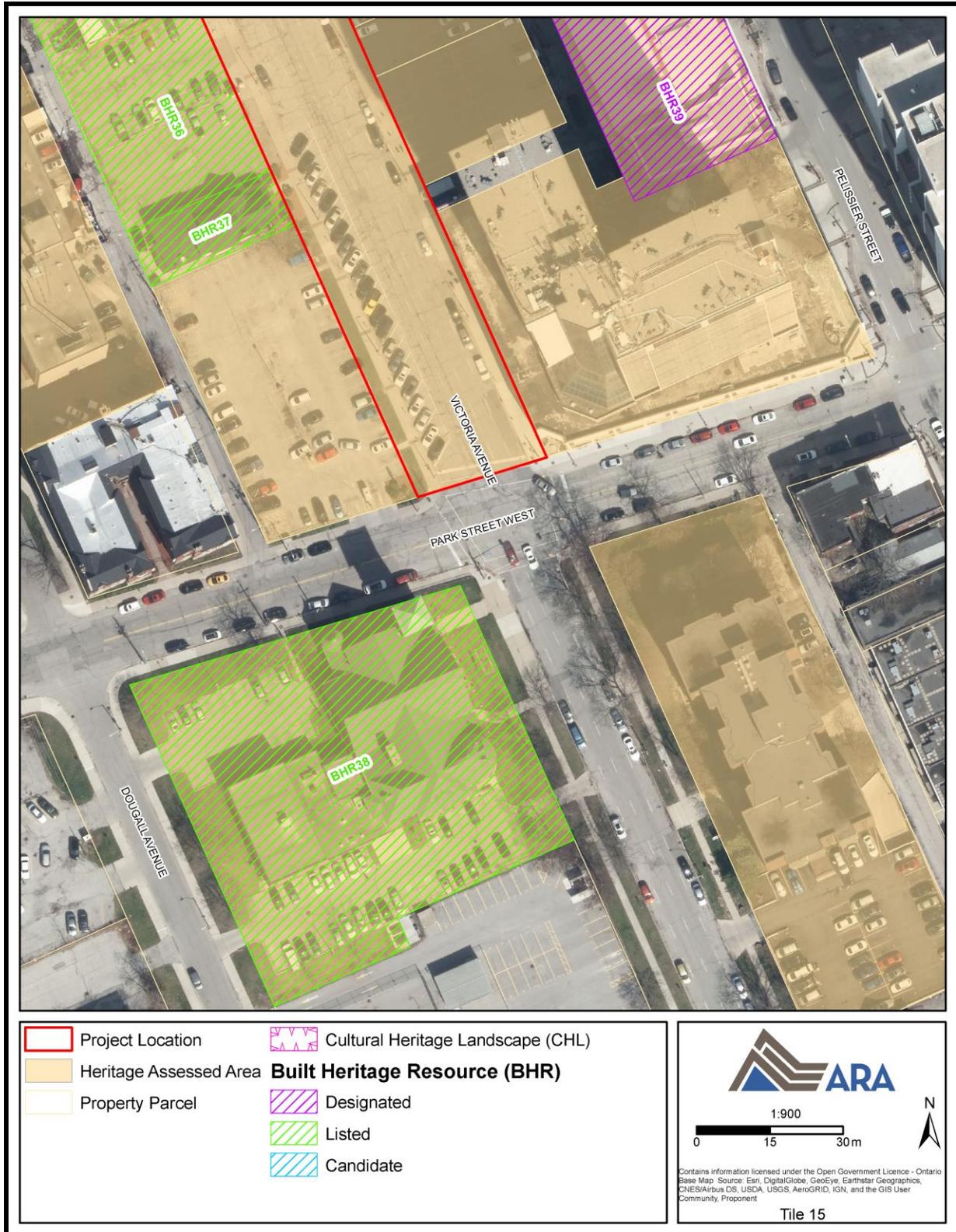
Map 35: Assessment Results – Tile 12
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



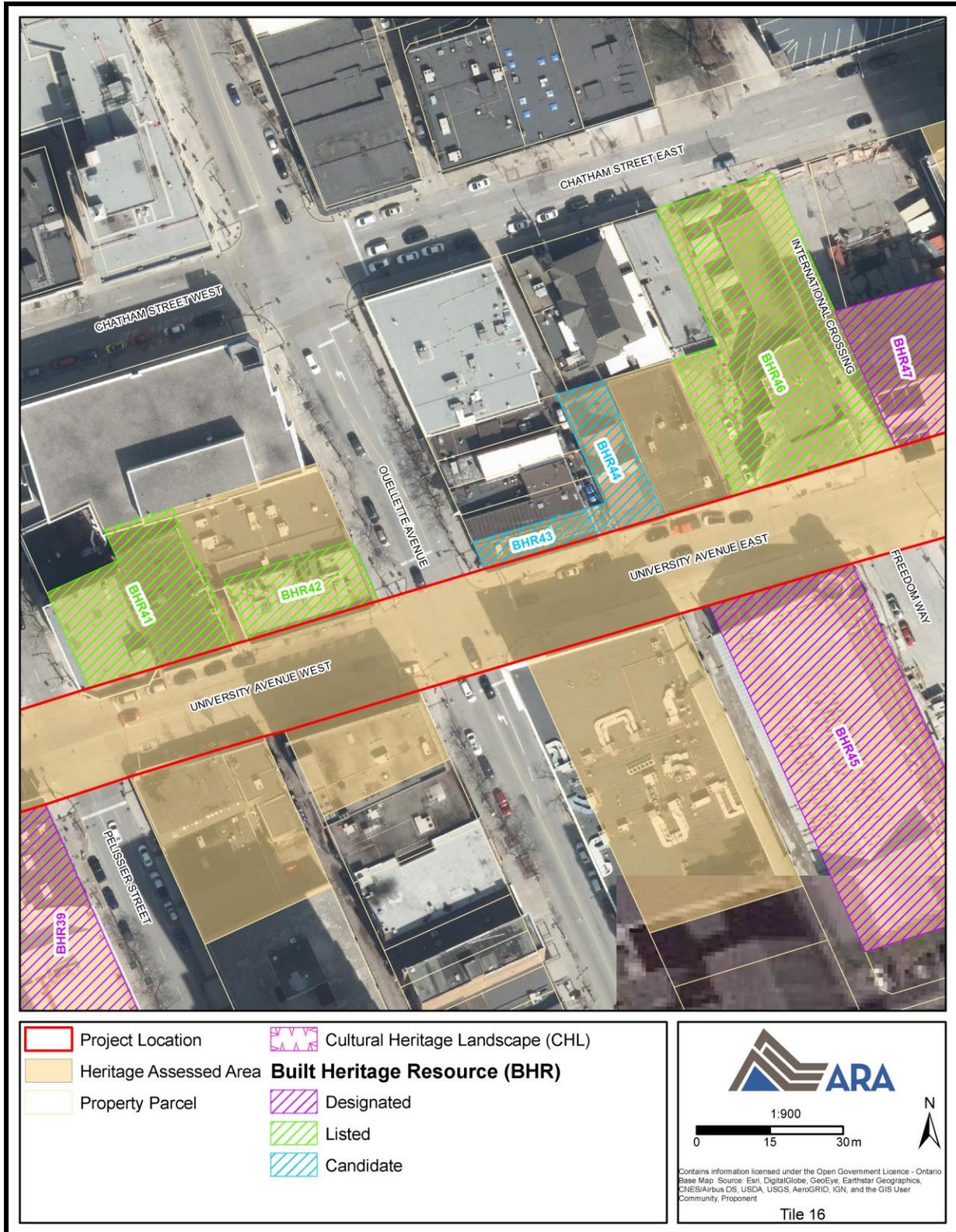
Map 36: Assessment Results – Tile 13
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



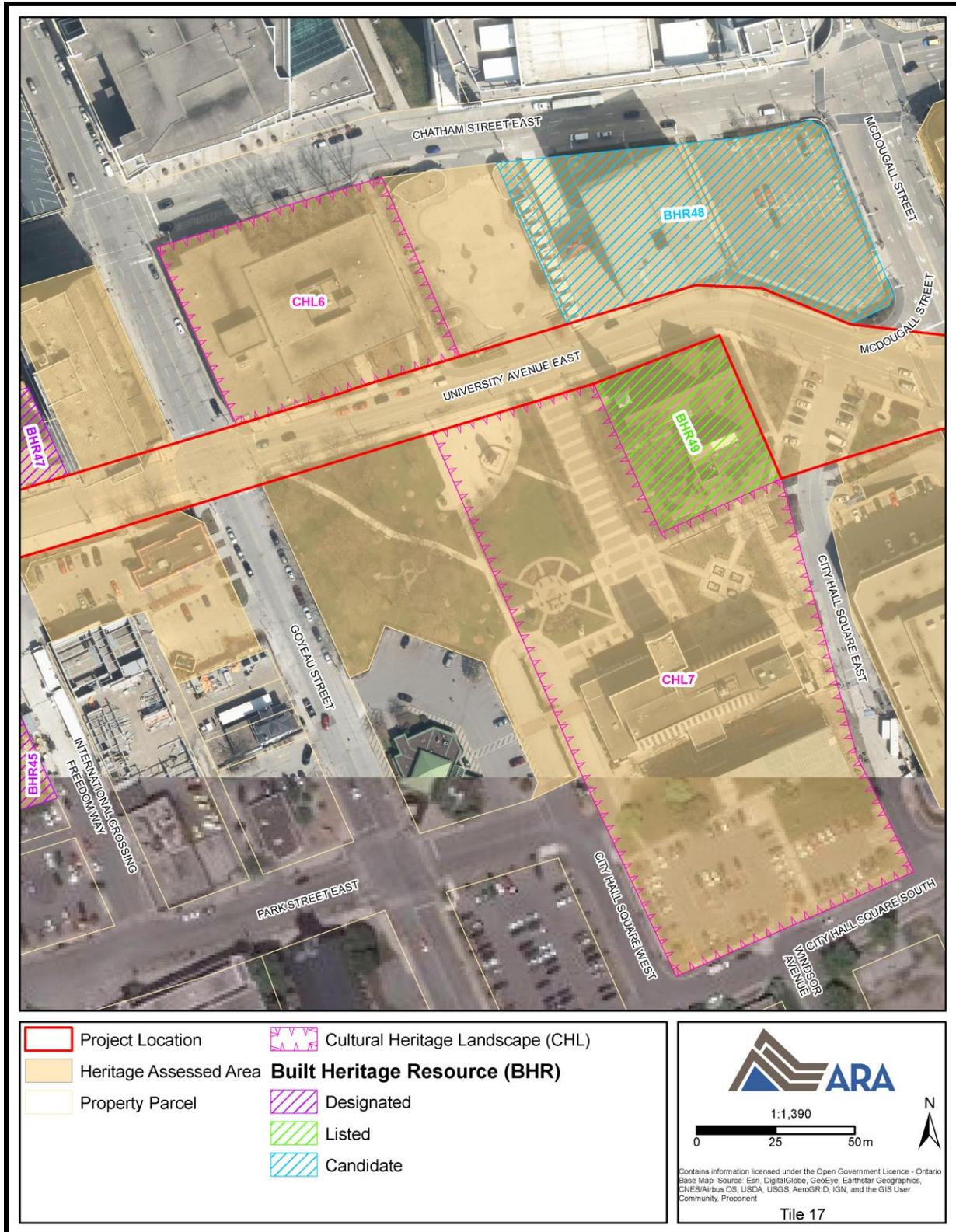
Map 37: Assessment Results – Tile 14
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 38: Assessment Results – Tile 15
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 39: Assessment Results – Tile 16
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 40: Assessment Results – Tile 17
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6.0 DEVELOPMENT PLAN

According to *The Corporation of the City of Windsor, University Avenue & Victoria Avenue Environmental Assessment, Proposal No. 17-18* (City of Windsor 2018: 4), the study is to “reconsider the roadway elements within the Study Area right-of-ways,” which include University Avenue West/East between Huron Church Road and McDougall Street and Victoria Avenue between Chatham Street West and Park Street West, totaling approximately 3.5 km of roadway corridors. This Municipal Class EA study is to propose a preferred alternative with recommendations to optimize the “right-of-way to achieve safe, efficient, comfortable and convenient travel for roadway users of all ages, abilities and modes within the study corridors for a 20 year study horizon. Opportunities are to be sought for placemaking, active transportation connections including transit, and reducing urban heat island impacts where applicable. Adequate space for sewer and utility servicing are required study considerations” (City of Windsor 2018:4).

This Municipal Class EA study is to propose preferred alternative(s) that optimize/modify/enhance the above noted corridors, and this preferred alternative is to have recommendations that address these components. At the time of writing this report the preferred alternative and any detailed designs had not yet been developed.

7.0 ANALYSIS OF POTENTIAL IMPACTS

Municipal road projects have the potential to affect cultural heritage resources. The MTCS *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCL 2006b:3) provides a list of potential impacts to consider when evaluating any proposed development. Outlined in Section 2.0, impacts can be classified as either negative or positive, direct or indirect. Direct impacts that may be negative (those that physically affect the heritage resources themselves) include, but are not limited to: initial project staging, excavation/levelling operations, construction of additional lanes of traffic or roundabouts, and renovations or repairs over the life of the project.

Indirect negative impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area, the creation of shadows that alter the appearance of an identified heritage attribute, the isolation of a heritage attribute from its surrounding environment, the obstruction of significant views and vistas, and other less-tangible impacts.

As outlined in Section 2.3, ARA considers a larger study area as part of its business practice and evaluates cultural heritage resources located within the project location and on all abutting properties to ensure that all potential direct and indirect impacts to resources are addressed. This project is about optimizing the right-of-way and addressing many factors, all part of the EA process. A range of alternatives and a preferred alternative/preliminary design for the right-of-way that would provide a better understanding of project impacts have not yet been developed. Therefore, the potential impacts and mitigation options related to the project will be discussed at a high level. Additionally, archaeological and environmental impacts will be addressed in separate environmental and archaeological reports.

Optimizing the roadways, which is to occur as part of the preferred alternative for this EA, will not result in direct or indirect negative impacts to significant views or vistas within, from, or of built and natural features associated with BHRs as views are not heritage attributes of the BHRs (see Appendix A). However, views and vistas are part of the heritage attributes of CHL 1 and CHL 7. If the preferred alternative is to propose infrastructure that is above ground in the vicinity of Assumption Park (CHL 1) it may impact views from the park to the Detroit River and to the Ambassador Bridge. Similarly, if there is to be above ground infrastructure in the vicinity of City Hall it could impact views from University Avenue to City Hall (CHL 7).

Potential redesigning of the right-of-ways may directly impact cultural heritage resources if the preferred alternative/design involves development on the front portion of properties. BHRs with minor setbacks or no setback from the roadways (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40) could be directly impacted if this type of redesigning of University and Victoria Avenues is proposed. Further, if the preferred alternative/design involves development on the front portion of properties it may result in direct impacts to the cultural heritage resources with mature trees and/or landscape features that have been identified as heritage attributes (BHRs 5, 15, 17, 24-26 and CHLs 1, 2, 6, and 7).

Construction activities including work related to the upgrading of the underground infrastructure such as sewers, watermain and other utilities as well as construction related to roadway work and/or the installation/modifications of infrastructure associated with the preferred alternative have the potential to create vibrations that could impact built heritage resources with minor or no setbacks from the road (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36, 39-40). There may be impacts to additional cultural heritage resources that are adjacent to construction staging areas or other construction activities beyond those BHRs noted above.

According to the RFP, the preferred alternative may include above ground features (i.e., overpasses for pedestrian, transit and/or bikeway connections and proposed landscaping elements such as walls). These infrastructure features may indirectly impact heritage resources in unforeseen ways. There may be shadows cast near the identified cultural heritage resources or heritage attributes outlined in Appendix A may be isolated from their surrounding environment, context or significant relationship depending on infrastructure proposed in the preferred alternative.

The EA project and its preferred alternative have the potential to have a positive impact on the identified cultural heritage resources. Bike lanes and/or transit stops may be added to the study area and the EA is to evaluate traffic calming within the study corridor. “Elements of streetscaping and placemaking” are also to be incorporated and urban heat issues are to be considered (City of Windsor 2018:10). Tree planting may be recommended to mitigate urban heat islands and to improve the streetscapes. Streetscaping/placemaking elements such as the incorporation of street furniture (i.e., benches) to the corridors as well as the planting of trees and traffic calming measures could provide opportunities to enhance the character of the area with slower traffic, more attractive surroundings for pedestrians, and opportunities for the interpretation of cultural heritage resources (i.e., with plaques).

Previously-unrecognized cultural heritage resources (32 BHRs and two CHLs) discussed in this assessment may be worthy of inclusion on a Municipal Heritage Register. Research undertaken to describe the potential CHVI of properties already listed on the Municipal Heritage Register may be used to support designation reports in the future.

8.0 RECOMMENDATIONS AND CONCLUSIONS

The study area consists of approximately 3.5 km of University and Victoria Avenues as well as all adjacent properties. A windshield survey of the study area was conducted, and all potential cultural heritage resources noted were evaluated against the criteria of Ontario Regulation 9/06. In total, 49 built heritage resources (BHR Nos. 1–49) were identified within the study area as having potential cultural heritage value or interest (CHVI):

- Ambassador Bridge (BHR 1),
- 290 Vista Place (BHR 2),
- 2350, 2352, 2354, 2356 University Ave. W.(BHR 3),
- 2311 University Ave. W. (BHR 4),
- 308 Randolph Ave. (BHR 5),
- 1766 University Ave. W. (BHR 6),
- 1640-1652 University Ave. W. (BHR 7),
- 1617 University Ave. W. (BHR 8),
- 1518 University Ave. W. (BHR 9),
- 1525, 1531, 1537 University Ave. W. (BHR 10),
- 1420 University Ave. W. (BHR 11),
- 1406 University Ave. W. (BHR 12),
- 1433 University Ave. W. (BHR 13),
- 1405 - 1407 University Ave. W. (BHR 14),
- 1385 University Ave. W. (BHR 15),
- 1314 University Ave. W. (BHR 16),
- 284 Cameron Ave. (BHR 17),
- 1200-1220 University Ave. W. (BHR 18),
- 1223, 1229, 1231 & 1233 University Ave. W. (BHR 19),
- 1201 University Ave. W. & 307-309 Wellington Ave. (BHR 20),
- 1100 University Ave. W. (BHR 21),
- 1139, 1155 & 1175 University Ave. W. & 308-310 Wellington Ave (BHR 22),
- 1071-1099 University Ave. W. (BHR 23),
- 891-893 University Ave. W. (BHR 24),
- 879-881 University Ave. W. (BHR 25),
- 867-869 University Ave. W. (BHR 26),
- 305 Caron Ave. (BHR 27),
- 656 University Ave. W. (BHR 28),
- 651-667 University Ave. W. (BHR 29),
- 305 Janette Ave. (BHR 30),
- 493 University Ave. W. (BHR 31),

- 441-467 University Ave. W. (BHR 32),
- 368-398 University Ave. W. & 252 - 278 Church St. (BHR 33),
- 167 and 181 Ferry St. (BHR 34),
- 156-190 University Ave. W. (BHR 35),
- 305 Victoria Ave. (BHR 36),
- 345 Victoria Ave. (BHR 37),
- 405 Victoria Ave. (BHR 38),
- 121 University Ave. W. (BHR 39),
- 261-267 Pelissier St. & 100 University Ave. W. (BHR 40),
- 52-98 University Ave. W. (BHR 41),
- 285 Ouellette Ave. (BHR 42),
- 294 Ouellette Ave. (BHR 43),
- 20-26 University Ave. E. (BHR 44),
- 353 Freedom Way/37 University Ave. E., (BHR 45),
- 40-44 University Ave. E. (BHR 46),
- 70 University Ave. E. (BHR 47),
- 250 Windsor Ave. (BHR 48), and
- 330 City Hall Square (BHR 49).

Seven CHLs were identified in the study area: Assumption Park (CHL 1), Assumption Church; Rosary Chapel & Sanctuary (CHL 2), University of Windsor (CHL 3), Gateway Public Park (CHL4), Canadian Pacific Rail Line (CPR) (CHL 5), Essex County Court House (CHL 6), and City Hall Square (CHL 7).

Preliminary potential negative impacts were identified including: redesigning of the roadway involving development on the front portion of properties with cultural heritage resources that have minor or no setbacks (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40) or removal of mature trees/landscape features that are heritage attributes of cultural heritage resources (BHRs 5, 15, 17, 24-26 and CHLs 1, 2, 6, and 7); installation of above grade infrastructure impacting views that are part of CHL 1 (Assumption Park) or CHL 7 (City Hall Square); above ground features may also cast shadows and/or isolate heritage attributes of cultural heritage resources from their surrounding environment or context; and construction activities have the potential to create vibrations that could impact built cultural heritage resources with minor or no setbacks (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40).

Potential positive impacts of this EA may include: the possible installation of bike lanes and/or transit stops; tree planting as streetscaping and to mitigate heat islands; traffic calming measures; and streetscaping/placemaking measures, all of which could enhance the character of the area and allow for the interpretation of cultural heritage resources (i.e., installation of plaques).

As a result of this Built Heritage Resource and Cultural Heritage Landscape Assessment, the following mitigation strategies are recommended to address the identified potential adverse impacts:

- That during the planning and design phases, cultural heritage resources be avoided where possible and any construction staging areas be located on lands located well away from any of the BHRs and CHLs.
- That during the design phases, the removal of mature trees on BHRs 5, 15, 17, 24-26 and CHLs 1, 2, 6, and 7 should be avoided where possible. For any trees that cannot be saved during construction, replacement with similar trees should be examined.
- That the reduction in properties' frontage that may occur during the detailed design may have impacts on the BHRs with minor setbacks or no setbacks from the roadways (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40).
- That if infrastructure installations are above ground (i.e., overpasses) they may impact identified cultural heritage resources and mitigation measures such as additional landscaping may be required to minimize visual impacts.
- That consideration should be given to the type of construction techniques and machinery used in close proximity to cultural heritage resources with little or no setbacks (BHRs 5, 6, 15, 18-22, 24-29, 31, 32, 35, 36 and 39-40).
- That the selection and placement of any tree plantings as well as proposed streetscaping/placemaking elements should be sympathetic to the identified BHRs/CHLs.
- That an enhanced public realm and traffic calmed environment will allow for the appreciation of identified cultural heritage resources and opportunities for interpretation of BHRs/CHLs should be explored (i.e., interpretative plaques).
- That once a preferred alternative has been selected and design work has begun, a Heritage Impact Assessment (HIA) report should be undertaken to confirm the anticipated impacts outlined in this report, evaluate any additional impacts of the proposed design, as well as outline avoidance/mitigation measures to minimize the impact. Mitigation measures may be discussed with planners at the City of Windsor.
- That public consultation may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.
- That previously-unrecognized cultural heritage resources with CHVI discussed in this assessment may be worthy of inclusion on a Municipal Heritage Register and research undertaken for the listed properties on the Municipal Heritage Register may be used to support designation reports in the future.
- That this Built Heritage and Cultural Heritage Landscape Assessment should be provided to staff/planners at the City of Windsor as well as to the Ministry of Tourism, Culture and Sport.

The EA process includes preliminary studies, an examination of alternatives and selection of a preferred alternative prior to the development of preliminary and detailed designs. Impacts to cultural heritage resources should be considered during all phases of the EA process. Further, these preliminary mitigation recommendations are subject to review and confirmation during the detailed design phase, in consideration of the more detailed understanding of design and project constraints.

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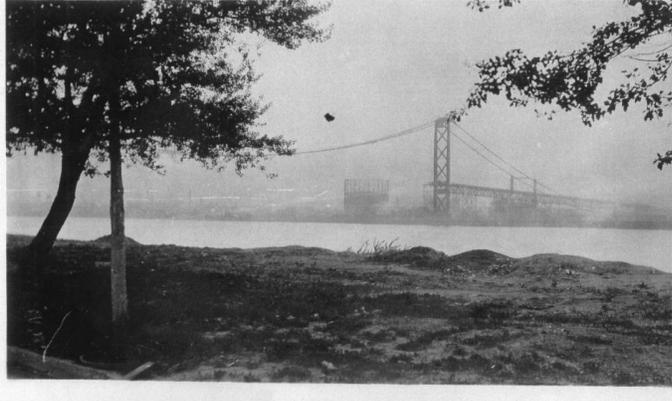
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Appendix A: Identified Built Heritage Resources and Cultural Heritage Landscapes

BUILT HERITAGE RESOURCE NO. 1

| DESCRIPTION OF PROPERTY | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | Huron Church Road / Riverside Drive West / Wyandotte Street West |
| Name | Ambassador Bridge |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Infrastructure/Transportation |
| Date(s) | 1929 (City of Windsor 2017:5) |
| Description | <ul style="list-style-type: none"> • The Ambassador bridge is an international suspension and cantilever truss bridge connecting Windsor with Detroit, Michigan (City of Windsor 2017:5) • It was designed by the McClintic-Marshall Company from Pittsburgh, Pennsylvania, and displays prominent Art Deco and modern design features (WPL 2016) <ul style="list-style-type: none"> ○ The McClintic-Marshall Company had completed hundreds of railroad and vehicular bridges by 1927 (Mason 1987:86) ○ Engineering consultants included Colonel C. N. Monsarrat and Philip L. Pratley of Montreal (WPL 2016) • Construction began on the Ambassador Bridge in 1927 and was completed ahead of schedule in November 1929 (WPL 2016) <ul style="list-style-type: none"> ○ Components of the bridge were built at McClintic-Marshall Company’s plant in Rankin, Pennsylvania, and shipped to Detroit when complete (WPL 2016) • When built, the Ambassador Bridge was the longest suspension bridge in the world (WPL 2016) • It is still one of the busiest border crossings worldwide (WPL 2016) • Prominent location on the Detroit River adjacent to Assumption Park |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| | |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Photo(s) |  <p>Building the Ambassador Bridge, 1928 (University of Windsor 1928)</p> |
| |  <p>Ambassador Bridge, Detroit To Windsor, 1934 (Detroit Publishing Co. 1934)</p> |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Unique example of a steel suspension and cantilever truss bridge. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | ✓ | At the time of its construction, the Ambassador Bridge was the longest suspension bridge in the world. |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the international transportation system between Windsor and Detroit, Michigan, and urban development in Windsor. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or | ✓ | Demonstrates the work of the McClintic- |

| | | | |
|-------------------------|------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | ideas of an architect, builder, artist, designer or theorist who is significant to a community | | Marshall Company from Pittsburgh, Pennsylvania, who completed hundreds of bridges. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Defines the area as part of an international border crossing. |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Physically and functionally linked to its surroundings through its use as an international roadway. Visually linked to its surroundings through its location spanning the Detroit River. |
| | Is a landmark | ✓ | The Ambassador Bridge is a landmark. |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: steel suspension and cantilever truss bridge; concrete buttress and roadway; prominent Art Deco and modern design features; and prominent location on the Detroit River adjacent to Assumption Park. |

| REFERENCE MATERIALS | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Detroit Publishing Co. 1934 <i>Ambassador Bridge, Detroit To Windsor</i>. Accessed online at: http://swoda.uwindsor.ca/node/3344.</p> <p>Mason, P. P. 1987 <i>The Ambassador Bridge: A Monument to Progress</i>. Detroit: Wayne State University Press.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Windsor 1928 <i>Building The Ambassador Bridge</i>. Accessed online at: http://swoda.uwindsor.ca/node/279.</p> <p>Windsor Public Library (WPL) 2016 <i>Ambassador Bridge</i>. Accessed online at: www.windsorpubliclibrary.com/?page_id=48101.</p> |

BUILT HERITAGE RESOURCE NO. 2

| DESCRIPTION OF PROPERTY | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 290 Vista Place |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Between 1924 to 1937 (USB 1924:61; USB 1937:61) |
| Description | <ul style="list-style-type: none"> • Two-and-a-half storey multi-unit residential structure with Edwardian influences <ul style="list-style-type: none"> ○ The Edwardian style typically is a “symmetrical square house with hipped roof and centred dormer, tall balanced chimneys, and projecting frontispiece” (Mikel 2004:112-113) ○ Other features include a commodious porch, classically-inspired columns, generous windows and a setback from the street (Mikel 2004:113) • Rectangular plan • Wood and brown brick construction (USB 1937:61) • The front portion of the dwelling has a side gable roof with a hipped central dormer and a hipped roof over each of the two front balconies supported by brick columns • Symmetrical façade with a central main entryway and sidelights on either side of the door • On either side of the main entryway are two rectangular window openings with simple sills and an additional entryway in the centre • A large porch runs the length of the façade and features a short metal railing • The second storey features a central window opening, and on either side are two rectangular window openings with simple sills and an entryway in the centre • The rear portion of the dwelling has a hipped roof, a centred brick chimney, rectangular window openings with plain sills, a brick band between the first and second storeys and a rear entryway and stairwell • Vista Place had previously been named Kennedy Place (USB 1937:61) • A Fire Insurance Plan from 1937 notes a small wood structure to the rear of the building (USB 1937:61) • A Fire Insurance Plan from 1952 indicates that the dwelling was used as a Girls’ Residence (USB 1952:61) <ul style="list-style-type: none"> ○ Assumption College (now the University of Windsor), located south of the dwelling, admitted its first female students in 1950 (University of Windsor n.d.) • Prominent location on the northeast corner of University Avenue West and Vista Place, adjacent to Assumption Park and in close proximity to the University of Windsor |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a multi-unit residential structure with Edwardian influences. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-and-a-half storey multi-unit residential structure with Edwardian influences; rectangular plan; wood and brown brick construction; front portion of the dwelling has a side gable roof with a hipped central dormer and a hipped roof over each of the two front balconies supported by brick columns; symmetrical façade with a central main entryway and sidelights on either side of the door; on either side of the main entryway are two rectangular window openings with simple sills and an additional entryway in the centre; a large porch runs the length of the façade and features a short metal railing; the second storey features a central window opening, and on either side are two rectangular window openings with simple sills and an entryway in the centre; the rear portion of the dwelling has a hipped roof, a centred brick chimney, rectangular window openings with plain sills, a brick band between the first and second storeys and a rear entryway and stairwell; prominent location on the northeast corner of University Avenue West and Vista Place, adjacent to Assumption Park and in close proximity to the University of Windsor. |

| REFERENCE MATERIALS | |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Mikel, R. 2004 <i>Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes</i>. Toronto: James Lorimer & Company Ltd.</p> <p>Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor. 1937 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> |

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BUILT HERITAGE RESOURCE NO. 3

| DESCRIPTION OF PROPERTY | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 2350, 2352, 2354, 2356 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Unknown |
| Description | <ul style="list-style-type: none"> • Two-storey Edwardian building • Hipped roof with central dormer • Central entrance way with porch • Gable roof over porch • Façade features set of three windows flanking the central entranceway • Second storey features the same three window grouping • Buff brick construction |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of an Edwardian residential structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |

| | | | |
|-------------------------|----------------------------------------------------------------------------------|--|--|
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey Edwardian building; hipped roof with central dormer; central entrance way with porch; gable roof over porch; façade features set of three windows flanking the central entranceway; second storey features the same three window grouping; buff brick construction; and no setback from sidewalk. |

BUILT HERITAGE RESOURCE NO. 4

| DESCRIPTION OF PROPERTY | |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 2311 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Unknown |
| Description | <ul style="list-style-type: none"> • Unique craftsman style house • One-and-a-half storeys • Setback from the sidewalk • Gable roof with dormer on the side elevation • Yellow brick construction • Tall brick chimney on the side elevation • Wrap around one-storey wing on the northeast corner with yellow brick pillars and rectangular window openings |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Unique craftsman style house. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: One-and-a-half storeys craftsman style house; setback from the sidewalk; gable roof with dormer on the side elevation; yellow brick construction; tall brick chimney on the side elevation; and wrap around one-storey wing/porch on the northeast corner with yellow brick pillars and rectangular window openings. |

BUILT HERITAGE RESOURCE NO. 5

| DESCRIPTION OF PROPERTY | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 308 Randolph Avenue |
| Name | Victoria Manor Apartments |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Residential |
| Date(s) | 1924 (City of Windsor 2017:12) |
| Description | <ul style="list-style-type: none"> • Three-storey 36-unit brick residential structure with classical details (City of Windsor 2017:12) • Irregular plan • Flat roof with parapet containing decorative brick and stone work • Datestone (“AD 1924”) • Symmetrical façade with three symmetrical sections • Central entryway flanked by sidelights and a transom window opening, classical door surround including columns, and rectangular window openings with plain sills <ul style="list-style-type: none"> ○ “VICTORIA MANOR APTS” is noted above the door surround ○ Classical balustrade with pilasters ○ Some window openings have brick voussoirs as well as keystones • Decorative brick bands along the lower portion of the structure and between the first and second storeys • Raised basement • Low stone walls between the three wings of the façade • Parking lot to the rear of the structure with a decorative wall separating the lot from the public realm • Built by Detroit businessmen, Walter A. Dousseau and Thomas W. Murray (Foot 2012) • Lot contains mature trees • Located at the southeast corner of University Avenue West and Randolph Avenue with no setback from the sidewalk |
| Photo(s) |  |

| | | | |
|-------------------------|-----------------|------------------------------------------------------------------------------------|--|
| | |  | |
| Date of Photo(s) | August 28, 2018 | | |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a three-storey apartment building with classical details. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Built by Detroit businessmen, Walter A. Dousseau and Thomas W. Murray. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: three-storey brick apartment building structure with classical details; irregular plan; flat roof with parapet containing decorative brick and stone work below; datestone (“AD 1924”); symmetrical façade with three symmetrical sections; central entryway flanked by sidelights and a transom window opening, classical door surround including columns, and rectangular window openings with plain sills; “VICTORIA MANOR APTS” noted above the door surround; classical balustrade with |

| | |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>pilasters; brick voussoirs and keystones; decorative brick bands along the lower portion of the structure and between the first and second storeys; raised basement; low stone walls between the three wings of the façade; decorative wall separating the parking lot from the public realm; mature trees; and location at the southeast corner of University Avenue West and Randolph Avenue with no setback from the sidewalk.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| REFERENCE MATERIALS | |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf</p> <p>Foot, A. 2012 <i>Victoria Manor Apartments – Randolph & University</i>. Accessed online at: http://internationalmetropolis.com/2012/04/23/victoria-manor-apartments-randolph-university/</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> |

BUILT HERITAGE RESOURCE NO. 6

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1766 University Avenue West |
| Name | London Apartments |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Residential |
| Date(s) | 1927-1928 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • Two-and-a-half storey brick multi-unit residential structure with Edwardian influences • Rectangular plan • Low hipped roof • Symmetrical façade featuring a central arched main entryway flanked by double sidelights and an arched transom window opening, decorated with brickwork <ul style="list-style-type: none"> ○ Peaked parapet and extended front balconies with low hipped roofs (City of Windsor 2017:16) ○ A curved plaque is engraved with “LONDON APARTMENTS”, located below the peaked parapet, and is surrounded by decorative brickwork ○ The double storey balconies feature rectangular door openings flanked by large rectangular window openings, supported by square brick columns • Brick banding between the storeys • The east elevation features rectangular window openings with plain sills and a side entryway • Located on the north side of University Avenue West with a minor setback from the sidewalk and a small front garden |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Is a representative example of an early 20 th century brick apartment building with Edwardian influences. |
| | Displays a high degree of | | |

| | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--|--|
| | craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey brick multi-unit residential structure with Edwardian influences; rectangular plan; low hipped roof; symmetrical façade featuring a central arched main entryway flanked by sidelights and an arched transom window opening; peaked parapet and extended front balconies with low hipped roofs; curved plaque with “LONDON APARTMENTS” engraved below the peaked parapet, surrounded by decorative brickwork; the double storey balconies feature rectangular door openings flanked by large rectangular window openings, supported by square brick columns; brick banding between the storeys; the east elevation features rectangular window openings with plain sills and a side entryway; and location on the north side of University Avenue West with a minor setback from the sidewalk. |

| REFERENCE MATERIALS | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Underwriters’ Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> |

BUILT HERITAGE RESOURCE NO. 7

| DESCRIPTION OF PROPERTY | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1640-1652 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 |
| Description | <ul style="list-style-type: none"> • Two-storey red brick multi-unit row house • Rectangular window and door openings • Hipped roof • Two dormers • Setback from the road • Located on the north side of University Avenue West |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey red brick row house. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual | Is important in defining, maintaining or | | |

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|--------------|----------------------------------------------------------------------------------|--|--|
| Value | supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey red brick row house; rectangular window and door openings; hipped roof; two dormers; setback from the road; and located on the north side of University Avenue West. |

BUILT HERITAGE RESOURCE NO. 8

| DESCRIPTION OF PROPERTY | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1617 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 |
| Description | <ul style="list-style-type: none"> • Two-storey residential structure with Queen Anne elements • The Queen Anne style is typically irregular, busy and ornate with complexity in detail and often has a turret (University of Waterloo 2009:12) • Rectangular plan with hipped roof • Projecting gable dormer offset on the roofline • Rectangular window openings • Porch over the front entrance with wood pillar and dentils along the cornice • Located on the south side of University Avenue West |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey residential structure with Queen Anne elements. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant | | |

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| | to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey residential structure with Queen Anne elements; rectangular plan with hipped roof; projecting gable dormer offset on the roofline; rectangular window openings; porch over the front entrance with wood pillar and dentils along the cornice; and located on the south side of University Avenue West. |

| REFERENCE MATERIALS | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Waterloo 2009 <i>Ontario Architectural Style Guide</i> . Waterloo, ON: University of Waterloo. |

BUILT HERITAGE RESOURCE NO. 9

| DESCRIPTION OF PROPERTY | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1518 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | 1924 |
| Description | <ul style="list-style-type: none"> • Three-and-a-half storey apartment building • Edwardian style • Date stone that reads “1924” • Rectangular plan; • Flat roof • Symmetrical five bay façade • Five bays are accented by decorative brickwork • Rectangular window openings • Located on the southwest corner of University Avenue West and Curry Avenue with a minor setback from the sidewalk. |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of an Edwardian style apartment building. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |

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| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: three-and-a-half storey Edwardian apartment building; Date stone that reads “1924”; rectangular plan; flat roof; symmetrical five bay façade; five bays are accented by decorative brickwork; rectangular window openings; and located on the southwest corner of University Avenue West and Curry Avenue with a minor setback from the sidewalk. |

BUILT HERITAGE RESOURCE NO. 10

| DESCRIPTION OF PROPERTY | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1525, 1531 and 1537 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 (USB 1924:31) |
| Description | <ul style="list-style-type: none"> • Two-storey residential structure with Queen Anne elements; • The Queen Anne style is typically irregular, busy and ornate with complexity in detail and often has a turret (University of Waterloo 2009:12) • Rectangular plan with hipped roof • Projecting gable dormer • Rectangular window openings with simple sills and lintels • First storey has a commercial addition in front of the building • Located on the south side of University Avenue West |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey residential structure with Queen Anne elements. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant | | |

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| | to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey residential structure with Queen Anne elements; rectangular plan with hipped roof; projecting gable dormer; rectangular window openings with simple sills and lintels; and location on the south side of University Avenue West. |

| REFERENCE MATERIALS | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Waterloo 2009 <i>Ontario Architectural Style Guide</i> . Waterloo, ON: University of Waterloo. |

BUILT HERITAGE RESOURCE NO. 11

| DESCRIPTION OF PROPERTY | |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1420 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 |
| Description | <ul style="list-style-type: none"> • Two-storey residential structure with Queen Anne elements; <ul style="list-style-type: none"> ○ The Queen Anne style is typically irregular, busy and ornate with complexity in detail and often has a turret (University of Waterloo 2009:12) • Rectangular plan with hipped roof • Projecting front gable over a two-storey bay window • Rectangular window openings with simple sills • First storey has an addition over the entrance • Located on the north side of University Avenue West |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey residential structure with Queen Anne elements. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, | | |

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| | designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey residential structure with Queen Anne elements; rectangular plan with hipped roof; projecting front gable over a two-storey bay window; rectangular window openings with simple sills; first storey has an addition over the entrance; and location on the north side of University Avenue West. |

| REFERENCE MATERIALS | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Waterloo 2009 <i>Ontario Architectural Style Guide</i> . Waterloo, ON: University of Waterloo. |

BUILT HERITAGE RESOURCE NO. 12

| DESCRIPTION OF PROPERTY | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1406 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1900 |
| Description | <ul style="list-style-type: none"> • Two-storey vernacular residential structure with Queen Anne elements; <ul style="list-style-type: none"> ○ The Queen Anne style is typically irregular, busy and ornate with complexity in detail and often has a turret (University of Waterloo 2009:12) • L-shaped plan with gable ends • Gables features decorative bargeboard • Rectangular window opening on the second storey • First storey has an addition with a corner entrance • Located on the northwest corner of University Avenue West and McKay Avenue |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a vernacular house with Queen Anne elements. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant | | |

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| | to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey vernacular residential structure; L-shaped plan with gable ends; gables feature decorative bargeboard; rectangular window openings on the second storey; and located on the northwest corner of University Avenue West and McKay Avenue. |

| REFERENCE MATERIALS | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Waterloo 2009 <i>Ontario Architectural Style Guide</i> . Waterloo, ON: University of Waterloo. |

BUILT HERITAGE RESOURCE NO. 13

| DESCRIPTION OF PROPERTY | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1433 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 |
| Description | <ul style="list-style-type: none"> • Two-storey residential structure with Queen Anne elements; • The Queen Anne style is typically irregular, busy and ornate with complexity in detail and often has a turret (University of Waterloo 2009:12) • Rectangular plan with hipped roof • Projecting front gable over a two-storey bay window • Rectangular window openings with simple sills • First storey has an addition over the entrance • Located on the south side of University Avenue West |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey residential structure with Queen Anne elements. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant | | |

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| | to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey residential structure with Queen Anne elements; rectangular plan with hipped roof; projecting front gable over a two-storey bay window; rectangular window openings with simple sills; and location on the south side of University Avenue West. |

| REFERENCE MATERIALS | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Waterloo 2009 <i>Ontario Architectural Style Guide</i> . Waterloo, ON: University of Waterloo. |

BUILT HERITAGE RESOURCE NO. 14

| DESCRIPTION OF PROPERTY | |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1405-1407 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Commercial |
| Date(s) | Pre-1924 (USB 1924:31) |
| Description | <ul style="list-style-type: none"> • Two-storey early 20th century commercial brick structure • Rectangular plan • Rear addition • Flat roof with decorative brickwork below • The symmetrical façade features a central entryway flanked by rectangular window openings with plain sills and second-storey rectangular window openings with arched brick voussiors • The east elevation features three second-storey window openings in the original structure and one additional window openings in the second-storey rear addition • Located on the southwest corner of University Avenue West and McKay Avenue • No setback from the sidewalk |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey brick early 20 th century commercial structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |

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| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey early 20th century commercial brick structure; rectangular plan; rear addition; flat roof with decorative brickwork below; symmetrical façade featuring a central entryway flanked by rectangular window openings with plain sills and second-storey rectangular window openings with arched brick voussoirs; east elevation featuring three second-storey window openings in the original structure and one additional window openings in the second-storey rear addition; location on the southwest corner of University Avenue West and McKay Avenue; and no setback from the sidewalk. |

| REFERENCE MATERIALS | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Windsor 1949 <i>London Street West, Looking West, From East Of Cameron Avenue, November 1949</i> . Accessed online at: http://swoda.uwindsor.ca/node/2707 . |

BUILT HERITAGE RESOURCE NO. 15

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1385 University Avenue West |
| Name | Church of Ascension |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Institutional |
| Date(s) | Circa 1907 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • Early 19th century brick and stone church with Tudor influences • L-shaped plan • Gable roof with a cross, half-timbering Tudor detailing and brackets beneath the front gable • The façade features two buttresses, stone carvings, a large wood double entryway door with a large stained-glass window above and inscriptions in the stone at the east side <ul style="list-style-type: none"> ○ The stained-glass windows were restored with the original glass and new lead following a fire in 1990 (DOO 2018) • Tower with a cross on its spire • The west elevation contains a side entryway is located on McKaye Avenue, which features a steeply pitched gable roof with half-timbering detailing, decorative brickwork and a double door <ul style="list-style-type: none"> ○ It appears that there may have been a matching side entryway that had been modified and is now a rectangular window opening ○ The west elevation also features buttresses, arched window openings, rectangular window openings and a small side entryway at the south side of the elevation • The property includes a memorial garden with a cross made from timbers from the church roof (DOO 2018) • Designed by architects Sheppard & Masson, the leading architectural firm in Windsor for three decades (City of Windsor 2017:16; Hill 2009-2016) • Association with the Anglican Church of Canada • No setback from the sidewalk along University Avenue • Lot contains mature trees • Located at the southeast corner of McKay Avenue and University Avenue West on a largely residential stretch of University Avenue West |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of an early 20 th century brick and stone church with Tudor influences. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the Anglican Church of Canada and has served as a religious gathering place in the community for over 100 years. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates the work of prominent local architectural firm Sheppard & Masson. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: early 19 th century brick and stone church and with Tudor influences; L-shaped plan; gable roof with a cross, half-timbering Tudor detailing and brackets beneath the front gable; façade featuring two buttresses, stone carvings, a large wood double entryway door with a large stained-glass window above and inscriptions in the stone at the east side; stained-glass windows restored with original glass; tower with a cross on its spire; west elevation containing a side entryway with a steeply pitched gable roof and half-timbering detailing, decorative brickwork and a double door; the west elevation also features buttresses, arched window openings, rectangular window openings and a small side entryway at the south side of the elevation; memorial garden with a cross made from timbers from the church roof; no setback from the sidewalk along University Avenue; mature trees on the lot; location at the southeast corner of McKay Avenue and University Avenue West on a largely residential stretch of University Avenue West. |

| REFERENCE MATERIALS | |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Doors Open Ontario (DOO) 2018 <i>Church of the Ascension</i>. Accessed online at: www.doorsopenontario.on.ca/en/windsor/church-of-the-ascension.</p> <p>Hill, R. G.</p> |

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| | <p>2009-2016 <i>Masson, George Yule.</i> Accessed online at: http://dictionaryofarchitectsincanada.org/node/2171.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I.</i> Accessed at the Archives of Ontario.</p> <p>University of Windsor 1949 <i>London Street West, Looking West, From East Of Cameron Avenue, November 1949.</i> Accessed online at: http://swoda.uwindsor.ca/node/2707.</p> |
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BUILT HERITAGE RESOURCE NO. 16

| DESCRIPTION OF PROPERTY | |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1314 University Avenue West |
| Name | Francis Apartments |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Residential |
| Date(s) | Circa 1923 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • Three-storey thirteen-unit residential structure with Edwardian influences • Rectangular plan • Flat roof with a low stepped parapet • Centred datestone (“1923”) directly below the roofline • Seven-bay symmetrical brick façade featuring rectangular window openings with stone lintels and sills and a central entryway with an arched entry hood (City of Windsor 2017:16) • Entrance door flanked by sidelights • Four-bay side elevations • Located at the northwest corner of Cameron Avenue and University Avenue West with a minor setback from the road |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a three- storey apartment building with Edwardian influences. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |

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|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--|--|
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: three-storey apartment building structure with Edwardian influences; rectangular plan; flat roof with a low stepped parapet; centred datestone (“1923”) directly below the roofline; seven-bay symmetrical brick façade featuring rectangular window openings with stone lintels and sills and a central entryway with an arched entry hood; entrance door flanked by sidelights; four-bay side elevations; and location at the northwest corner of Cameron Avenue and University Avenue West with a minor setback from the road. |

| REFERENCE MATERIALS | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Underwriters’ Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor. 1937 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Windsor 1949 <i>London Street West, Looking West, From East Of Cameron Avenue, November 1949</i>. Accessed online at: http://swoda.uwindsor.ca/node/2707.</p> |

BUILT HERITAGE RESOURCE NO. 17

| DESCRIPTION OF PROPERTY | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 284 Cameron Avenue |
| Name | Mason Education Centre for Adult and Continuing Education |
| Recognition | None |
| Type of Property | Institutional |
| Date(s) | Circa 1950s-1960s (Foot 2006) |
| Description | <ul style="list-style-type: none"> • Two-storey institutional structure in the Modernist style <ul style="list-style-type: none"> ○ The basic tenets of the Modernist style are respect for the true nature of materials and the clear expression of function through form (Ricketts et al 2004:163) ○ This style became well-established in Canada by the late 1940s (Ricketts et al 2004:163) ○ Modernist buildings typically avoid applied architectural ornamentation and use abstract art instead, have balanced volumes in a building rather than symmetry and organized spaces by the purposes of the building (Ricketts et al 2004:163) • Irregular plan • Flat roof • Innovative use of scalloped concrete (Foot 2006) • Simple, clean courses of brick that create contrast with the concrete (Foot 2006) • Large first storey window opening in the south elevation, below the scalloped concrete • Rectangular window openings on the first and second storeys in the west elevation • Main entrance located along Cameron Avenue and secondary entrance along University Avenue West • Brick flower planters and a low brick wall located along Cameron Avenue and University Avenue West • Designed by the local pre-eminent mid-century architecture firm Johnson & McWhinnie (Foot 2006) <ul style="list-style-type: none"> ○ Johnson & McWhinnie also designed Nikola Budimier Memorial Library, William Hands Vocational School, Cleary International Centre and Guest House, O.P. Hamilin Co. Showroom and Warehouse and Paulin Memorial Church (Archon Architects Incorporation n.d.) • For over a century, there has been a continuous educational use of the property • Predecessors in the previous school building included Cameron Avenue Public School and A. L. Mason Public School (USB 1924:29; USB 1952:18) <ul style="list-style-type: none"> ○ Alicia Mason was the principal of Cameron Avenue Public School in 1921 and was the first woman on the Windsor Public Library Board (WPL 2013) • Previously occupied by the all-girls Alicia Mason Vocational School (Billingsley 2010:115; Foot 2006) • Prominent location on University Avenue West with a minor setback from the road |

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| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------|
| Criteria | Description | | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Good example of the Modernist style in an institutional structure. |
| | Displays a high degree of craftsmanship or artistic value | ✓ | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the evolution of educational institutions in Windsor. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates and reflects the work of local pre-eminent mid-century architecture firm Johnson & McWhinnie. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | ✓ | Is a landmark along University Avenue due to its unique architecture. |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey institutional structure in the Modernist style; irregular plan; flat roof; scalloped concrete; simple, clean courses of brick that create contrast with the concrete; large first storey window opening in the south elevation, below the scalloped concrete; rectangular window openings on the first and second storeys in the west elevation; main entrance located along Cameron Avenue and secondary entrance |

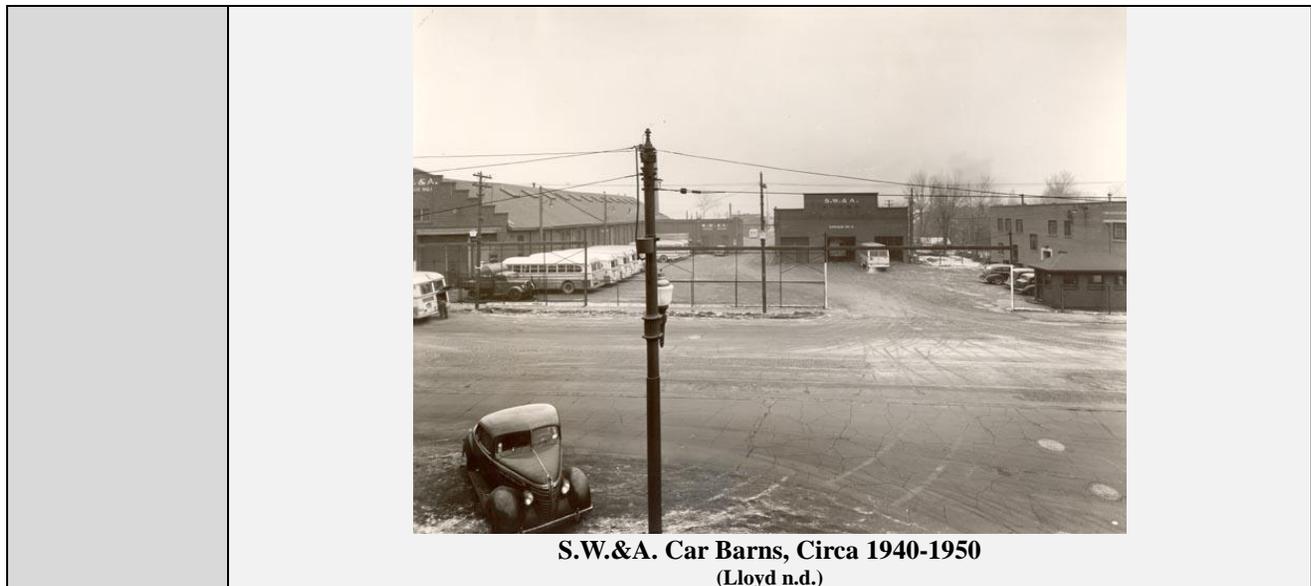
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| | along University Avenue West; low brick wall located along University Avenue West; and prominent location on University Avenue West with a slight setback from the road. |
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| REFERENCE MATERIALS | |
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| Source(s) | <p>Archon Architects Incorporation n.d. [the firm]. Accessed online at: www.archonarchitect.com/home/firm.htm.</p> <p>Billingsley, L. 2010 <i>Our Time After a While: Reflections of a Borderline Baby Boomer</i>. Accessed online at: https://books.google.ca/books?id=F7i8qsCXM54C&printsec=frontcover.</p> <p>Foot, A. 2006 <i>Alicia Mason Vocational School</i>. Accessed online at: https://internationalmetropolis.com/2006/04/03/alicia-mason-vocational-school/.</p> <p>Lloyd, S. 1935 <i>Board Of Education For The City Of Windsor Prior To Amalgamation</i>. Accessed online at: http://swoda.uwindsor.ca/node/746.</p> <p>Ricketts, S., Maitland, L. & Hucker, J. 2004 <i>A Guide to Canadian Architectural Styles</i> (Second Edition). Peterborough: Broadview Press.</p> <p>Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>Valentine & Sons Publishing Co. Ltd. 1916 <i>Schools. Windsor, Ont., Canada</i>. Accessed online at: http://swoda.uwindsor.ca/node/439.</p> <p>Windsor Public Library (WPL) 2013 <i>Cultural Engines: Celebrating Windsor's Cultural Community</i>. Accessed online at: www.windsorpubliclibrary.com/engine/wp-content/uploads/2013/03/Cultural-Engines.pdf.</p> |

BUILT HERITAGE RESOURCE NO. 18

| DESCRIPTION OF PROPERTY | |
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| Street Address | 1200-1220 University Avenue West |
| Name | S.W. & A. Car Barns |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Infrastructure/Transportation |
| Date(s) | 1886 (City of Windsor 2017:16) |
| Description | <p><i>1200 University Avenue West (Car Shed)</i></p> <ul style="list-style-type: none"> • One-and-a-half storey former car shed • Rectangular plan • Flat roof with decorative parapet above the front addition to the structure and gable roof above the original structure • Chimney at the rear of the structure • Five arched window openings in the façade of the original structure • Two entryways in the façade of the front addition with decorative columns • The west elevation features a side entryway with classical detailing, including decorative columns, and approximately seven arched window openings with plain sills • Designed by James G. McLean, an early architect who practiced in Chatham circa 1885 and in Windsor from 1888 to 1901, and later joined the Ontario Department of Public Works at Queen’s Park in Toronto (City of Windsor 2017:16; Hill 2009-2016) • Associated with the Sandwich, Windsor and Amherstburg Railway, which formed in 1872 as a horse-drawn carrying system established to transport travelers from Windsor and Essex County to ferries on the Detroit River (University of Windsor n.d.) <ul style="list-style-type: none"> ○ It was in Windsor that Canada’s first electric streetcar began operating on May 28, 1886 (University of Windsor n.d.) ○ The S.W.&A. Railway was also connected to the Kingsville and Leamington railway systems at this time (University of Windsor n.d.) ○ Windsor also claims to have operated the first trolley bus route in Canada, which began operations on September 22, 1922 and ended on May 6, 1939 (University of Windsor n.d.) ○ During the Second World War, S.W.&A saw a massive increase in ridership due to gasoline and tire restrictions in the early 1940s and 39 million passengers were recorded by 1945 (University of Windsor n.d.) ○ The S.W.&A became fully owned by the City of Windsor in 1970 and its name was changed to Transit Windsor in 1977 (University of Windsor n.d.) • S.W.&A operations at the car barns ended in 1947 and a 1952 Fire Insurance Plan indicates that the structure was used as “ROLLERDROME Roller Skating” at this time (USB 1952:18) <p><i>1220 University Avenue West (Car Shed and Repair Shop)</i></p> <ul style="list-style-type: none"> • One-and-a-half storey former car shed and repair shop • Rectangular plan • Gable roof with decorative stepped brickwork • Chimney in the rear (north) section of the structure • Red brick cladding • Façade featuring one entryway and three garage doors with an arched window in the gable • The west elevation is built into a bank and contains rectangular window openings • The east elevation contains 15 bays in the front portion of the structure, two side entryways and 13 rectangular window openings <ul style="list-style-type: none"> ○ The window openings have plain sills and brick voussoirs • In 1951, Michael George Butler purchased the buildings from the S.W.& A and began a family industrial distribution business (Tucker n.d.) • Located on the north side of University Avenue West, west of Elm Avenue with no setback from the sidewalk |

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| <p>Photo(s)</p> |  |
| <p>Date of Photo(s)</p> | <p>August 28, 2018</p> |
| <p>Historic Photo(s)</p> |  <p>S.W.&A. Car Barns, Circa 1938-1939 (Foot 2005)</p> |



| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative examples of late-19 th century car barns. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with early public transportation services and urban development in Windsor. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates and reflects the work of architect James G. McLean. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: <i>1200 University Avenue West (Car Shed):</i> one-and-a-half storey former car shed; rectangular plan; gable roof with decorative parapet; chimney at the rear of the structure; five arched window openings in the façade of the original structure; west elevation |

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| | <p>featuring a side entryway with classical detailing, including decorative columns, and approximately seven arched window openings with plain sills; and location on the north side of University Avenue West, west of Elm Avenue.</p> <p><i>1220 University Avenue West (Car Shed and Repair Shop):</i> one-and-a-half storey former car shed and repair shop; rectangular plan; gable roof with decorative stepped brickwork; chimney in the rear (north) section of the structure; red brick cladding; façade featuring one entryway and three garage doors with an arched window in the gable; west elevation built into a bank containing rectangular window openings; east elevation containing 15 bays in the front portion of the structure, two side entryways and 13 rectangular window openings; window openings with plain sills and brick voussoirs; and location on the north side of University Avenue West, west of Elm Avenue with no setback from the sidewalk.</p> |
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| REFERENCE MATERIALS | |
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| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Foot, A. 2005 <i>Old Windsor Photos</i>. Accessed online at: https://internationalmetropolis.com/2005/10/13/old-windsor-photos/.</p> <p>Hill, R. G. 2009-2016 <i>McLean, James Grey</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/2318.</p> <p>Lloyd, S. n.d. <i>Sandwich, Windsor & Amherstburg Street Railway Property Entrance</i>. Accessed online at: http://windsormuseum.ca:8080/mwebcgi/mweb.exe?request=record;key=3606.</p> <p>Tucker, S. n.d. <i>The Junction: Birthplace of Windsor & Area's Transit System</i>. Accessed online at: http://www.walkervilletimes.com/junction.htm.</p> <p>Underwriters' Survey Bureau (USB) 1937 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Windsor n.d. <i>SW&A</i>. Accessed online at: http://cdigs.uwindsor.ca/neighborhood-history/exhibits/show/historic-downtown/bus-terminal/swa.</p> |

BUILT HERITAGE RESOURCE NO. 19

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1223, 1229, 1231 & 1233 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Commercial |
| Date(s) | 1925 |
| Description | <ul style="list-style-type: none"> • Two two-storey brick-clad early 20th century commercial structures and one single-storey brick-clad structure • Rectangular plans • Flat roofs with stepped parapets • Datestone (1925) beneath the parapet in the centre of the two-storey structures • The façade of the two-storey structures features three recessed entryways and large first-storey rectangular window openings <ul style="list-style-type: none"> ○ Four second-storey rectangular window openings with plain sills • The façade of the single-storey structure features a recessed entryway with large, rectangular window openings on either side • Located on the south side of University Avenue West, west of Wellington Avenue, with no setback from the street |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of an early 20 th century commercial one- and two-storey structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield | | |

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| | information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
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| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two two-storey brick-clad early 20 th century commercial structures and one single-storey brick-lad structure; rectangular plans; flat roofs with stepped parapets; datestone (1925) beneath the parapet in the centre of the two-storey structures; façade of the two-storey structures featuring three recessed entryways and large first-storey rectangular window openings; four second-storey rectangular window openings with plain sills; façade of the single-storey structure featuring a recessed entryway with large, rectangular window openings on either side; and location on the south side of University Avenue West, west of Wellington Avenue, with no setback from the street. |

BUILT HERITAGE RESOURCE NO. 20

| DESCRIPTION OF PROPERTY | |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1201 University Avenue West & 307-309 Wellington Avenue |
| Name | Bank of Montreal/Paul's Apartments |
| Recognition | None |
| Type of Property | Commercial |
| Date(s) | 1922 |
| Description | <ul style="list-style-type: none"> • Two-storey early 20th century commercial brick-clad structure • Rectangular plan • Flat roof with chimney • Datestone ("1922") above the entryway at the northeast corner of the structure, below the roofline • Brick cladding • The north elevation features rectangular first- and second-storey window openings with plain sills and vertical brick banding • The east elevation features two first-storey entryways, four first-storey rectangular window openings with plain sills, four second-storey window openings and vertical brick banding • Located at the southwest corner of University Avenue West and Wellington Avenue with no setback from the sidewalk |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of an early 20 th century commercial two-storey structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with urban development and economic growth in Windsor, and with the Bank of Montreal. |
| | Yields or has the potential to yield information that contributes to the | | |

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| | understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey early 20 th century commercial brick-clad structure; rectangular plan; flat roof with chimney; datestone (“1922”) above the entryway at the northeast corner of the structure, below the roofline; brick cladding; north elevation featuring rectangular first- and second-storey window openings with plain sills and vertical brick banding; east elevation featuring two first-storey entryways, four first-storey rectangular window openings with plain sills, four second-storey window openings and vertical brick banding; and location at the southwest corner of University Avenue West and Wellington Avenue with no setback from the sidewalk. |

| REFERENCE MATERIALS | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters’ Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. |

BUILT HERITAGE RESOURCE NO. 21

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1100 University Avenue West |
| Name | Government of Canada Building |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Institutional |
| Date(s) | 1953 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • Two- storey mid-20th century institutional structure with a central three-storey stairwell tower • Unique local example of the late 1940s and early 1950s minimalist style of architecture (City of Windsor 1991) • Rectangular plan and flat • Asymmetrical stone-clad façade with a double entryway and a large, rectangular window opening above at the southeast corner of the structure • The central tower includes a tall, narrow window opening extending through all three storeys • The west portion of the façade returns to two storeys in height and has eight bays of rectangular window openings in the first and second storeys • The east elevation features stone cladding large, rectangular horizontal window openings on the first and second storeys, with a side entryway roughly in the centre of the elevation • The west elevation is clad in brick and features many rectangular window openings on the first and second storeys with plain sills and two side entryways • Although the existing building at the northwest corner of Elm Avenue and University Avenue West does not appear on the Fire Insurance Plan from 1952, the two structures to be demolished are noted (USB 1952:18) • Designed by architect E.A. Gardner, Chief Architect of the Department of Public Works (City of Windsor 2017:16; Wright 1997:233) <ul style="list-style-type: none"> ○ Edwin Alexander Gardner was appointed as Acting Chief Architect of the Department of Public Works in 1952 and fulfilled this role until 1963 (Wright 1997:233; Hill 2009-2016) ○ Gardner was nominated as a member of the Royal Canadian Academy in 1955 and became a Fellow of the R.A.I.C. that same year (Hill 2009-2016) ○ 1939 to 1953 represents a transitional period in federal architecture, with the tentative and cautious exploration of modernism by architects (Wright 1997:194) ○ During this time, there was also a growing demand for new public buildings due to factors such as the introduction of new social programs (Wright 1997:194) ○ However, by 1953 there was the need for major reform within the Department of Public Works and the Chief Architect's Branch (Wright 1997:194) • Located at the northwest corner of University Avenue West and Elm Avenue with a minor setback from Elm Avenue and no setback from University Avenue |

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| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Unique local example of the late 1940s and early 1950s minimalist style of architecture. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Is associated with the federal Department of Public Works, particularly during its post-war transitional period and the growing demand for new public buildings. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: mid-20 th century institutional structure; rectangular plan with central three-storey stairwell tower; flat roof; asymmetrical stone-clad façade with a double entryway and a large, rectangular window opening above at the southeast corner of the structure; tower with a tall, narrow window opening extending through all three storeys; two-storey west portion of the façade with eight bays of rectangular window openings in the first and second storeys; east elevation with stone cladding large, |

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| | rectangular horizontal window openings on the first and second storeys, with a side entryway roughly in the centre of the elevation; and location at the northwest corner of University Avenue West and Elm Avenue with a minor setback from Elm Avenue and no setback from University Avenue. |
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| REFERENCE MATERIALS | |
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| Source(s) | City of Windsor 2017 <i>Windsor Municipal Heritage Register</i> . Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf . |
| | 1991 <i>WACAC Citation Awards</i> . |
| | Hill, R. G. 2009-2016 <i>Gardner, Edwin Alexander</i> . Accessed online at: http://dictionaryofarchitectsincanada.org/node/1894 . |
| | Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. |
| | Wright, J. 1997 <i>Crown Assets: The Architecture of the Department of Public Works, 1867-1967</i> . Toronto: University of Toronto Press. |

BUILT HERITAGE RESOURCE NO. 22

| DESCRIPTION OF PROPERTY | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 1139, 1155 & 1175 University Avenue West & 308 -310 Wellington Avenue |
| Name | N/A |
| Recognition | None |
| Type of Property | Commercial |
| Date(s) | 1913 – 1139 University Avenue West (USB 1924:21) |
| Description | <ul style="list-style-type: none"> • Three contiguous early 20th century commercial two-storey structures • Rectangular plans • Flat roofs with a parapet stepping down from the east portion or 1139 University Avenue West • A date stone with “A.D. 1913 ST. DENIS” is carved beneath the parapet in the façade of 1139 University Avenue West • A Fire Insurance Plan from 1952 indicates that the structures were clad in brick at that time, however, they are currently clad in stucco (USB 1952:18) • The façades feature centred entryways with rectangular window openings on either side • Six second-storey window openings, two of which are bay windows • The west elevation features three side entryways, two first-storey window openings and four second-storey window openings • A Fire Insurance Plan from 1937 indicates that 1175 University Avenue West was used as a post office at this time (USB 1937:21) • Located at the southeast corner of University Avenue West and Wellington Avenue with no setback from the street |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of early 20 th century commercial two-storey structures. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative | Has direct associations with a theme, event, belief, person, activity, | ✓ | Association with urban development and the development of the postal system in Windsor. |

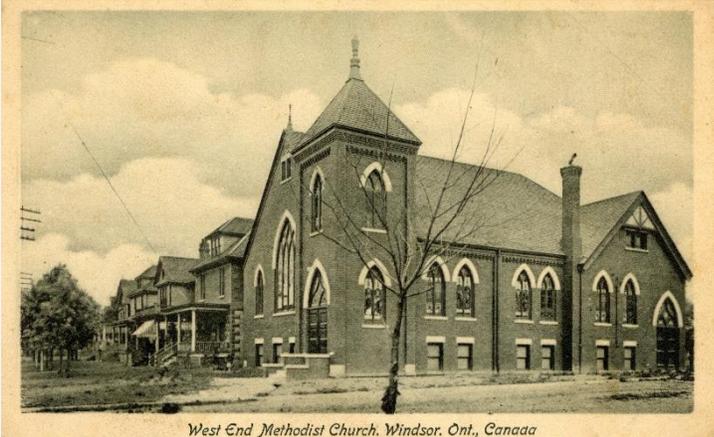
| | | | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------|
| Value | organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Historically linked to its surroundings through the former use of 1175 University Avenue West as a post office in the 1930s. |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI |
| Heritage Attributes | Key heritage attributes include: early 20 th century commercial two-storey structures; rectangular plans; flat roof(s) with a parapet stepping down from the east portion or 1139 University Avenue West; date stone with “A.D. 1913 ST. DENIS” carved beneath the parapet in the façade of 1139 University Avenue West; façades featuring centred entryways with rectangular window openings on either side; six second-storey window openings, two of which are bay windows; west elevation featuring three side entryways, two first-storey window openings and four second-storey window openings; location at the southeast corner of University Avenue West and Wellington Avenue with no setback from the street. |

| REFERENCE MATERIALS | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters’ Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1937 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. |

BUILT HERITAGE RESOURCE NO. 23

| DESCRIPTION OF PROPERTY | |
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| Street Address | 1071-1099 University Avenue West |
| Name | Calvary United Church/London Street Methodist |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Institutional |
| Date(s) | Pre-1910 – Parsonage Structure; Post-1910 – Existing Church Structure (University of Windsor 1910) |
| Description | <p><i>Parsonage Structure</i></p> <ul style="list-style-type: none"> • Two-and-a-half storey Edwardian-style former residential structure/parsonage • Rectangular plan with a breezeway connecting the structure to the existing church structure • Hipped roof with a central hipped dormer • Three-bay asymmetrical façade with two second-storey rectangular window openings with plain sills and awnings, two first-storey rectangular window openings with plain sills and awnings and an off-centre entryway with a small pediment • East elevation features rectangular window openings with plain sills and a side entryway • A 1910 postcard indicates the dwelling was used as a parsonage by the Windsor West Methodist Church (University of Windsor 1910) <p><i>Church</i></p> <ul style="list-style-type: none"> • Gothic Revival architectural style (City of Windsor 2017:16) <ul style="list-style-type: none"> ○ Typical features of early Gothic Revival-style churches include sharp gables, pointed-arch openings, finials and rose windows (Humphreys & Sykes 1980:3) • Red brick Gothic Revival Church • Rear addition • L-shaped plan with a breezeway connecting the structure to the former parsonage structure • Gable roof on the main front portion of the structure • Three-bay asymmetrical façade • Walls with three layers of dentils at the top of the brickwork (six on the upper tower); • Pointed arch window openings with stone voussoirs and sills <ul style="list-style-type: none"> ○ Wide masonry headers wrap the Gothic points • Large double entryway at the west side of the façade with a two-storey corner tower above • Tall centred window • Rectangular basement windows with plain sills and lintels • Stone blocks in the façade commemorate “X.L.C. CLUB”, “LINCOLN COLEMAN” and “E. L. AND S. S.” • Established in 1897, formerly known as the West End Methodist Church and the London Street Methodist Church before its name changed to West End United Church in 1925 and to Calvary United Church in 1933 (University of Windsor 1915) • In 1992, the congregation joined the Sandwich United Church and moved to their location at 3340 Sandwich Street, renamed the Bedford United Church (University of Windsor 1915) • The structure was purchased by the Windsor Chinese Baptist Church congregation in 1992 (WCBC n.d.) • Located at the southeast corner of Elm Avenue and University Avenue West with a minor setback from the sidewalk and a small front lawn. |

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| <p>Photo(s)</p> |  |
| <p>Date of Photo(s)</p> | <p>August 28, 2018</p> |
| <p>Historic Photo(s)</p> |  <p>Windsor West Methodist Church and Parsonage</p> <p>Calvary United Church/London Street Methodist (former structure) and Parsonage, 1910 (University of Windsor 1910)</p>  <p>West End Methodist Church, Windsor, Ont., Canada</p> <p>Calvary United Church/London Street Methodist, 1915 (University of Windsor 1915)</p> |

| EVALUATION OF PROPERTY | | | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a Gothic Revival church and Edwardian-style former parsonage. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with early religious institutions in Windsor, including the West End Methodist Church, the London Street Methodist Church and the West End United Church. Has served as a religious gathering place in the community for over 100 years. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | <p>Key heritage attributes include:</p> <p><i>Former Parsonage:</i> two-and-a-half storey Edwardian-style former residential structure/parsonage; rectangular plan with a breezeway connecting the structure to the existing church structure; hipped roof with a central hipped dormer; three-bay asymmetrical façade with two second-storey rectangular window openings with plain sills and awnings, two first-storey rectangular window openings with plain sills and an off-centre entryway with a small pediment; second storey clad in red brick with buff brick decorative quoining and banding; and east elevation featuring rectangular window openings with plain sills and a side entryway.</p> <p><i>Church:</i> two-storey red brick Gothic Revival Church; L-shaped plan with a breezeway connecting the structure to the former parsonage structure; three-bay asymmetrical façade; gable roof on the main front portion of the structure; pointed arch window openings with stone voussoirs and sills; large double entryway at the west side of the façade with a two-storey tower above; rectangular basement windows with plain sills and lintels; carvings in the façade, including “X.L.C. CLUB”, “LINCOLN COLEMAN” and “E. L. AND S. S.”; and location at the southeast corner of Elm Avenue and University Avenue West with a minor setback from the sidewalk.</p> |

| REFERENCE MATERIALS | |
|---------------------|------------------------------------------------------------------------------------------|
| Source(s) | City of Windsor 2017 <i>Windsor Municipal Heritage Register</i> . Accessed online at: |

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| | <p>www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Humphreys, B. A. & Sykes, M. 1980 <i>The Buildings of Canada: A guide to pre-20th-century styles in houses, churches and other structures.</i> Accessed online at: www.historicplaces.ca/media/7173/buildingsofcanada.pdf.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I.</i> Accessed at the Archives of Ontario.</p> <p>University of Windsor 1910 <i>Windsor West Methodist Church and Parsonage.</i> Accessed online at: http://swoda.uwindsor.ca/node/2343. 1915 <i>West End Methodist Church. Windsor. Ont., Canada.</i> Accessed online at: http://swoda.uwindsor.ca/node/2042.</p> <p>Windsor Chinese Baptist Church (WCBC) n.d. <i>A brief history of the establishment of the Windsor Chinese Baptist Church.</i> Accessed online at: www.windsorcbc.org/E_History.htm.</p> |
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BUILT HERITAGE RESOURCE NO. 24

| DESCRIPTION OF PROPERTY | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 891-893 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 (USB 1924:19) |
| Description | <ul style="list-style-type: none"> • One of three matching two-and-a-half storey Edwardian-style residential structures with brick cladding on wood frames (USB 1924:19) • Rectangular plan • Hipped roof with central hipped dormer and brick chimney towards the rear of the structures • Façades feature off-centre entryways and rectangular window openings with plain sills in the basement and the first and second storeys • Off-centre brick porch with flat roof and balcony above with second-storey entryway • There are brick bands between the first and second storey as well as at the basement window opening • The west elevation of 891 University Avenue West features multiple rectangular window openings on plain sills, brick banding between the first and second storeys as well as at the basement window openings and a side entryway • Located at the southeast corner of University Avenue West and Crawford Avenue, with minor setbacks from the street amongst small front gardens |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of two-and-a-half storey Edwardian-style brick residential structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative | Has direct associations with a theme, event, belief, person, activity, | | |

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| Value | organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | One of three matching two-and-a-half storey Edwardian-style residential structures on this section of University Avenue. |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: one of three matching two-and-a-half storey Edwardian-style residential structures with brick cladding on wood frames; rectangular plans; hipped roof with central hipped dormer and brick chimney towards the rear of the structure; façade feature off-centre entryway and rectangular window openings with plain sills in the basement and the first and second storeys; off-centre brick porch with flat roof and balcony above with second-storey entryway; brick band between the first and second storeys as well as at the basement window openings; the west elevation of 891 University Avenue West features multiple rectangular window openings on plain sills, brick banding between the first and second storeys as well as at the basement window openings and a side entryway; location at the southeast corner of University Avenue West and Crawford Avenue, with small setback from the street amongst small front gardens. |

| REFERENCE MATERIALS | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Windsor 1951 <i>Intersection Of London Street West And Crawford Avenue, Looking East, April 1951</i> . Accessed online at: http://swoda.uwindsor.ca/node/2831 . 1960 <i>University Avenue Looking East, From Just West Of Crawford Avenue, August 1960</i> . Accessed online at: http://swoda.uwindsor.ca/node/1371 . |

BUILT HERITAGE RESOURCE NO. 25

| DESCRIPTION OF PROPERTY | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 879-881 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 (USB 1924:19) |
| Description | <ul style="list-style-type: none"> • One of three matching two-and-a-half storey Edwardian-style residential structures with brick cladding on wood frames (USB 1924:19) • Rectangular plan • Hipped roof with central hipped dormer and brick chimney towards the rear of the structures • Façades feature off-centre entryways and rectangular window openings with plain sills in the basement and the first and second storeys • Off-centre brick porch with flat roof and balcony above with second-storey entryway • There are brick bands between the first and second storey as well as at the basement window opening • The west elevation of 891 University Avenue West features multiple rectangular window openings on plain sills, brick banding between the first and second storeys as well as at the basement window openings and a side entryway • Located at the southeast corner of University Avenue West and Crawford Avenue, with minor setbacks from the street amongst small front gardens |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of two-and-a-half storey Edwardian-style brick residential structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative | Has direct associations with a theme, event, belief, person, activity, | | |

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| Value | organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | One of three matching two-and-a-half storey Edwardian-style residential structures on this section of University Avenue. |
| | Is a landmark | | |

RESULTS OF HERITAGE ASSESSMENT

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|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: one of three matching two-and-a-half storey Edwardian-style residential structures with brick cladding on wood frames; rectangular plans; hipped roof with central hipped dormer and brick chimney towards the rear of the structure; façade feature off-centre entryway and rectangular window openings with plain sills in the basement and the first and second storeys; off-centre brick porch with flat roof and balcony above with second-storey entryway; brick band between the first and second storeys as well as at the basement window openings; the west elevation of 891 University Avenue West features multiple rectangular window openings on plain sills, brick banding between the first and second storeys as well as at the basement window openings and a side entryway; location at the southeast corner of University Avenue West and Crawford Avenue, with small setback from the street amongst small front gardens. |

REFERENCE MATERIALS

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|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Windsor 1951 <i>Intersection Of London Street West And Crawford Avenue, Looking East, April 1951</i> . Accessed online at: http://swoda.uwindsor.ca/node/2831 . 1960 <i>University Avenue Looking East, From Just West Of Crawford Avenue, August 1960</i> . Accessed online at: http://swoda.uwindsor.ca/node/1371 . |
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BUILT HERITAGE RESOURCE NO. 26

| DESCRIPTION OF PROPERTY | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 867-869 University Avenue West |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 (USB 1924:19) |
| Description | <ul style="list-style-type: none"> • One of three matching two-and-a-half storey Edwardian-style residential structures with brick cladding on wood frames (USB 1924:19) • Rectangular plan • Hipped roof with central hipped dormer and brick chimney towards the rear of the structures • Façades feature off-centre entryways and rectangular window openings with plain sills in the basement and the first and second storeys • Off-centre brick porch with flat roof and balcony above with second-storey entryway • There are brick bands between the first and second storey as well as at the basement window opening • The west elevation of 891 University Avenue West features multiple rectangular window openings on plain sills, brick banding between the first and second storeys as well as at the basement window openings and a side entryway • Located at the southeast corner of University Avenue West and Crawford Avenue, with minor setbacks from the street amongst small front gardens |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of two-and-a-half storey Edwardian-style brick residential structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative | Has direct associations with a theme, event, belief, person, activity, | | |

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| Value | organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | One of three matching two-and-a-half storey Edwardian-style residential structures on this section of University Avenue. |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: one of three matching two-and-a-half storey Edwardian-style residential structures with brick cladding on wood frames; rectangular plans; hipped roof with central hipped dormer and brick chimney towards the rear of the structure; façade feature off-centre entryway and rectangular window openings with plain sills in the basement and the first and second storeys; off-centre brick porch with flat roof and balcony above with second-storey entryway; brick band between the first and second storeys as well as at the basement window openings; the west elevation of 891 University Avenue West features multiple rectangular window openings on plain sills, brick banding between the first and second storeys as well as at the basement window openings and a side entryway; location at the southeast corner of University Avenue West and Crawford Avenue, with small setback from the street amongst small front gardens. |

| REFERENCE MATERIALS | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. University of Windsor 1951 <i>Intersection Of London Street West And Crawford Avenue, Looking East, April 1951</i> . Accessed online at: http://swoda.uwindsor.ca/node/2831 . 1960 <i>University Avenue Looking East, From Just West Of Crawford Avenue, August 1960</i> . Accessed online at: http://swoda.uwindsor.ca/node/1371 . |

BUILT HERITAGE RESOURCE NO. 27

| DESCRIPTION OF PROPERTY | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 305 Caron Avenue |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 (USB 1924:19) |
| Description | <ul style="list-style-type: none"> • Two-and-a-half storey Edwardian-style residential structure with wood construction (USB 1924:19) • Rectangular plan • Hipped roof with a central hipped dormer • Façade features an off-centre entryway door and rectangular window openings on the first and second storeys • The second storey is clad in vinyl and the first storey in brick • A porch with metal railings runs along the façade and features a shed roof above • There is a side entryway along University Avenue West with a window opening on either side and plain sills, a window above and a hipped dormer • The rear of the structure has an enclosed porch addition • Located at the southwest corner of University Avenue West and Caron Avenue, with a minor setback from the street |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of an Edwardian-style residential structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |

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| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-and-a-half storey Edwardian-style residential structure with wood construction; rectangular plan; hipped roof with a central hipped dormer; façade features an off-centre entryway door and rectangular window openings on the first and second storeys; brick cladding; a porch with metal railings runs along the façade and features a shed roof above; side entryway along University Avenue West with a window opening on either side and plain sills, a window above and a hipped dormer; and location at the southwest corner of University Avenue West and Caron Avenue, with a minor setback from the street. |

| REFERENCE MATERIALS | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. |

BUILT HERITAGE RESOURCE NO. 28

| DESCRIPTION OF PROPERTY | |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 656 University Avenue West |
| Name | Murphy/Herald Press Building |
| Recognition | None |
| Type of Property | Commercial |
| Date(s) | Circa 1924-1937 (USB 1924:17; USB 1937:17) |
| Description | <ul style="list-style-type: none"> • Single-storey early 20th century commercial structure • Rectangular plan • Flat roof • Formerly clad in brick and currently in stucco on the façade (USB 1937:17) • The five-bay façade features four rectangular window openings with plain sills and lintels with decorative keystones, a recessed entryway and what appear to be enclosed basement window openings • The east elevation features rectangular windows with plain sills and a stepped roofline • In 1937, the building was in use as a confectionary by J. W. Murphy Co. Limited (USB 1937:17) • In 1952, the building was occupied by Murphy Tobacco Ltd. (USB 1952:17) • It is currently occupied by Herald Press Ltd. • Located on the north side of University Avenue West with no setback from the sidewalk |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a single-storey early 20 th century commercial structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the theme of urban development in Windsor, demonstrating a change in commercial use from confectionary, to tobacco shop to printing house. |
| | Yields or has the potential to yield | | |

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|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--|--|
| | information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: single-storey early 20 th century commercial structure; rectangular plan; flat roof; brick cladding; five-bay façade featuring four rectangular window openings with plain sills and lintels with decorative keystones, a recessed entryway and enclosed basement window openings; east elevation featuring rectangular windows with plain sills and a stepped roofline; and location on the north side of University Avenue West with no setback from the sidewalk. |

| REFERENCE MATERIALS | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1937 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. |

BUILT HERITAGE RESOURCE NO. 29

| DESCRIPTION OF PROPERTY | |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 651-667 University Avenue West |
| Name | Murphy Block (651-655 University Avenue West) |
| Recognition | None |
| Type of Property | Commercial |
| Date(s) | 1918, 1926 (665 University Avenue West) |
| Description | <p><i>651-655 University Avenue West</i></p> <ul style="list-style-type: none"> • Two-storey early 20th century buff brick and stucco commercial structure • Wood construction (USB 1924:17) • Rectangular plan • Flat roof with parapet • Façade featuring two entryways, three first-storey rectangular window openings with plain sills and three second-storey window openings with brick voussoirs • The west unit was used as a bakery in 1924 (USB 1924:17) • Known as the “Murphy Block” in 1937 (USB 1937:17) • In 1952, the structure was used as the Lincoln House Hotel (USB 1952:17) • Located on the south side of University Avenue West with no setback from the sidewalk <p><i>665-667 University Avenue West</i></p> <ul style="list-style-type: none"> • Two-storey early 20th century commercial structure • Concrete block construction with brick cladding (USB 1924:17) • Rectangular plan • Flat roof • Datestones from 1918 and 1926 surrounded by decorative brickwork • Façade featuring two entryways, large first-storey rectangular window openings and four second-storey window openings • Located on the south side of University Avenue West with no setback from the sidewalk |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of two-storey brick early 20 th century commercial structures. |

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|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------|
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic commercial character of the University Avenue West streetscape. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

RESULTS OF HERITAGE ASSESSMENT

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|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | <p>Key heritage attributes include:</p> <p><i>651-655 University Avenue West:</i> two-storey early 20th century buff brick and stucco commercial structure; wood construction; rectangular plan; flat roof with parapet; façade featuring two entryways, three first-storey rectangular window openings with plain sills and three second-storey window openings with brick voussoirs; and location on the south side of University Avenue West with no setback from the sidewalk.</p> <p><i>University Avenue West:</i> two-storey early 20th century commercial structure; concrete block construction with brick cladding; rectangular plan; flat roof; datestones from 1918 and 1926, surrounded by decorative brickwork; façade featuring two entryways, large first-storey rectangular window openings and four second-storey window openings; and location on the south side of University Avenue West with no setback from the sidewalk.</p> |

REFERENCE MATERIALS

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|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Underwriters' Survey Bureau (USB)</p> <p>1924 <i>Insurance Plan of the City of Windsor.</i> Accessed at Museum Windsor.</p> <p>1937 <i>Insurance Plan of the City of Windsor.</i> Accessed at Museum Windsor.</p> <p>1952 <i>Insurance Plan of the City of Windsor Volume I.</i> Accessed at the Archives of Ontario.</p> |
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BUILT HERITAGE RESOURCE NO. 30

| DESCRIPTION OF PROPERTY | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 305 Janette Avenue |
| Name | N/A |
| Recognition | None |
| Type of Property | Residential |
| Date(s) | Pre-1924 (USB 1924:17) |
| Description | <ul style="list-style-type: none"> • Two-and-a-half storey Edwardian-style residential structure with craftsman influences; • Brick cladding (USB 1924:17) • Rectangular plan • Hipped roof with a central hipped dormer • Façade features a centred entryway and rectangular window openings with plain sills on the first and second storeys • There is a brick band between the first and second storeys • A brick porch runs along the façade and features a hipped roof above supported by posts; • The north elevation (along University Avenue West) features multiple rectangular window openings with plain sills, a first-storey bay window and a brick chimney • Located at the southwest corner of University Avenue West and Janette Avenue, with a minor setback from the street amongst a landscaped front garden |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Excellent example of a two-and-a-half storey brick Edwardian-style residential structure with craftsman influences. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the | | |

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| | understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-and-a-half storey Edwardian-style residential structure with brick cladding; attached brick garage; rectangular plan; hipped roof with a central hipped dormer; façade features a centred entryway and rectangular window openings with plain sills on the first and second storeys; brick band between the first and second storeys; a brick porch runs along the façade and features a hipped roof above supported by posts; the north elevation (along University Avenue West) features multiple rectangular window openings with plain sills, a first-storey bay window and a brick chimney; and location at the southwest corner of University Avenue West and Janette Avenue, with a minor setback from the street amongst a landscaped front garden. |

| REFERENCE MATERIALS | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. |

BUILT HERITAGE RESOURCE NO. 31

| DESCRIPTION OF PROPERTY | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 493 University Avenue West |
| Name | The Windsor Beer Exchange/Former Veterans' Club |
| Recognition | None |
| Type of Property | Commercial |
| Date(s) | Pre-1924 (USB 1924:17) |
| Description | <ul style="list-style-type: none"> • Two-storey early 20th century commercial buff brick structure • Rectangular plan • Flat roof • Façade featuring large, rectangular ground floor window openings with decorative trim on the east window and second storey rectangular window openings with decorative trim • Approximately five window openings and one door opening have been filled in with red bricks in the west elevation • Used as a Canadian Pensioners' Club in 1937 and Veterans' Club in 1952 (USB 1937:17; USB 1952:17) • Located at the southeast corner of University Avenue West and Bruce Avenue with no setback from the road |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey buff brick early 20 th century commercial structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with veterans and post-war social/community development in Windsor. |
| | Yields or has the potential to yield information that contributes to the | | |

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| | understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey early 20 th century commercial buff brick structure; rectangular plan; flat roof; façade featuring large, rectangular ground floor window openings with decorative trim on the east window and second storey rectangular window openings with decorative trim; and location at the southeast corner of University Avenue West and Bruce Avenue with no setback from the road. |

| REFERENCE MATERIALS | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1937 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. |

BUILT HERITAGE RESOURCE NO. 32

| DESCRIPTION OF PROPERTY | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 441-467 University Avenue West |
| Name | Government of Canada Building |
| Recognition | None |
| Type of Property | Institutional |
| Date(s) | Circa 1952-1954 (University of Windsor 1954; USB 1952:17) |
| Description | <ul style="list-style-type: none"> • Two-storey, mid-20th century institutional structure <ul style="list-style-type: none"> ○ The modern era from 1953 to 1967 saw the construction of larger, more modern federal office buildings throughout the Government of Canada system (Wright 1997:231) • Rectangular plan • Flat roof • Brick cladding with minimal decorative detailing • Large rectangular first- and second-storey window openings with plain sills • Replacement of the original façade with a contemporary design in 2017 (Schmidt 2017) <ul style="list-style-type: none"> ○ The new façade features rectangular first- and second-storey window openings and the main entryway • Former uses of the structure include a Canadian Armed Forces recruitment office and, until 2014, a Veterans' Affairs office (Schmidt 2017) • Located on the south side of University Avenue West with no setback from the sidewalk |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey mid-20 th century institutional structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is | ✓ | Direct association with the Government of Canada, the Canadian Armed Forces and Veterans' Affairs. |

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| | significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey, mid-20 th century institutional structure; rectangular plan; flat roof; brick cladding with minimal decorative detailing; large rectangular first- and second-storey window openings with plain sills; and location on the south side of University Avenue West with no setback from the sidewalk. |

| REFERENCE MATERIALS | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Schmidt, D. 2017 <i>Feds spending \$10.8M on new downtown Windsor site for employees</i>. Accessed online at: windsorstar.com/news/local-news/feds-spending-10-8m-on-new-downtown-windsor-site-for-employees.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Windsor 1954 <i>Intersection Of London Street West And Church Street, Looking West, January 1954</i>. Accessed online at: http://swoda.uwindsor.ca/node/1245.</p> <p>Wright, J. 1997 <i>Crown Assets: The Architecture of the Department of Public Works, 1867-1967</i>. Toronto: University of Toronto Press.</p> |

BUILT HERITAGE RESOURCE NO. 33

| DESCRIPTION OF PROPERTY | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 368-398 University Avenue West & 252-278 Church Street |
| Name | Edwards Block/ George A. Apts |
| Recognition | None |
| Type of Property | Commercial/Residential |
| Date(s) | Pre-1924 – Edwards Block; 1924-1937 – George A. Apartments (USB 1924:5; USB 1937:5) |
| Description | <p><i>Edwards Block</i></p> <ul style="list-style-type: none"> • Three-storey early-20th century structure with commercial units on the ground floor and residential units on the second and third floors • Buff brick cladding over concrete block construction (USB 1924:5) • Rectangular plan • Flat roof with parapet and decorative brickwork below <ul style="list-style-type: none"> ○ “EDWARDS BLOCK” is noted below the roofline in the centre of the façade • Symmetrical façade features two ground floor commercial units with three entryways and two large storefront window openings, and rectangular window openings in the second and third storeys <ul style="list-style-type: none"> ○ Window openings have plain sills and some have buff brick voussoirs ○ Brick and concrete bands • From 1937 to 1952, the ground floor unit was in use as a restaurant (USB 1937:5) <p><i>George A. Apts</i></p> <ul style="list-style-type: none"> • Three-storey structure circa 1924 to 1937 with commercial units on the ground floor and residential units on the second and third floors • Buff brick cladding over wood and concrete construction (USB 1937:5; UBS 1952:5); • Rectangular plan • Flat roof with parapet and decorative brickwork below <ul style="list-style-type: none"> ○ “GEORGE A. APTS” is noted below the roofline in the centre of the façade • Symmetrical façade features two ground floor commercial units with three entryways and two large storefront window openings, and rectangular window openings in the second and third storeys <ul style="list-style-type: none"> ○ Window openings have plain sills and some have buff brick voussoirs ○ Brick and concrete bands • Located at the northeast corner of University Avenue West and Church Street with no setback from the road |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of three-storey buff brick early 20 th century commercial/residential structures. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic commercial character of University Avenue West. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | <p>Key heritage attributes include:</p> <p><i>Edwards Block:</i> three-storey early 20th century structure with commercial units on the ground floor and residential units on the second and third floors; buff brick cladding over concrete block construction; rectangular plan; flat roof with parapet and decorative brickwork below; “EDWARDS BLOCK” as noted below the roofline in the centre of the façade; symmetrical façade features two ground floor commercial units with three entryways and two large storefront window openings, and rectangular window openings in the second and third storeys; window openings with plain sills and buff brick voussoirs; brick and concrete bands; and location at the northeast corner of University Avenue West and Church Street with no setback from the road.</p> <p><i>George A. Apts:</i> three-storey structure with commercial units on the ground floor and residential units on the second and third floors; buff brick cladding over wood and concrete construction; rectangular plan; flat roof with parapet and decorative brickwork below; “GEORGE A. APTS” as noted below the roofline in the centre of the façade; symmetrical façade featuring two ground floor commercial units with three entryways and two large storefront window openings, and rectangular window openings in the second and third storeys; window openings with plain sills and buff brick voussoirs; brick and concrete bands; and location at the northeast corner of University Avenue West and Church Street with no setback from the road.</p> |

| REFERENCE MATERIALS | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1937 <i>Insurance Plan of the City of Windsor</i> . Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. University of Windsor 1954a <i>Church Street Looking North From Just South Of London Street, January 1954</i> . Accessed online at: http://swoda.uwindsor.ca/node/2123 . 1954b <i>Intersection Of Church Street And London Street West, Looking North, January 1954</i> . Accessed online at: http://swoda.uwindsor.ca/node/1246 . |

BUILT HERITAGE RESOURCE NO. 34

| DESCRIPTION OF PROPERTY | |
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| Street Address | 167 and 181 Ferry Street |
| Name | Windsor Star |
| Recognition | Municipal Heritage Designation (Part IV) By-law 81-2017 |
| Type of Property | Commercial |
| Date(s) | Circa 1914 – South Building, 1927 – North Building (City of Windsor 2017a) |
| Description | <ul style="list-style-type: none"> • <i>The designation by-law states:</i> <p style="margin-left: 20px;">Description of Historic Place <i>The former Windsor Star properties, located at 167-181 Ferry Street, on the west side of the street between Pitt and Chatham Streets, consist of the remainder of two heritage buildings. The north limestone building is designed in Beaux-Arts style with ornate detailing, and the south structure was designed in the Early 20th Century Commercial style. The Windsor Star newspaper and its predecessors have published continuously since 1860, and occupied this property from 1923 to 2011.</i></p> <p style="margin-left: 20px;">Cultural Heritage Value or Interest Design or Physical Value: <i>The north limestone building, constructed in 1927 in the Beaux-Arts style, has a grand and monumental design evidenced through its massing, heavy use of masonry and rich classical architectural detailing. This building is symmetrical on the east elevation and appears to have almost the same massing on the north and east sides. The front (east) entrance is surrounded by ornate carved limestone and carved pediment. Massive two-storey carved stone arches are above rectangular columns topped by ornate carved capitals with floral design. These arches are repeated, as is the variety of ornate floral bas relief stone pieces above the columns, in the form of medallions on the second floor and as rectangular panels on the third floor. The recessed arched windows have copper covered mullions, copper panels and steel sashes. The top of the building is lined by an ornate entablature and carved stone balustrade, whereas the base of the building is anchored by continuous polished granite.</i> <i>The south brick structure is the remaining facade of a converted mid-block apartment building with a flat roof constructed in the Early Twentieth Century Commercial architectural style. The three storey building has a plain, flat appearance, and features patterned masonry walls, shaped parapet rooflines, projected cornice, and group of large openings. It has a high basement, with five bays on the front elevation. A variety of brickwork was used on the building, as well as stone banding above the third floor windows and below the first floor windows, and stone window sills and accent stone insets on window corners. Several pilasters line the building and have stone tops and bottoms. The entryway is framed by a flat roof entablature with stone cornice, above which is a narrow balcony and brick voussoirs arch with keystone reaching half of the second floor window height. Decorative tile complete the remaining second bay above the arch.</i> <i>The north building's facades are excellent examples of the Beaux-Arts style and exude a high level of craftsmanship. The facade of the south structure is a typical example of an Early Twentieth Century Commercial style building.</i></p> <p style="margin-left: 20px;">Historical or Associative Value: <i>The Windsor Star has the longest publication history of local circulation. Its origins can be traced to 1860, from The Maple Leaf in Sandwich, which then moved to Windsor as The Record and became the top weekly publication in Essex County. The newspaper business changed ownership several more times</i></p> |

before Archibald McNee bought the business in 1889, and partnered with John A. McKay to establish the daily publication *The Evening Record* in 1890, with its operations located at the northwest corner of Sandwich Street (now Riverside Drive) and Old Ferry Street. In 1918, McKay sold the business to W.F. Herman, who renamed the paper *The Border Cities Star* in 1918 to expand circulation to surrounding municipalities such as Walkerville, Ford City, Sandwich and Ojibway. Circulation grew and the business required a new location for expanded operations. The company bought the Frederick Dresch apartment building, later known as the Annex/South building and moved in 1923. Further expansion of the business led to the construction of the north building in 1927. After the border cities amalgamated into the City of Windsor in 1935, the newspaper was renamed *The Windsor Daily Star* in 1935, then to the current name *The Windsor Star* in 1959. Through the years, as the business continued to expand, there were several building additions and renovations as well as a new printing facility on E.C. Row. By 2011, the newspaper moved its headquarters to the former Palace Theatres at 300 Ouellette Avenue and transferred their long-time Ferry Street property to the University of Windsor, which renovated it into the facility for the School of Social Work.

The newspaper has played an important role in the development of Windsor. It was the reliable method for people to stay informed with global and local news, and was also a communication tool for local businesses and organizations in all the border cities. The *Windsor Star* has tremendous influence in Windsor through all the major events and happenings ranging in everything from the Prohibition Era, to amalgamation, elections, and local economics. *Windsor Star* coverage to the community was especially crucial during the war time, when it published several editions per day to meet the demands for news. Readers were also interested in the public opinion debate provided in columns by the publisher, staff writers, elected officials, and which has evolved from letters by citizens to commentary by readers online.

W.F. Herman, owner and publisher from 1918-1938, led the organization when it relocated to the South building and constructed the North building. He was influential in community affairs, including his support for municipal amalgamation in 1935. He was honoured posthumously for his interest in education when a high school was named after him in 1958.

The north building was designed by architect Albert Harold McPhail (1888-1961), a prominent local architect. He collaborated with Irving Walker between 1915 and 1919 in Windsor, then started his own practice in 1919. His early works focused on Collegiate Gothic styles with symmetrical and brick and stone detailing. His later works in the 1920s adopted more progressive modernist architectural styles. A number of McPhail's works are recognized on the Windsor Municipal Heritage Register, including designated works such as the Canada Building and Edith Gavell School; and listed works Prince Edward School, Riverside Brewery, Victoria School and J.E. Benson School.

Contextual Value:

Along with other Border Cities, Windsor experienced unprecedented growth in the early decades of the twentieth century. Downtown Windsor was a thriving mixture of office, commercial retail, services, hotels, places of entertainment, and community uses. The majority of the non-residential buildings were constructed of brick built to the property line. The *Windsor Star* properties remain as a physical remnant of the historic streetscape in the early decades of the 20th century. The *Windsor Star* buildings are also recognized landmark buildings in the downtown core, situated at the prominent corner of Ferry and Pitt Streets.

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| <p>Photo(s)</p> |  |
| <p>Date of Photo(s)</p> | <p>August 28, 2018</p> |
| <p>Historic Photo(s)</p> |  <p style="text-align: center;">The Windsor Star Buildings, 1930s (The Windsor Star 2012)</p> |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Excellent example of the Beaux-Arts style in the north building's façade. Representative example of an early 20 th century commercial style building in the south building's façade. |
| | Displays a high degree of craftsmanship or artistic value | ✓ | Displays a high level of craftsmanship. |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the Windsor Star and its owner and publisher W. F. Herman, who was a prominent local citizen. |
| | Yields or has the potential to yield information that contributes to the | | |

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| | understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates and reflects the work of prominent local architect, Albert H. McPhail. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | The buildings are physical remnants of the historic early 20 th century Windsor streetscape. |
| | Is a landmark | ✓ | The buildings are local landmarks in the downtown core, situated at the prominent corner of Ferry and Pitt Streets |

| RESULTS OF HERITAGE ASSESSMENT | |
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| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | <p>According to the designation by-law the key heritage attributes include:</p> <p>Exterior features that contribute to the design or physical value of the Windsor Star Building:</p> <p>North Building</p> <ul style="list-style-type: none"> • Built in 1927 • Three storey building primarily constructed of limestone in Beaux Arts architectural style: <p>North and East Elevations</p> <ul style="list-style-type: none"> o Symmetrical elevation on the east elevation o Stone carved parapet balustrade o Entablature with ornate copper covered cornices and continuous stone dentils o Floral motif carved stone bas relief spaced above each column, in rectangular panels on the third floor and medallions on the second floor o Recessed one-over-one sash windows on the third floor o Cornice moulding on wall below third floor windows o Two storey carved stone arches with rectangular columns topped by ornate carved capitals with floral design o Recessed two storey arched windows with copper covered mullions, copper panel and steel sash o Front entrance east side with ornate limestone surround and a carved pediment o Continuous polished granite base <p>South Structure</p> <ul style="list-style-type: none"> • Built c.1914 • Three storeys plus raised basement red brick building in the early 20th century commercial style: <p>East Elevation</p> <ul style="list-style-type: none"> o Five-bay facade o Simple parapet roofline o Cornice with corbel o Stone banding above third floor and below the first floor o Multiple pilasters with stone tops and bottom o Variety of brickwork o Mullion and transom frame mimicking original opening patterns o Stone sills and stone brackets beneath each window, and upper corner square stone insets o Brick voussoir arch with keystone reaching half of the second floor window height o Tiles above voussoirs |

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| | <ul style="list-style-type: none"> o Balcony above entrance entablature o Stone cornice entablature with dentils on first floor entrance <p>Features that contribute to the historical or associative value of the Windsor Star Building:</p> <ul style="list-style-type: none"> • Long-time home to the Windsor Star newspaper, which has the largest and longest history of local circulation • Reflects the important influence of the local newspaper publication in the development of Windsor, including the influence of W.F. Herman, owner and publisher from 1918 to 1938 • North building is a representative Beaux-Arts style design by prominent local architect A.H. McPhail <p>Features that contribute to the contextual value of the Windsor Star Building:</p> <ul style="list-style-type: none"> • Located at the corners of prominent historic streets at Pitt Street along Ferry Street in the downtown core • Physical remnant of the streetscape in the early decades of the 20th century • Recognized landmark building in the downtown |
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| REFERENCE MATERIALS | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017a <i>By-Law 81-2017: 167-181 Ferry Street</i>. Accessed online at: www.heritagetrust.on.ca/en/oha/details/file?id=7748.</p> <p>2017b <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Kyles, S. 2000-2010 <i>Beaux Arts (1885 – 1945)</i>. Accessed online at: http://ontarioarchitecture.com/Beauxarts.htm.</p> <p>The Windsor Star 2012 <i>Farewell, old friend</i>. Accessed online at: https://windsorstar.com/opinion/farewell-old-friend.</p> <p>2016 <i>From newspaper to homes: awards honour best heritage renos</i>. Accessed online at: https://windsorstar.com/news/local-news/from-newspaper-to-homes-awards-honour-best-heritage-renos.</p> |

BUILT HERITAGE RESOURCE NO. 35

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 156-190 University Avenue West |
| Name | Metropolitan/Guaranty Trust Building |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Commercial |
| Date(s) | Circa 1928 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • Ten-storey Art Deco-style office building (City of Windsor 2017:16; University of Windsor 1937) <ul style="list-style-type: none"> ○ Art Deco buildings are typically vertical, geometric with design motifs and feature smooth, concrete or stucco facades, flat roofs, plate glass and sash windows, and centre or side entrances with some detailing in motif (University of Waterloo 2009:21) • Rear addition • Rectangular plan • Reinforced concrete structure (Border Cities Star 1929) • Symmetrical façade • Flat roof • Roofline features stepped parapet, dentils and decorative carvings • Light buff coloured brick cladding (Border Cities Star 1929) • Horizontal stone band above second storey • Large first storey window openings for commercial uses • Rectangular window openings from the second to tenth storey with vertical banding between the bays • Designed by prolific local architecture firm Pennington & Boyde (City of Windsor 2017:16) <ul style="list-style-type: none"> ○ John Robert Boyde, born in Buffalo, NY and raised in Hamilton, Ontario, became chief draftsman for architect Albert Kahn in Detroit and assisted with the design of the Ford Motor Co. assembly plants at Highland Park and at River Rouge (Hill 2009-2016) ○ James C. Pennington invited Boyde to move to Windsor and join him in partnership; the firm Pennington & Boyde was in existence from late 1920 to 1935 (Hill 2009-2016) • Prominent location in the commercial core of Windsor at Victoria Avenue and University Avenue West with no setback from the sidewalk |
| Photo(s) |  |

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|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Date of Photo(s) | August 28, 2018 | |
| Historic Photo(s) | <div style="text-align: center;">  <p data-bbox="836 256 1107 289">Metropolitan Building in foreground, Windsor, Ontario.</p> <p data-bbox="685 865 1193 907">Metropolitan/Guaranty Trust Building, 1937 (University of Windsor 1937)</p> </div> | |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a 10-storey Art Deco office building. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the theme of urban development and growth in the commercial core of Windsor. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates the work of prolific local architectural firm, Pennington & Boyde. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic character of the commercial core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

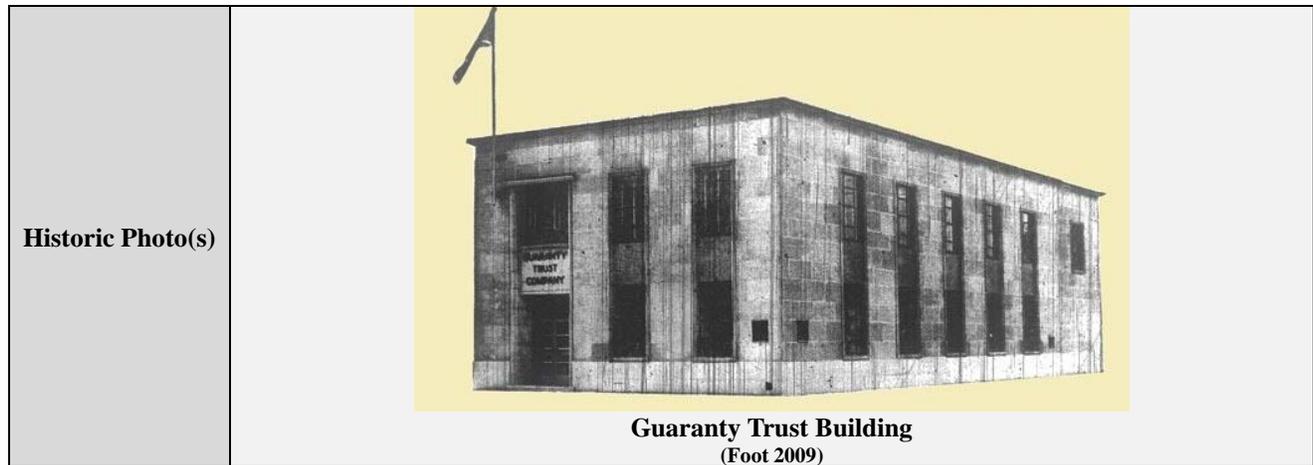
| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-----------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: 10-storey reinforced concrete and light buff brick Art |

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|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Deco office building; rectangular plan; symmetrical façade; flat roof with stepped parapet, dentils and decorative carvings; horizontal stone band above second storey; rectangular window openings from the second to tenth storey with vertical banding between each bay; and prominent location in the commercial core of Windsor at Victoria Avenue and University Avenue West with no setback from the sidewalk. |
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| REFERENCE MATERIALS | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Border Cities Star 1929 <i>Metropolitan Building</i> Accessed online at: http://internationalmetropolis.com/2015/09/25/metropolitan-building-february-1929/.</p> <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Hill, R. G. 2009-2016 <i>Boyde, John Robert</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/1183.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Waterloo 2009 <i>Ontario Architectural Style Guide</i>. Waterloo, ON: University of Waterloo.</p> <p>University of Windsor 1937 <i>Metropolitan Building In Foreground, Windsor, Ontario</i>. Accessed online at: http://swoda.uwindsor.ca/node/1727.</p> |

BUILT HERITAGE RESOURCE NO. 36

| DESCRIPTION OF PROPERTY | |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 305 Victoria Avenue |
| Name | Guaranty Trust Company |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Commercial |
| Date(s) | 1948 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • Two storey red brick and stucco-clad commercial building • Rectangular plan • Flat roof • Red brick chimney • Three-bay asymmetrical façade with two entryways, one large first storey window and two second-storey windows • Six-bay north elevation • The brick-clad south elevation does not contain any door or window openings • The brick-clad west elevation contains multiple door and window openings with plain sills • Designed by prominent Toronto architects Allward & Gouinlock (City of Windsor 2017:16; Foot 2009) <ul style="list-style-type: none"> ○ Hugh Lachlan Allward was the son of the eminent Canadian sculptor Walter S. Allward, best known for the Canadian War Memorial at Vimy Ridge (Foot 2009) • First Canadian drive-thru bank that featured bullet-proof glass, a loud speaker system and a night depository (City of Windsor 2017:16; Foot 2009) • Located in the commercial core of Windsor at the southwest corner of University Avenue West and Victoria Avenue with no setback from the sidewalk |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |



| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a mid-20 th century two-storey commercial structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | ✓ | Displays a high degree of technical achievement as Canada's first drive-thru bank. |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct associations with prominent Toronto architects, Allward & Gouinlock. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | ✓ | Yields information that contributes to an understanding of mid-20 th century automobile culture and changing consumer demands. |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic character of the commercial core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two storey commercial building with a flat roof; rectangular plan; red brick chimney; three-bay asymmetrical façade; rectangular window and door openings; and location in the commercial core of Windsor at the southwest corner of University Avenue West and Victoria Avenue with no setback from the sidewalk. |

| REFERENCE MATERIALS | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | City of Windsor 2017 <i>Windsor Municipal Heritage Register</i> . Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community- |

| | |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Foot, A. 2009 <i>Guaranty Trust Building.</i> Accessed online at: http://internationalmetropolis.com/2009/05/26/guaranty-trust-building/.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I.</i> Accessed at the Archives of Ontario.</p> |
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BUILT HERITAGE RESOURCE NO. 37

| DESCRIPTION OF PROPERTY | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 345 Victoria Avenue |
| Name | Sutherland-Sheppard House |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Commercial (formerly Residential) |
| Date(s) | 1896 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • Two-storey Queen Anne Revival-style former dwelling (City of Windsor 2017:16) <ul style="list-style-type: none"> ○ The Queen Anne style is typically irregular, busy and ornate with complexity in detail and often has a turret (University of Waterloo 2009:12) • The central portion is one-and-a-half storeys and the rear wing a single storey • Irregular plan • Cross-gable roof with decorative bargeboard • Small chimney • Asymmetrical façade with an off-centred entryway, large first- and second-storey window openings with decorative trim to the south of the door and a large horizontal window opening to its north • Off-centre front porch with a flat roof and wood posts and railings • The Sutherland-Sheppard House was built for the Honourable Robert Franklin Sutherland (1859-1922), who was a Justice of the Supreme Court of Ontario from 1909 to 1922 (WACAC n.d.:3) • Lt. Col. Ralph F. Sheppard, M.B.E., of the Essex Fusiliers (forerunner of the Essex Scottish Regiment) acquired the property in 1927 (WACAC n.d.:3) • The building has been used as a restaurant since 1985 and is adjacent to a parking lot (WACAC n.d.:3) • Location on Victoria Avenue in the commercial core of Windsor, set back from the road with a landscaped front yard |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of two-storey Queen Anne Revival style house. |
| | Displays a high degree of craftsmanship or artistic value | | |

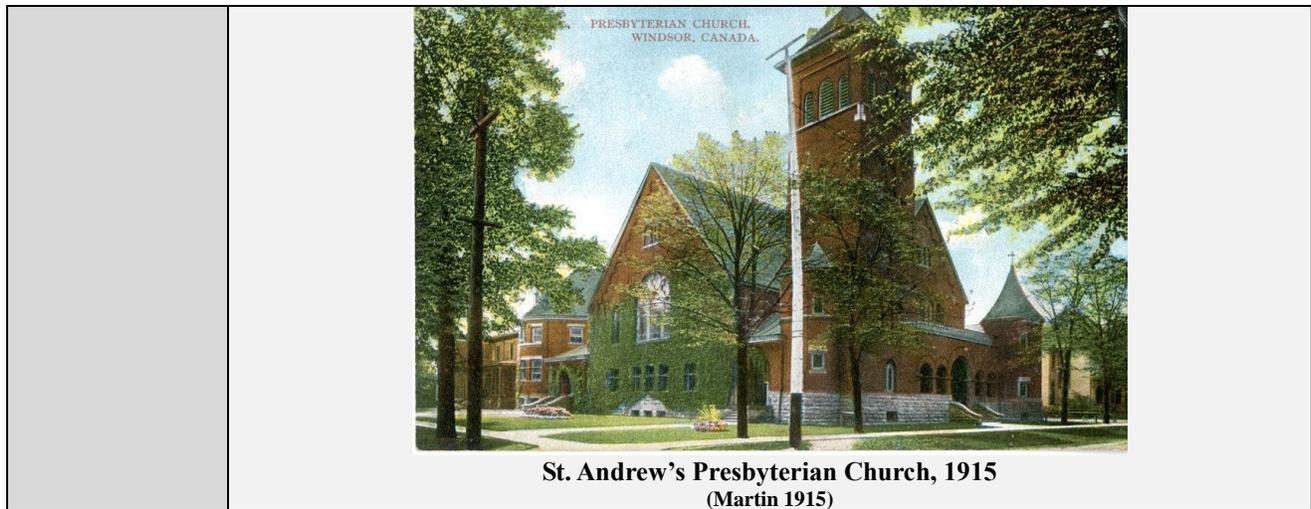
| | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------|
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct associations with prominent local residents such as the Honourable Robert Franklin and Lt. Col. Ralph F. Sheppard. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey Queen Anne Revival-style structure; one-and-a-half storey central portion and single storey rear wing; wood frame construction; irregular plan; cross-gable roof with decorative bargeboard; small chimney; asymmetrical façade with an off-centred entryway, large first- and second-storey window openings with decorative trim to the south of the door and a large horizontal window opening to its north; off-centre front porch with a flat roof and wood posts and railings; location on Victoria Avenue in the commercial core of Windsor, set back from the road with a landscaped front yard. |

| REFERENCE MATERIALS | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Waterloo 2009 <i>Ontario Architectural Style Guide</i>. Waterloo, ON: University of Waterloo.</p> <p>Windsor Architectural Conservation Advisory Committee (WACAC) n.d. <i>A Walking Tour of Victoria Avenue</i>. Accessed online at: www.citywindsor.ca/residents/historyofwindsor/Documents/Victoria%20Avenue%20Walking%20Tour.pdf.</p> |

BUILT HERITAGE RESOURCE NO. 38

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 405 Victoria Avenue |
| Name | St. Andrew's Presbyterian Church |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Institutional |
| Date(s) | 1896 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • The red brick building was designed by Detroit architecture firm Spier & Rohns and built from 1895 to 1896 to replace a previous structure destroyed by fire (Pearson 2016) <ul style="list-style-type: none"> ○ Spier & Rohns also designed the Sunday School for All Saints Anglican Church (Hill 2009-2016) • Designed in the Romanesque Revival architectural style (Foot 2009) <ul style="list-style-type: none"> ○ The Romanesque Revival style includes round towers; tall chimneys; steeply pitched roofs; wide, arched window and door openings; and undercut decorative stone or terra cotta trim using medieval foliate patterns (Humphreys & Sykes 1980:7) • The red brick church features: <ul style="list-style-type: none"> ○ Stone foundation ○ Cross-gable, hipped and flat roofs ○ A large bell tower with arched window openings and decorative brickwork ○ Small dormer windows ○ Wide, arched window and door openings with arched brick voussoirs ○ Rectangular window and door openings with plain stone lintels and sills ○ Stained glass windows ○ An entrance that was originally open to the elements (Foot 2009) ○ A round wall at the southeast corner of the structure ○ A brick addition, post-1952 (USB 1952:14) ○ Two cornerstones (from 1883 and 1895) • St. Andrew's Parish began serving the downtown community in 1857 (Pearson 2016); • The first church, built on the corner of Park Street West and Victoria Avenue in 1883, burned down in 1895 (Foot 2009) • St. Andrew's Presbyterian Church closed in 2016 and the Throne of Grace Church congregation now operates in the building (Pearson 2016) • Prominent location in the downtown core at the southwest corner of Park Street and Victoria Avenue |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |
| Historic Photo(s) | |



| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Good example of a Romanesque Revival style church. |
| | Displays a high degree of craftsmanship or artistic value | ✓ | Displays a high level of craftsmanship. |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association the Presbyterian Church in Canada and has served as a religious gathering place in the community for over 100 years. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | ✓ | The building is a landmark dating to the late 19 th century. |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: red brick Romanesque Revival church; cross-gable, hipped and flat roofs; red brick construction with stone foundation; a large bell tower with arched window openings and decorative brickwork; small dormer windows; wide, arched window and door openings with arched brick voussoirs; rectangular window and door openings with plain stone lintels and sills; stained glass windows; main entrance that was originally open to the elements; a round wall at the southeast corner of the structure; two cornerstones from 1883 and 1895; and prominent location in the downtown core of |

Windsor at the southwest corner of Park Street and Victoria Avenue.

| REFERENCE MATERIALS | |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | City of Windsor 2017 <i>Windsor Municipal Heritage Register</i> . Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf |
| | Foot, A. 2009 <i>St. Andrew's Presbyterian Church</i> . Accessed online at: http://internationalmetropolis.com/2009/12/17/st-andrews-presbyterian-church/ |
| | Hill, R. G. 2009-2016 <i>Spier, Frederick H.</i> Accessed online at: http://dictionaryofarchitectsincanada.org/node/1320 |
| | Humphreys, B. A. & Sykes, M. 1980 <i>The Buildings of Canada: A guide to pre-20th-century styles in houses, churches and other structures</i> . Accessed online at: www.historicplaces.ca/media/7173/buildingsofcanada.pdf |
| | Martin, W. H. 1915 <i>Presbyterian Church, Windsor, Canada</i> . Accessed online at: http://swoda.uwindsor.ca/node/1149 |
| | Pearson, C. 2016 <i>"Tragic" turn: 120-year-old St. Andrew's Presbyterian Church to close</i> . Accessed online at: https://windsorstar.com/news/local-news/tragic-turn-120-year-old-st-andrews-presbyterian-church-to-close |
| | Stedman Bros. Limited 1910 <i>Presbyterian Church, Windsor, Canada</i> . Accessed online at: http://swoda.uwindsor.ca/node/3189 |
| | Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. |

BUILT HERITAGE RESOURCE NO. 39

| DESCRIPTION OF PROPERTY | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 121 University Avenue West |
| Name | Capitol Theatre |
| Recognition | Municipal Heritage Designation (Part IV) By-law 334-1999 |
| Type of Property | Commercial |
| Date(s) | 1920-21 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • The by-law states the reasons for designation as follows: <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">This is Schedule "B" to By-law 334-1999 of The Corporation of the City of Windsor</p> <p style="text-align: center;"><i>REASONS FOR DESIGNATION:</i></p> <p>HISTORICAL</p> <p>Built by Marcus A. Loew in 1920 for about \$600,000. Original public shares in the theatre were \$100 each.</p> <p>Purchased in 1922 by Simon Meretsky of the Windsor Theatre, Edward Glasco of the Empire Theatre and Dr. J. O. Reaume and renamed the Capitol Theatre.</p> <p>In 1923 the Capitol Theatre joined the prestigious B. F. Keith vaudeville circuit, thus bringing some of the biggest acts from New York City to Windsor. There was an orchestra pit and a theatre pipe organ.</p> <p>Famous Players buys the Capitol in 1929.</p> <p>During the 1940-60s live theatre was phased out, while movies continued to show.</p> <p>In 1975-6 the Capitol was divided into a movie triplex.</p> <p>In 1989 a group of community theatre activists united to try to rejuvenate the Capitol, but the owner, a local developer, was intent on demolishing it and using the site for a parking lot.</p> <p>A community effort to save the theatre was organized and in 1993 the Capitol Theatre & Arts Centre became a registered charitable organization and purchased the building.</p> <p>In 1994-95 the theatre underwent an extensive interior restoration funded by all three levels of government and the local community.</p> <p>On September 8, 1995 the Capitol Theatre reopened, launching a new era of live theatre.</p> <p>ARCHITECTURAL</p> <p>It was designed by Thomas White Lamb, one of North America's most renowned theatre architects.</p> <p>Designed for 1,995 seats with standing room at the rear, the Capitol Theatre was once the biggest single-floor theatre in Canada. Instead of having a balcony it had a single floor racked upwards towards the rear. There were four boxes mid way up the theatre and box seats on both sides of the proscenium where free standing chairs were located.</p> <p>It has an interior decoration scheme in the Adamesque revival style, featuring molded plaster ornamentation.</p> <p>It boasts a domed recess illuminating the ornate curved ceiling which spans the entire auditorium, with Art Deco chandeliers, arched niches and plaster Ionic columns in pairs.</p> <p>The original exterior boasted an ornamental marquee, vertical sign and free-standing ticket kiosk as well as limestone columns, brick, wood, plaster and glass panels that were topped by a custom wood and metal cornice.</p> <p>Original plans by Thomas Lamb are available to guide restoration.</p> </div> • The designation by-law does not list heritage attributes, so a preliminary list of heritage attributes has been included below based on the by-law and site visit |

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|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Photo(s)</p> |  |
| <p>Date of Photo(s)</p> | <p>August 28, 2018</p> |
| <p>Historic Photo(s)</p> |  <p style="text-align: center;">The Capitol Theatre, Circa 1920s (The Capital Theatre Windsor n.d.)</p> |

| EVALUATION OF PROPERTY | | | |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| <p>Design or Physical Value</p> | <p>Is a rare, unique, representative or early example of a style, type, expression, material or construction method</p> | <p>✓</p> | <p>Representative example of the Adam-Empire architectural style.</p> |
| | <p>Displays a high degree of craftsmanship or artistic value</p> | | |
| | <p>Displays a high degree of technical or scientific achievement</p> | | |
| <p>Historical or Associative Value</p> | <p>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</p> | <p>✓</p> | <p>Direct association with the evolution of film theatres, as well as film culture, vaudeville acts and the performing arts in Windsor. Direct association with individuals and arts organizations including Marcus Loew, B. F. Keith and Famous Players.</p> |
| | <p>Yields or has the potential to yield information that contributes to the understanding of a community or culture</p> | <p>✓</p> | <p>Yields information about the evolution of film and performing arts theatres and its related culture.</p> |

| | | | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------|
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates and reflects the work of prolific theatre architect, Thomas W. Lamb. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the character of the commercial core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey Adam-Empire theatre with a rectangular plan; ornamental marquee; vertical sign; limestone columns, brick, wood, plaster and glass panels that were topped by a custom wood and metal cornice; prominent location at the southwest corner of Pelissier Street and University Avenue West in the commercial core of Windsor with no setback from the sidewalk. |

| REFERENCE MATERIALS | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>The Capitol Theatre Windsor n.d. <i>The Theatre & History</i>. Accessed online at: www.capitoltheatrewindsor.ca/learn/history/.</p> <p>City of Windsor 1999 <i>By-Law Number 334-1999</i>. Accessed online at: www.heritagetrust.on.ca/en/oha/details/file?id=11020.</p> <p>2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>2018 <i>The Capitol Theatre</i>. Accessed online at: www.citywindsor.ca/residents/culture/pages/the-capitol-theatre.aspx.</p> <p>Hill, R. G. 2009-2016 <i>Lamb, Thomas White</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/1429.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>Windsor News Co. Ltd. 1924 <i>London Street, Looking West, Windsor, Ont., Canada</i>. Accessed online at: http://swoda.uwindsor.ca/node/2416.</p> |

BUILT HERITAGE RESOURCE NO. 40

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 261-267 Pelissier Street & 100 University Avenue West |
| Name | Security Building |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Commercial |
| Date(s) | 1927 (City of Windsor 2017:11) |
| Description | <ul style="list-style-type: none"> • Ten-storey buff brick and stone commercial building with Edwardian influences • Rectangular plan • Flat roof with parapet • Decorative stone and brick ornamentation, and stone pilasters • 1927-style scaffolding (Foot 2010) • Large window openings for first storey commercial uses • Tall, narrow rectangular window openings with simple sills from the second to ninth storeys • Arched windows in the tenth storey • Glass was supplied by Windsor-based Hobbs Plate Glass (Foot 2010) • Banding between the ninth and tenth storeys • Designed by prolific local architecture firm Pennington & Boyde (City of Windsor 2017:11) <ul style="list-style-type: none"> ○ John Robert Boyde, born in Buffalo, NY and raised in Hamilton, Ontario, became chief draftsman for architect Albert Kahn in Detroit and assisted with the design of the Ford Motor Co. assembly plants at Highland Park and at River Rouge (Hill 2009-2016) ○ James C. Pennington invited Boyde to move to Windsor and join him in partnership; the firm Pennington & Boyde was in existence from late 1920 to 1935 (Hill 2009-2016) • The Security Building opened on December 1, 1927 (Foot 2010) • This store and office building at the northwest corner of Pelissier Avenue and University Avenue West is noted as a fire resistive concrete structure on a Fire Insurance Plan from 1952 (USB 1952:5) • Located in the commercial core of Windsor at University Avenue West and Pelissier Street with no setback from the sidewalk. |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |



| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a commercial building with Edwardian influences. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates the work of prolific local architectural firm, Pennington & Boyde. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic character of the commercial core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: ten-storey buff brick and stone commercial building with |

| | |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Edwardian influences; flat roof with parapet; decorative stone and brick ornamentation, and stone pilasters; rectangular plan; large window openings for first storey commercial uses; tall, narrow rectangular window openings with simple sills from the second to ninth storeys; arched windows in the tenth storey; banding between the ninth and tenth storeys; and location in the commercial core of Windsor at University Avenue West and Pelissier Street with no setback from the sidewalk. |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| REFERENCE MATERIALS | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Foot, A. 2010 <i>The Security Building – 1927</i>. Accessed online at: http://internationalmetropolis.com/2010/07/09/the-security-building-1927/.</p> <p>Pennington, J. C. & Boyde, J. R. 1926 <i>Security Building</i> Accessed online at: http://internationalmetropolis.com/2015/07/22/security-building-2/.</p> <p>Underwriters’ Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Windsor 1928 <i>Security Office Bldg., Windsor, Can.</i> Accessed online at: http://swoda.uwindsor.ca/node/1728.</p> <p>The Windsor Star 2011 <i>Security Building</i>. Accessed online at: https://windsorstar.com/life/from-the-vault/security-building.</p> |

BUILT HERITAGE RESOURCE NO. 41

| DESCRIPTION OF PROPERTY | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 52-98 University Avenue West |
| Name | Bartlet Building |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Commercial |
| Date(s) | 1921 – East; 1924 – West (City of Windsor 2017:16) |
| Description | <p><i>1921 Barlet Building (East)</i></p> <ul style="list-style-type: none"> • Three-storey structure with decorative ornamentation in the stone, including pilasters • Edwardian and Beaux Arts influences • Flat roof with parapet • Rectangular plan • Five-bay façade with commercial space at the ground floor • Two narrow window openings and three bay windows on the second and third storeys • Located in the commercial core of Windsor on University Avenue West without no setback from the sidewalk • The original (East) 1921 Barlet Building was designed by prolific local architect J. C. Pennington (City of Windsor 2017:16; Foot 2010) <p><i>1924 Barlet Building (West)</i></p> <ul style="list-style-type: none"> • Six-storey brown brick commercial structure • Edwardian and Beaux Arts influences • Rectangular plan • Five-bay façade with three entryways and decorative pilasters • Narrow paired windows adjacent to each corner of the façade • Rectangular window openings with decorative lintels on the third floor, brick voussoirs on the fourth and fifth floors, and arched brick voussoirs above the six-storey rectangular window openings • Flat roof • This later six-storey addition (West) to the Barlet Building Annex was designed by architects David John Cameron and William Ralston (Foot 2010) <ul style="list-style-type: none"> ○ The architecture firm Cameron & Ralston was active in Windsor from 1922 to 1927 (Hill 2009-2016) • Located in the commercial core of Windsor on University Avenue West at Pelissier Street with no setback from the sidewalk |
| Photo(s) |  |

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| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------|
| Criteria | Description | | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative examples of commercial buildings with Edwardian and Beaux Arts influences. |
| | Displays a high degree of craftsmanship or artistic value | ✓ | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates and reflects the work of architects J. C. Pennington, David John Cameron and William Ralston. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic character of the commercial core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: Original (East) 1921 Barlet Building: three-storey structure with decorative ornamentation in the stone, including pilasters; Edwardian and Beaux Arts influences; rectangular plan; |

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| | <p>five-bay façade with commercial space at the ground floor; two narrow window openings and three bay windows on the second and third storeys; flat roof with parapet; location in the commercial core of Windsor on University Avenue West with no setback from the sidewalk.</p> <p>Six-storey addition (West) to the Bartlet Building Annex: six-storey brown brick commercial structure; Edwardian and Beaux Arts influences; rectangular plan; five-bay façade with three entryways and decorative pilasters; narrow paired windows adjacent to each corner of the façade; rectangular window openings with decorative lintels on the third floor, brick voussoirs on the fourth and fifth floors, and arched brick voussoirs above the six-storey rectangular window openings; flat roof; location in the commercial core of Windsor on University Avenue West at Pelissier Street with no setback from the sidewalk.</p> |
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| REFERENCE MATERIALS | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Foot, A. 2010 <i>Bartlet Building Annex</i>. Accessed online at: https://internationalmetropolis.com/2010/01/06/bartlet-building-annex/.</p> <p>Hill, R. G. 2009-2016 <i>Ralston, William</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/537.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Windsor 1951 <i>Intersection Of London Street West And Pelissier Street, Looking East, June 1951</i>. Accessed online at: http://swoda.uwindsor.ca/node/3037.</p> |

BUILT HERITAGE RESOURCE NO. 42

| DESCRIPTION OF PROPERTY | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 285 Ouellette Avenue |
| Name | Imperial Bank of Canada |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Commercial |
| Date(s) | 1920 (City of Windsor 2017:10; Hill 2009-2016) |
| Description | <ul style="list-style-type: none"> • Two-storey Beaux Arts commercial structure (City of Windsor 2017:10) <ul style="list-style-type: none"> ○ The Beaux Arts style is eclectic and features classical elements such as columns and a temple-like façade (University of Waterloo 2009:14) ○ Its form is symmetrical and tall, with a low-pitched roof, heavy decorated cornices, tall windows and an entrance recessed behind columns or pilasters (University of Waterloo 2009:14) • Rectangular plan • Flat roof with decorative stone carvings below • Three-bay symmetrical façade featuring a central entryway, Ionic columns and large window openings (City of Windsor 2017:10) • Eight-bay south elevation with side entryways and rectangular window openings • Designed by architect Charles S. Cobb (City of Windsor 2017:10) • Prominent location in Windsor’s commercial core at the northwest corner of Ouellette Avenue and University Avenue West with no setback from the sidewalk |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |
| Historic Photo(s) |  <p>Intersection Of Ouellette Avenue And London Street, 1951 (University of Windsor 1951)</p> |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Good example of a Beaux Arts commercial structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic character of the commercial core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey Beaux Arts commercial structure; rectangular plan; flat roof with decorative stone carvings below; three-bay symmetrical façade featuring a central entryway, Ionic columns and large window openings; eight-bay south elevation with side entryways and rectangular window openings; and prominent location in Windsor’s commercial core at the northwest corner of Ouellette Avenue and University Avenue West with no setback from the sidewalk. |

| REFERENCE MATERIALS | |
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| Source(s) | <p>Chen, D. 2016 <i>Bank Nightclub operators sue landlord over New Year's Eve fiasco</i>. Accessed online at: https://windsorstar.com/news/local-news/bank-nightklub-operators-sue-landlord-over-new-years-eve-fiasco.</p> <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Hill, R. G. 2009-2016 <i>Cobb, Charles Sherman</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/1619.</p> |

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| | <p>Imperial 2016 <i>About – Meet Imperial</i>. Accessed online at: https://www.theimperialwindsor.com/.</p> <p>Underwriters’ Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor. 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Waterloo 2009 <i>Ontario Architectural Style Guide</i>. Waterloo, ON: University of Waterloo.</p> <p>University of Windsor 1951 <i>Intersection Of Ouellette Avenue And London Street, Looking North 1951</i>. Accessed online at: http://swoda.uwindsor.ca/node/2133.</p> |
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BUILT HERITAGE RESOURCE NO. 43

| DESCRIPTION OF PROPERTY | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 294 Ouellette Avenue |
| Name | N/A |
| Recognition | None |
| Type of Property | Commercial |
| Date(s) | Pre-1924 (USB 1924:3) |
| Description | <ul style="list-style-type: none"> • Early 20th century commercial single-storey structure • Rectangular plan • Flat roof with decorative detailing on the curving wall below • 20th century Fire Insurance Plans indicate brick construction/cladding (USB 1924:3) • Façade features a large window and a metal and glass double entryway with a decorative column in between the two elements • The side elevation features two large window openings with decorative columns on either side and at the rear corner • The commercial structure was formerly the home of Stuart Men's Wear (McDonald 1952) • Location on the northeast corner of University Avenue West and Ouellette Avenue in the commercial core of Windsor, with no setback from the sidewalk. |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of an early 20 th century commercial structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |

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| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic character of the commercial core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | The building is functionally linked to its surroundings with its ongoing use as a commercial building. |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
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| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: early 20 th century commercial single-storey structure; rectangular plan; flat roof with decorative detailing on the curving wall below; façade featuring a large window and a metal and glass double entryway with a decorative column in between the two elements; side elevation featuring two large window openings with decorative columns on either side and at the rear corner; and location on the northeast corner of University Avenue West and Ouellette Avenue in the commercial core of Windsor, with no setback from the sidewalk. |

| REFERENCE MATERIALS | |
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| Source(s) | <p>The Heliotype Co. Ltd. 1920 <i>Ouellette Ave, Windsor, Ont., 1920</i>. Accessed online at: http://swoda.uwindsor.ca/node/1695.</p> <p>McDonald, B. 1952 <i>Ouellette Ave., Windsor, Canada, 1952</i>. Accessed online at: http://swoda.uwindsor.ca/node/1015.</p> <p>Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor.</p> |

BUILT HERITAGE RESOURCE NO. 44

| DESCRIPTION OF PROPERTY | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 20-26 University Avenue East |
| Name | N/A |
| Recognition | None |
| Type of Property | Commercial (formerly Residential) |
| Date(s) | Pre-1924 (USB 1924:3) |
| Description | <ul style="list-style-type: none"> • Two-storey wood construction, former residential structure; <ul style="list-style-type: none"> ○ Single-storey commercial addition with a flat roof to the south, also circa pre-1924, originally clad in brick and now clad in stucco (USB 1924:3) ○ Single-storey addition the north, post-1937 (USB 1937:3) • Vernacular architectural style • Rectangular plan • Cross-gable roof • Rectangular window openings on the first and second storeys, and beneath the gables • Located in the commercial core of Windsor across from the Windsor Armouries, on the north side of University Avenue East with no setback from the sidewalk |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey early 20 th century vernacular-style former residential structure. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or | | |

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| | ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Remnant of the historic residential streetscape of University Avenue East. |
| | Is a landmark | | |

RESULTS OF HERITAGE ASSESSMENT

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|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey wood construction, former residential structure; rectangular plan; cross-gable roof; rectangular window openings on the first and second storeys, and beneath the gables; and location in the commercial core of Windsor across from the Windsor Armouries, on the north side of University Avenue East. |

REFERENCE MATERIALS

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|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Martin, W. H. 1908 <i>Bird's Eye View Of Windsor, Canada, 1908</i>. Accessed online at: http://swoda.uwindsor.ca/node/1088.</p> <p>Underwriters' Survey Bureau (USB) 1924 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor. 1937 <i>Insurance Plan of the City of Windsor</i>. Accessed at Museum Windsor.</p> |
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BUILT HERITAGE RESOURCE NO. 45

| DESCRIPTION OF PROPERTY | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 353 Freedom Way/37University Avenue East |
| Name | Windsor Armouries |
| Recognition | Municipal Heritage Designation (Part IV) By-law 337-1999 |
| Type of Property | Institutional |
| Date(s) | 1902, 1935 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> The by-law states the reasons for designation as follows: <p><u>Historical</u> The original military facility in Windsor was a collection of wooden barracks in the vicinity of City Hall Square. At the turn of the 20th century, it was determined that these buildings were inadequate and that a more appropriate building should be erected on the main street to house the Twenty-first Regiment of Essex County (Fusiliers). The original main entrance to the building faced Ouellette Avenue across a parade ground. This parade ground was developed for commercial uses during the first two decades of the century, which obscured this impressive main entrance on the west facade. At this time the north-facing troop door became the main entrance. In 1994 the Windsor Armoury was officially renamed and dedicated The Major F. A. Tilston VC Armoury, in honour of the Essex Scottish “Hero of the Hochwald” of Second World War fame. It is now the home of the Essex and Kent Scottish Regiment, the Windsor Regiment (Canadian Armored Corps), Army Cadet Corps 1086 and the Windsor District Military Band. This downtown landmark has hosted almost 100 years of military and civic functions, from welcoming home survivors of the Boer War, World War I and II, the Korean War and peacekeeping/emergency relief missions - to concerts, athletic events, Poor Boy Luncheons and Chili Fests. Through it all the Armouries has retained its aura of greatness - a proud physical link with Windsor’s rich and interesting past.</p> <p><u>Architectural</u> Richardsonian Romanesque architectural style building in excellent condition; original two-storey rectangular building started in 1900 and completed in 1902 is 200’ x 100’; (architect: David Ewart, Federal Department of Public Works; builder: Sullivan & Langdon, Kingston; cost: approximately \$60,000); octagonal castellated turret at the north corner; red brick with cut stone foundation and stone trimming; large stone entrance on west side with oak door flanked by sets of five two-storey arched windows (this was the original front entrance to the Armouries - facing the parade ground); large stone entrance on north side with oak door flanked by arched two-storey windows; large arched window over door; the south elevation with bank of four identical arched windows on the 2nd floor and an arched ½ window on the gable end; roof of galvanized shingles with tar and gravel over the armouries; the 98’ x 68’ two-storey red brick, cut stone and reinforced concrete addition (on the east side of the original structure) constructed in 1935 (architects: Sheppard, Masson & Trace, Windsor; builder: R. J. Wilson, Ltd. ; cost: \$65,000); the east elevation with 12 pairs of windows on the second storey with eleven windows and a small arched door on the first floor.</p> The designation by-law does not list heritage attributes. A preliminary list of heritage attributes has been included below based on the by-law and site visit. |

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| <p>Photo(s)</p> |  |
| <p>Date of Photo(s)</p> | <p>August 28, 2018</p> |
| <p>Historic Photo(s)</p> |  <p style="text-align: center;">Windsor Armouries, 1905 (Valentine & Sons Publishing Co. Ltd. 1905)</p> |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a Canadian armoury from the early 1900s designed in the Richardson Romanesque architectural style. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the Canadian Armed Forces and the Federal Department of Public Works. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | ✓ | As it was traditionally the only armoury in Essex County, the Windsor Armouries has the potential to yield information about the community through 100 years of military and civic functions held on site. |
| | Demonstrates or reflects the work or | ✓ | Demonstrates and reflects the work of David |

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|-------------------------|------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------|
| | ideas of an architect, builder, artist, designer or theorist who is significant to a community | | Ewart, Chief Architect of the Department of Public Works. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | ✓ | Windsor Armouries is a landmark in downtown Windsor. |

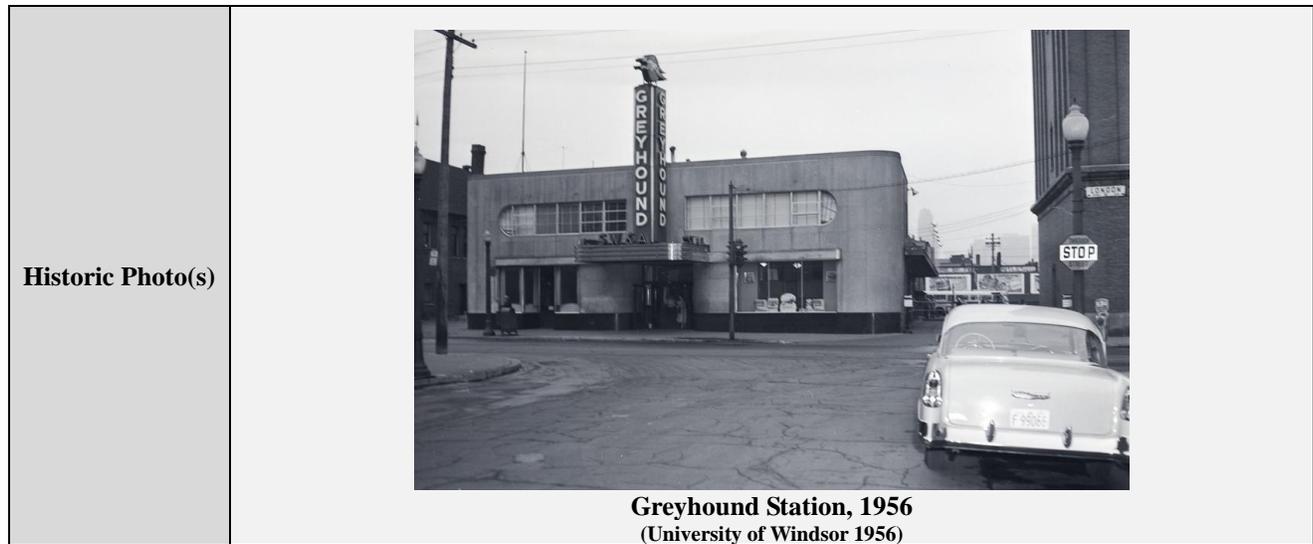
| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey red brick Richardson Romanesque structure; original rectangular plan (200' x 100') with a 1935 two-storey addition of red brick, cut stone and reinforced concrete on the east side of the original structure; roof of galvanized shingles with tar and gravel; cut stone foundation and trim; three-storey tower; octagonal castellated turret at the northeast corner; large stone entrances on the west side (original main entrance) and north sides (current main entrance); west oak door flanked by sets of five, two-storey arched windows; north oak door flanked by arched two-storey windows and a large arched window over the door; bank of four identical arched windows on the second floor of the south elevation; arched half-window on the gable end of the south elevation; 12 pairs of windows on the second storey and 11 windows and a small arched door on the first floor on the east elevation; downtown location on a busy street (University Avenue near Ouellette); impressive massing; and no setback from the sidewalk. |

| REFERENCE MATERIALS | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Chen, D. 2017 <i>University of Windsor postpones opening of renovated Windsor Armouries building</i>. Accessed online at: http://windsorstar.com/news/local-news/university-of-windsor-postpones-opening-of-renovated-windsor-armouries-building.</p> <p>City of Windsor 1999 <i>By-Law Number 337-1999</i>. Provided by Kristina Tang, Heritage Planner (Acting), City of Windsor.</p> <p>2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Martin, W. H. 1908 <i>Bird's Eye View Of Windsor, Canada, 1908</i>. Accessed online at: http://swoda.uwindsor.ca/node/1088.</p> <p>Parks Canada 2007 <i>Windsor Armouries</i>. Accessed online at: http://historicplaces.ca/en/rep-reg/place-lieu.aspx?id=7707&pid=0.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>Valentine & Sons Publishing Co. Ltd. 1905 <i>Armouries, Windsor, Ont., Canada, 1905</i>. Accessed online at: http://swoda.uwindsor.ca/node/790.</p> |

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| | Wright, J. 1997 <i>Crown Assets: The Architecture of the Department of Public Works, 1867-1967.</i> Toronto: University of Toronto Press. |
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BUILT HERITAGE RESOURCE NO. 46

| DESCRIPTION OF PROPERTY | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 40-44 University Avenue East |
| Name | Greyhound Bus Station |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Location | Core (City of Windsor 2017:16) |
| Type of Property | Commercial |
| Date(s) | 1940 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> • Two-storey Art Moderne Greyhound bus station • Irregular plan • Flat roof • Streamline curving walls • Asymmetrical façade with a central entryway, one large rectangular ground floor window opening and a large modified, circular ground floor window opening • Large window openings on the second storey • Designed by Greyhound architects Bonfield & Cummings with the prominent local firm Sheppard & Masson as “associate architects” (Foot 2007) <ul style="list-style-type: none"> ○ Sheppard & Masson was the leading architectural firm in Windsor for three decades (Hill 2009-2016) • Art Moderne architectural style (City of Windsor 2017:16) <ul style="list-style-type: none"> ○ The Art Moderne style is streamlined with wrap-around windows and horizontal lines (University of Waterloo 2009:22) ○ Its form is cubic with a smooth façade, stucco or concrete curving walls and horizontal banding (University of Waterloo 2009:22) ○ Roofs are usually flat, and the entrances have minimal surrounds (University of Waterloo 2009:22) • A 1956 photograph shows “S.W.&A” as part of the structure’s marquee, indicating an association with the Sandwich, Windsor and Amherstburg Railway (University of Windsor 1956) • The Greyhound Station is currently vacant; however, the property had been used in the recent past as the location of the Downtown Windsor Farmers’ Market from 2009 to 2010 (Ciotoli 2011) • Prominent location on University Avenue East across from the Windsor Armouries with no setback from the sidewalk. |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |



| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a two-storey Streamline Art Modern Greyhound bus station. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the Sandwich, Windsor and Amherstburg Railway and Greyhound Canada. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates the work of prominent local architectural firm, Sheppard & Masson. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic character of the commercial core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: two-storey Art Moderne Greyhound bus station; irregular plan; asymmetrical façade with a central entryway, one large rectangular ground floor window opening and a large modified, circular ground floor window opening; large windows on the second storey; concrete floors; flat roof; curving walls; prominent location on University Avenue East across from the Windsor Armouries with no setback from the sidewalk. |

| REFERENCE MATERIALS | |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Ciotoli, A. 2011 <i>Downtown Windsor Farmer's Market Looking for Vendors</i>. Accessed online at: www.windsoreats.com/2011/05/downtown-windsor-farmers-market-looking-for-vendors/.</p> |
| | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> |
| | <p>Foot, A. 2007 <i>Greyhound – Part I</i>. Accessed online at: https://internationalmetropolis.com/2007/10/17/greyhound-part-i/.</p> |
| | <p>Hill, R. G. 2009-2016 <i>Masson, George Yule</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/2171.</p> |
| | <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> |
| | <p>University of Waterloo 2009 <i>Ontario Architectural Style Guide</i>. Waterloo, ON: University of Waterloo.</p> |
| | <p>University of Windsor 1956 <i>Greyhound Bus Depot, 44 London Street East, November 1956</i>. Accessed online at: http://swoda.uwindsor.ca/node/2127.</p> |

BUILT HERITAGE RESOURCE NO. 47

| DESCRIPTION OF PROPERTY | |
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| Street Address | 70 University Avenue East |
| Name | Tunnel Ventilation Building |
| Recognition | Municipal Heritage Designation (Part IV) By-law 8-2008 |
| Type of Property | Infrastructure/Institutional |
| Date(s) | 1929 (City of Windsor 2017:16) |
| Description | <ul style="list-style-type: none"> The by-law states the reasons for designation as follows: <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">BY-LAW NO. 8-2008 SCHEDULE "B"</p> <p style="text-align: center;">Reasons for Designation Detroit-Windsor Tunnel Ventilation Building 70 University Avenue East (Plan 12R 11163 Part 3)</p> <p>Description of Historic Place</p> <p>The Windsor Tunnel Ventilation Building is located on the north side of University Avenue just west of Goyeau Street in the heart of downtown Windsor. Along with its sister building in Detroit, it has been pumping a million and a half cubic feet of air through the tunnel each minute – changing the air completely every 90 seconds – since the international tunnel under the Detroit River was built in 1929-30. It is the only remaining original tunnel building on the Windsor side of the river.</p> <p>Heritage Value</p> <p>Historic Value</p> <p>The Detroit-Windsor Tunnel, opened in 1930, is one of the great engineering wonders of its time. Supervising and design engineers were Parsons, Klapp, Brinckerhoff & Douglas, the firm that also built the Holland Tunnel in New York. In addition to the tunnel itself, about 25 buildings, of major and minor size were built to meet all requirements. These include ventilation buildings on each side of the river capable of pumping a million and a half cubic feet of air through the tunnel each minute – changing the air completely every 90 seconds.</p> <p>Ongoing improvements to immigration and customs facilities have changed the face of the tunnel plaza over time. In Windsor only the tunnel ventilation building remains of the original 1930 structures. The companion ventilation building in Detroit was covered with white insulated metal siding during a 1980 remodeling.</p> <p>Architectural Value</p> <p>The tunnel ventilation building is an eight-storey structural steel, brick clad building with Indiana limestone trim. It has a strong horizontal element in the second floor cornice. Below the cornice the building is virtually free of openings. Above are strong vertical elements – flat pilasters, banks of windows, and a pair of three-storey painted louvers. The building is topped with an ornate limestone cap.</p> <p>From the fall of 2004 to the spring of 2007 the building was complete renovated. While the inside of the building was modernized, every effort was made to preserve the historical appearance of the buildings exterior.</p> <p>Contextual Value</p> <p>Before the construction of the Ambassador Bridge in 1929 and the Detroit-Windsor Tunnel in 1930, the only way for people, cars and trucks to cross the Detroit River between Windsor and Detroit was by ferryboat. The coming of the bridge and tunnel rang the death knell for the car and passenger ferries. The tunnel provides a direct route (approximately one mile) from downtown Windsor to/from downtown Detroit.</p> <p>The tunnel ventilation building is the only original (1930) tunnel building remaining. It is located over the tunnel in the heart of downtown Windsor (on the north side of University Avenue at Freedom Way) just three blocks south of the Detroit River.</p> </div> |

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Photo(s)</p> |  |
| <p>Date of Photo(s)</p> | <p>August 28, 2018</p> |
| <p>Historic Photo(s)</p> |  <p style="text-align: center;">Tunnel Ventilation Building, 1930 (The Windsor Star 2012)</p> |

| EVALUATION OF PROPERTY | | | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Rare (only) example of an original tunnel building on the Windsor side of the Detroit River. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | ✓ | Ventilation buildings associated with the Detroit-Windsor Tunnel were capable of |

| | | | |
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| | | | passing a million and a half cubic feet of air through the tunnel each minute. |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with international immigration through the Detroit-Windsor Tunnel (1930), one of the great engineering achievements of its time. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Physically and functionally linked to its surroundings through its function of ventilating the Detroit-Windsor Tunnel. Visually linked to its surroundings through its location in the heart of downtown Windsor. Historically linked to its surroundings through its association with the Detroit-Windsor Tunnel, one of the great technical achievements of its time. |
| | Is a landmark | ✓ | The Tunnel Ventilation Building is the only original (1930) tunnel building remaining in Windsor. |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | <p>As outlined in the designation by-law the key heritage attributes include:</p> <p>Items that contribute to the historical value of the Tunnel Ventilation Building include:</p> <ul style="list-style-type: none"> • Its landmark status as the last original Detroit-Windsor Tunnel building in Windsor • Its long-time service to the on-going operation of the -international Detroit-Windsor Tunnel - one of the great engineering wonders of its time, that changed forever how people/ vehicles/ goods moved between the downtowns of Windsor, Ontario, Canada and Detroit, Michigan, USA. The coming of the bridge and tunnel rang the death knell for the car and passenger ferries and changed the face of downtown Windsor forever. <p>Exterior features that contribute to the architectural value of the Tunnel Ventilation Building include:</p> <ul style="list-style-type: none"> • Its imposing eight-storey structural steel construction • Its cladding of red brick with Indiana limestone trim. • Its second floor cornice that provides a strong horizontal architectural element • Its virtual lack of openings below the second floor with strong vertical elements above such as flat pilasters and banks of windows • Its pair of three-storey painted louvers on the north and south facades • Its ornate limestone/concrete cap. <p>Characteristics that contribute to the contextual value of the Tunnel Ventilation Building include:</p> <ul style="list-style-type: none"> • Its landmark status as the only original (1930) tunnel building remaining in Windsor. • Its central location over the Detroit-Windsor Tunnel in the heart of downtown Windsor just three blocks south of the Detroit River. |

| REFERENCE MATERIALS | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | City of Windsor |
| | 2008 <i>By-Law Number 8-2008</i> . Accessed online at: www.heritagetrust.on.ca/en/oha/details/file?id=275&id=275 . |
| | 2013 <i>Aerial View of Windsor</i> . Accessed online at: http://windsormuseum.ca:8080/MWEBimages/museum%20-map/P9524-72.jpg . |
| | 2017 <i>Windsor Municipal Heritage Register</i> . Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf . |
| | Underwriters' Survey Bureau (USB) |
| | 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. |
| The Windsor Star | |
| 2012 <i>From the Vault: 1930 Detroit Tunnel Plaza</i> . Accessed online at: https://windsorstar.com/news/local-news/from-the-vault-1930-detroit-tunnel-plaza . | |

BUILT HERITAGE RESOURCE NO. 48

| DESCRIPTION OF PROPERTY | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 250 Windsor Avenue |
| Name | Alcohol and Gaming Commission of Ontario Building |
| Recognition | None |
| Type of Property | Institutional |
| Date(s) | Post-1959 (USB 1952:6; GWIC 1959) |
| Description | <ul style="list-style-type: none"> • Seven-storey Brutalist institutional structure <ul style="list-style-type: none"> ○ The Brutalist style was a response to new construction needs following World War II (Ricketts et al 2004:205) ○ It began to appear in Canada in the 1960s and remained popular through the 1970s (Ricketts et al 2004:205) ○ Brutalist structures often features walls constructed of load-bearing concrete with few windows, complex plans and appear “bunkered” or fortress-like within the streetscape (Ricketts et al 2004:203) • Rectangular plan • Flat roof • Main entrance within the west elevation of the structure • Horizontal window openings across the west elevation of the structure that wrap around to part of the south elevation and horizontal window openings across the east elevation • Concrete foundation • Small square with a modern sculpture adjacent to the west elevation • Large parking lot adjacent to the east elevation • Currently in use by the Alcohol and Gaming Commission of Ontario (AGCO n.d.) • Prominent location in the downtown core at the northwest corner of McDougall Street and University Avenue East |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a Brutalist style structure. |
| | Displays a high degree of craftsmanship or artistic value | | |

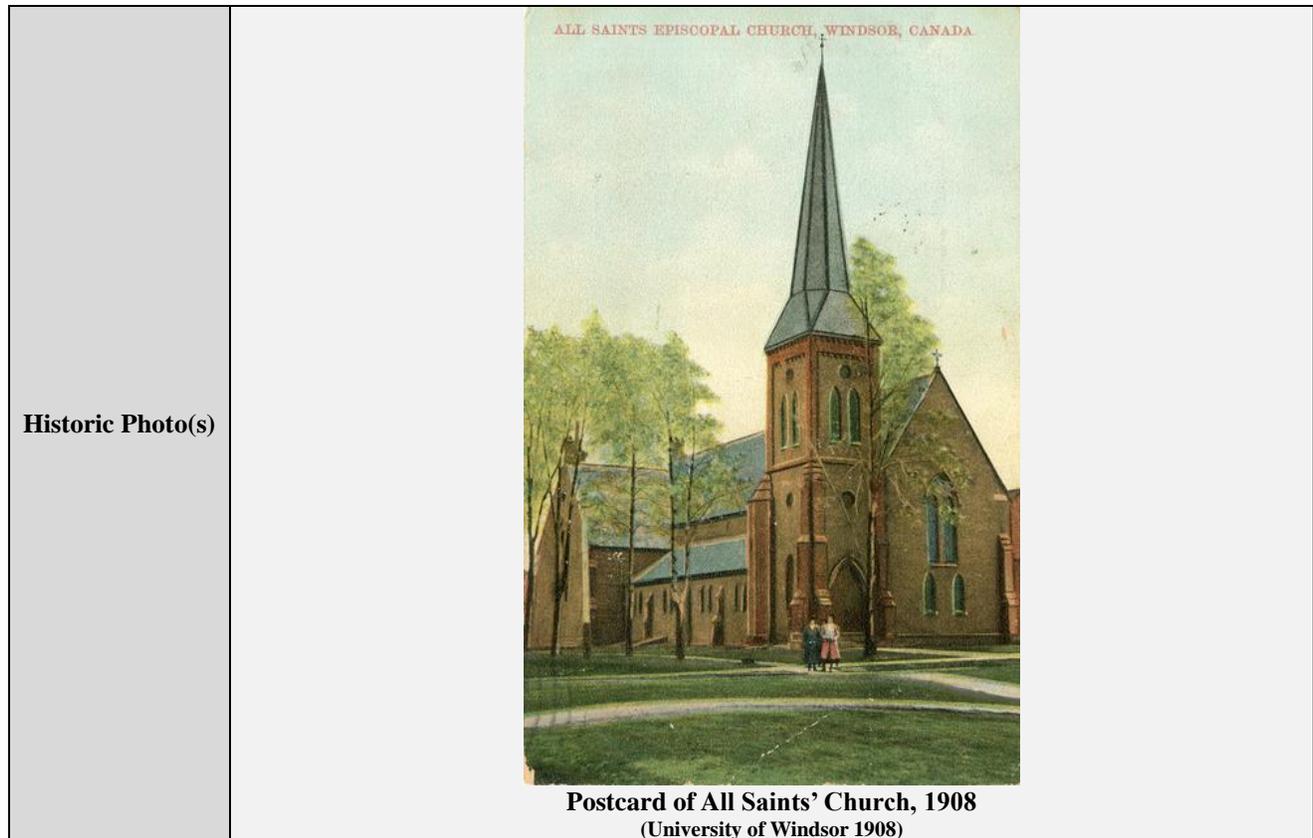
| | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------|
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the institutional character of the area. |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: Seven-storey Brutalist institutional structure; rectangular plan; flat roof; main entrance within the west elevation of the structure; horizontal window openings across the west elevation of the structure that wrap around to part of the south elevation and horizontal window openings across the east elevation; concrete foundation; small square with a modern sculpture adjacent to the west elevation; and prominent location in the downtown core at the northwest corner of McDougall Street and University Avenue East. |

| REFERENCE MATERIALS | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Alcohol and Gaming Commission of Ontario (AGCO) n.d. <i>Offices</i>. Accessed online at: www.agco.ca/offices.</p> <p>Greater Windsor Industrial Commission (GWIC) 1959 <i>Aerial View Of The Downtown Windsor-Detroit River Front Developments</i>. Accessed online at: http://swoda.uwindsor.ca/node/3393.</p> <p>Ricketts, S., Maitland, L. & Hucker, J. 2004 <i>A Guide to Canadian Architectural Styles</i> (Second Edition). Peterborough: Broadview Press.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> |

BUILT HERITAGE RESOURCE NO. 49

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 330 City Hall Square |
| Name | All Saints' Church and Rectory |
| Recognition | Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Institutional |
| Date(s) | 1855-81 – Church; 1890 – Rectory (City of Windsor 2017:2) |
| Description | <ul style="list-style-type: none"> • Mid- to-late-19th century Gothic Revival brick church (DOO 2006) • The north and south transepts and bell tower had been added by 1875 (All Saints' Church 2018) • Cross-shaped plan • Cross-gable roof • The façade features decorative brickwork, a large main entryway located under the bell tower, brick buttresses and lancet and circular window openings • The bell tower was restored by engineer Norm Becker in 1999 (DOO 2006) • The north elevation features brick buttresses and lancet and circular window openings • Paired stained glass memorial windows • Stone foundation • The two-and-a-half storey Rectory was built in 1890 and features Victorian elements (City of Windsor 2017:2) • The congregation was established by St. John's Anglican Church of Sandwich in 1852, as the Village of Windsor was expanding (All Saints' Church 2018) <ul style="list-style-type: none"> ○ The first rector was Reverend E.H. Dewar, who assisted in establishing the first public library in the community (All Saints' Church 2018) • The brick church was designed by architect Albert H. Jordan and built by Shorland (City of Windsor 2017:2) <ul style="list-style-type: none"> ○ Jordan also designed the Essex County Court House and the Windsor Town Hall (Hill 2009-2016) • The church was dedicated on September 10, 1857 (All Saints' Church 2018) • All Saints' Church was described in a newspaper as "the prettiest church in Canada West" (All Saints' Church 2018) • It is the only known North American Anglican church with a Girl Guide Chapel, dedicated on June 9, 1935 (All Saints' Church 2018) • Prominent location in the commercial core, adjacent to Windsor City Hall Square with a minor setback from the road |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |



| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a mid-to-late-19 th century Gothic Revival brick church. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the Anglican Church of Canada and has served as a religious gathering place in the community for over 150 years. Associated with Reverend E.H. Dewar, the first rector who also assisted in establishing the first public library in the community. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates and reflects the work and ideas of prominent architect, A.H. Jordan. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the historic character of the area. |

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| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Visually linked to its surroundings due to its prominent location at University Avenue East and proximity to City Hall Square West, and the Essex County Court House. |
| | Is a landmark | ✓ | As an historic Anglican church in a prominent location, the building is a landmark. |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: mid-to-late-19th century brick church; north and south transepts and bell tower (circa 1875); cross-shaped plan; cross-gable roof; façade featuring decorative brickwork, a large main entryway located in the bell tower, brick buttresses and lancet and circular window openings; north elevation featuring brick buttresses and lancet and circular window openings; paired stained glass memorial windows; stone foundation; and 1890 two-and-a-half storey rectory featuring Victorian elements; location next to City Hall Square West including trees and landscaping on west side of the church. |

| REFERENCE MATERIALS | |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>All Saints' Church 2018 <i>All About All Saints'</i>. Accessed online at: http://allsaintswindsor.ca/about/.</p> <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Doors Open Ontario (DOO) 2006 <i>All Saints' Door Open Tour 2006</i>. Provided by Kristina Tang, Heritage Planner, City of Windsor.</p> <p>Hill, R. G. 2009-2016 <i>Jordan, Albert Henry</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/182.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Windsor 1908 <i>All Saints Episcopal Church, Windsor, Canada</i>. Accessed online at: http://swoda.uwindsor.ca/node/3475. 1915 <i>All Saints English Church, Windsor, Ont., Canada</i>. Accessed online at: http://swoda.uwindsor.ca/node/2853.</p> |

CULTURAL HERITAGE LANDSCAPE NO. 1

| DESCRIPTION OF PROPERTY | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | Riverside Drive West / Huron Church Road / University Avenue West |
| Name | Assumption Park |
| Recognition | Municipal Heritage Designation (Part IV), 1991 (City of Windsor 2017:13) Ontario Heritage Trust Plaque (OHT n.d.) |
| Type of Property | Early Settlement; Landscape (City of Windsor 2017:13) |
| Date(s) | 1748 (Parks Canada 2008) |
| Description | <ul style="list-style-type: none"> • The Statement of Significance on the Canadian Register of Historic Places states: <p><i>DESCRIPTION OF HISTORIC PLACE</i> Assumption Park is located on Windsor's west side, in the shadow of the Ambassador Bridge to Detroit. It is adjacent to the Detroit River and is situated on Riverside Drive between Vista Place and Huron Church Road. The 27.97 acre park sits just north of the University of Windsor campus.</p> <p><i>It is recognized for its heritage value by the City of Windsor By-law 10620. Assumption Park is also recognized for its heritage value by the Ontario Heritage Trust, which holds an heritage easement on the property, and displays a plaque that was erected in 1960.</i></p> <p><i>HERITAGE VALUE</i> Assumption Park is associated with the First Nations Peoples and the Jesuit Mission of 1748, and with the beginning of the settlement of the south shore of the Detroit River, Ontario's oldest European settlement.</p> <p><i>Jesuit Priest Father Armand de la Richardie, S.J., along with Father Pierre Potier re-established a mission for the Huron First Nations Peoples at this location in 1748. They chose this area along the south shore of the Detroit River in hopes that the mission would be protected by Fort Pontchartrain (located in what is now Detroit) from attacks by the Iroquois and disaffected Hurons. The north side of Assumption Park was given to the priests by the government of New France, as was a sum of 5000 livres to aid them in the construction of mission buildings.</i></p> <p><i>Around the same time the mission was re-established, the government of New France was encouraging settlement in the area (known as Montreal Point). As a result of the population increase, the Huron Mission had to serve the new European population as well as the local First Nations population. In 1767, the mission became the Parish of Assumption, the first parish of what is now Ontario. The park property was the site of a rectory (1748) and the church (1787). In the years between 1806 and 1851, the north portion of the site was used as a cemetery for the parish.</i></p> <p><i>In 1952, Assumption College, the predecessor of the University of Windsor, was given title to the land. In 1990, after leasing the land for some thirty-eight years, the City of Windsor purchased the property from the Basilian Fathers to continue to use it for parkland</i></p> |

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| <p>Photo(s)</p> |  |
| <p>Date of Photo(s)</p> | <p>August 28, 2018</p> |

| EVALUATION OF PROPERTY | | | |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| <p>Design or Physical Value</p> | <p>Is a rare, unique, representative or early example of a style, type, expression, material or construction method</p> | | |
| | <p>Displays a high degree of craftsmanship or artistic value</p> | | |
| | <p>Displays a high degree of technical or scientific achievement</p> | | |
| <p>Historical or Associative Value</p> | <p>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</p> | <p>✓</p> | <p>Direct association with Indigenous peoples and the Jesuit Mission of 1748, and with the earliest European settlement of Ontario on the south shore of the Detroit River.</p> |
| | <p>Yields or has the potential to yield information that contributes to the understanding of a community or culture</p> | | |
| | <p>Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community</p> | | |
| <p>Contextual Value</p> | <p>Is important in defining, maintaining or supporting the character of an area</p> | | |
| | <p>Is physically, functionally, visually or historically linked to its surroundings</p> | <p>✓</p> | <p>Physically and functionally linked to its surroundings through its continuing use as a public park. Visually linked to its surroundings through its location adjacent to the Detroit River. Historically linked to its surroundings as it was the earliest European settlement of Ontario on the south shore of the Detroit River.</p> |
| | <p>Is a landmark</p> | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | According to the Canadian Register of Historic Places the key heritage attributes include: location as a Huron First Nations Peoples site, who inhabited this locale; location as a site for the early settlement as part of New France; location as a site for the early Jesuit missions in Ontario; location adjacent to the Detroit River and Assumption Church; and location as an archaeological site containing burials or other remains from the original cemetery/original mission structures (Parks Canada 2008). |

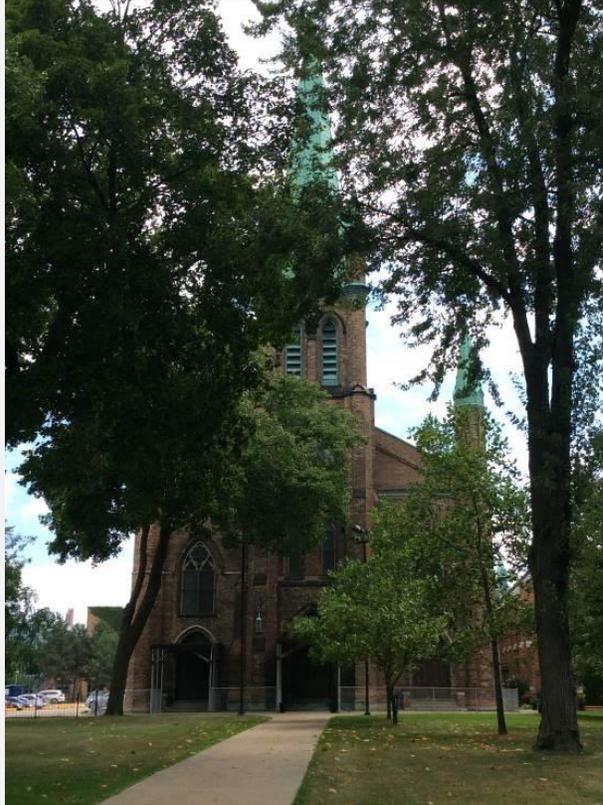
| REFERENCE MATERIALS | |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Canadian Heritage Rivers System 2017 <i>Detroit River – Why Was the River Designated?</i> Accessed online at: http://chrs.ca/the-rivers/detroit/designation/.</p> <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Ontario Heritage Trust (OHT) 2018 <i>Assumption Park. In Conservation Easements</i>. Accessed online at: www.heritagetrust.on.ca/en/pages/tools/conservation-easements.</p> <p>Ontario Heritage Trust (OHT) n.d. <i>Jesuit Mission to the Hurons, The</i>. Accessed online at: www.heritagetrust.on.ca/en/index.php/plaques/jesuit-mission-to-hurons.</p> <p>Parks Canada 2008 <i>Assumption Park</i>. Accessed online at: www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8547.</p> <p>Sigal Brothers 1959 <i>Ambassador Bridge. Windsor, Ontario, Canada</i>. Accessed online at: http://swoda.uwindsor.ca/node/1851.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>University of Windsor 1952 <i>Assumption College And High School 1952</i>. Accessed online at: http://swoda.uwindsor.ca/node/742.</p> |

CULTURAL HERITAGE LANDSCAPE NO. 2

| DESCRIPTION OF PROPERTY | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 350 Huron Church Rd./University Avenue West; 2735 University Ave W / Huron Church Rd |
| Name | Assumption Church; Rosary Chapel & Sanctuary |
| Recognition | Municipal Heritage Designation (Part IV), 1978 (City of Windsor 2017:5) Ontario Heritage Foundation (now Ontario Heritage Trust) Easement Ontario Heritage Trust Plaque (plaque does not currently appear to be on site) |
| Location | Sandwich (City of Windsor 2017:5) |
| Type of Property | Institutional |
| Date(s) | 1845, 1874 (City of Windsor 2017:5) |
| Description | <ul style="list-style-type: none"> The Statement of Significance from the Canadian Register of Historic Places states: <p style="text-align: center;"><i>DESCRIPTION OF HISTORIC PLACE</i></p> <p><i>Assumption Church is a majestic brick church built in the Gothic Revival style. It is the fourth church building to serve the oldest continuously operating Roman Catholic parish in Ontario. Located on 2.4 hectares of land in the historic Sandwich area of west Windsor, Assumption Church is a local landmark.</i></p> <p><i>Assumption Church is recognized for its heritage value by the City of Windsor, Bylaw 5893, 1978. In addition, an Ontario Heritage Foundation easement covers the church exterior, sacristy, Rosary Chapel, the area in front of the church and the "magnificent interior."</i></p> <p style="text-align: center;"><i>HERITAGE VALUE</i></p> <p><i>A site of great symbolic importance, Assumption Church has historical and spiritual value as a major edifice. It was built for the "Church of Rome in Upper Canada" in the 1800s to serve Our Lady of the Assumption Parish, the oldest continuously operating Roman Catholic parish in Ontario.</i></p> <p><i>The parish began in 1728 as "The Mission of Our Lady of the Assumption among the Hurons of Detroit" and was moved to its present location, on the south shore of the Detroit River, in 1747. Here, it played a central role in the development of the community and the Catholic religion. Father Pierre Potier, a prominent Jesuit missionary, became the first pastor of Assumption Parish in 1767, ministering to both the Hurons and French-Canadian settlers in the region. The present-day church is situated on property that was donated by the Huron nation in 1782. Building of the fourth church began in 1842 and was completed in 1845, to accommodate the increasing number of settlers moving to the area. In 1870, the Basilian Fathers assumed charge of the parish and the nearby Assumption College.</i></p> <p><i>Executed with remarkable sophistication and stylistic integrity, this majestic church is an area landmark and an important architectural antecedent to the Gothic Revival period of 1840. Designed by architect Robert Thomas Elliott of Detroit in 1834, it was built after his death by Jacques Reaume, master mason, and Hugh Moffat, contractor. The original church structure now forms the nave of the current church. The chancel and tower were added in 1874, and Rosary Chapel was erected in 1907, to replace the original sacristy and retreat chapel.</i></p> <p><i>Constructed of small bricks with limestone trim, it features buttresses, small turrets, a graceful spire, brilliant stained glass windows dating from 1874 to 1882 and fine interior features. The pulpit (1793) and a wooden sculpture are from the Huron mission church and are rare surviving examples of indigenous French-Canadian</i></p> |

carvings in Ontario. The surviving ornately decorated interior reflects the continuous high regard of the parishioners for their heritage and religious beliefs.

Photo(s)



Date of Photo(s) August 28, 2018

| | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Photo(s) |  <p>Assumption Church, 1920 (Assumption College 1920)</p> |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Excellent example of a Gothic Revival brick church and an important architectural antecedent to the Gothic Revival period of 1840. |
| | Displays a high degree of craftsmanship or artistic value | ✓ | A high degree of craftsmanship is displayed in the church's magnificent interior. |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | As a site of great symbolic importance, the Assumption Church has historical and spiritual value as a major edifice. It was built for the "Church of Rome in Upper Canada" in the 1800s to serve Our Lady of the Assumption Parish, the oldest continuously operating Roman Catholic parish in Ontario. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | ✓ | Yields information about the oldest continuously operating Roman Catholic parish in Ontario. |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Designed by architect Robert Thomas Elliott of Detroit. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |

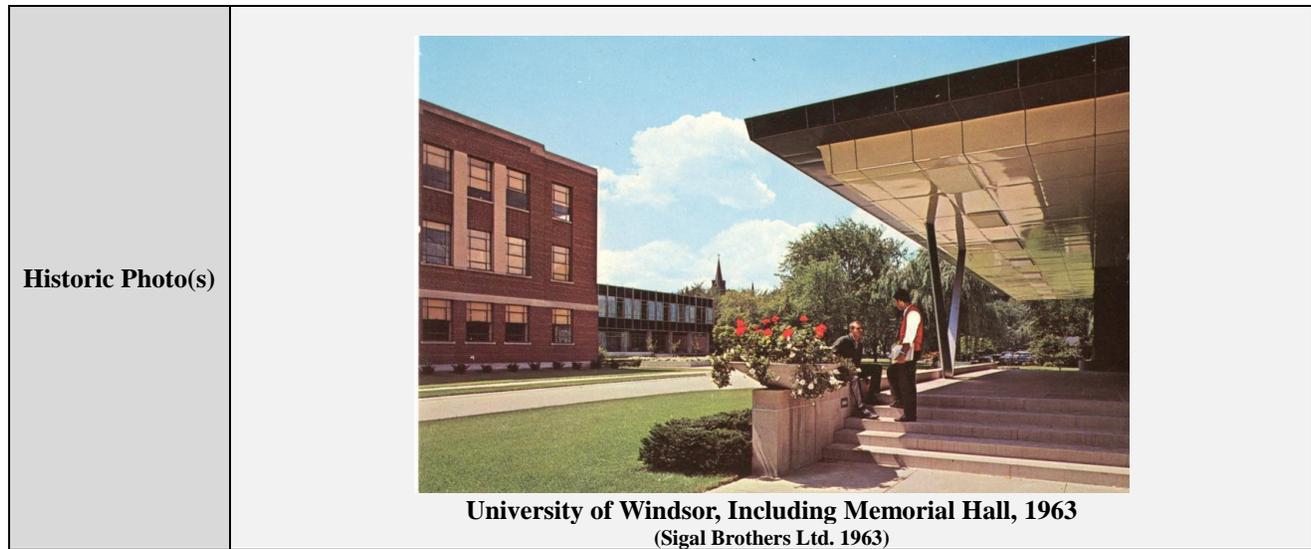
| | | | |
|--|----------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Functionally linked to its surroundings through its continuous use as a Roman Catholic parish. Visually linked to its surroundings through its prominent siting on 2.4 hectares of land at a major intersection (University Avenue and Huron Church Road) and close proximity to the Detroit River. Historically linked to its surroundings as the property was donated by the Huron Nation in 1782 (Parks Canada 2007). |
| | Is a landmark | ✓ | Executed with remarkable sophistication and stylistic integrity, this majestic church is an area landmark. |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes list on the Canadian Register include: prominent siting on 2.4 hectares of land at a major intersection (University Avenue and Huron Church Road) in Windsor; size, massing and impressive Gothic Revival design elements; proximity to other significant heritage properties in the historic former town of Sandwich; stylistic integrity and quality of workmanship; age, with the nave dating from 1842-45 and the tower and sanctuary from 1874; buttresses, small turrets, and graceful spire; small brick construction with limestone trim; bronze doors; stained glass windows dating from 1874 to 1882; 1793 pulpit and a wooden sculpture from the Huron mission church; fine paintings such as the Stations of the Cross (1883); stone altar (1887) imported from France and statues from the late 1800s; vaulted ceiling with carved angels; polished wood of the altar and choir areas; floor tiles adorned with crosses and fleur-de-lis, reflecting the French influence; communion rail of carved Italian marble (Parks Canada 2007); the 1907 attached red brick Rosary Chapel with pointed arched windows and the arrangement and orientation of the structures on the site including landscaping. |

| REFERENCE MATERIALS | |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Assumption College 1920 <i>Assumption Church 1920</i>. Accessed online at: http://swoda.uwindsor.ca/node/903.</p> <p>City of Windsor 2017 Windsor Municipal Heritage Register. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Parks Canada 2007 <i>Assumption Church</i>. Accessed online at: http://historicplaces.ca/en/rep-reg/place-lieu.aspx?id=7682&pid=0.</p> <p>Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i>. Accessed at the Archives of Ontario.</p> <p>Warner, C. F. 1893 <i>Cathedral (R.C.) Church Of The Assumption</i>. Accessed online at: http://swoda.uwindsor.ca/node/1121.</p> |

CULTURAL HERITAGE LANDSCAPE NO. 3

| DESCRIPTION OF PROPERTY | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 401 Sunset Avenue |
| Name | University of Windsor |
| Recognition | Memorial Hall - Listed on the City of Windsor Municipal Heritage Register |
| Type of Property | Institutional |
| Date(s) | 1883 – Assumption College; 1928 – Dillon Hall; 1947 – Memorial Hall (Assumption University 2016; City of Windsor 2017:15) |
| Description | <ul style="list-style-type: none"> • The University of Windsor first opened as Assumption College, a Catholic college, in 1857 (University of Windsor n.d.) • Assumption College became associated with the University of Western Ontario and was considered one of Western’s largest colleges in 1919 (University of Windsor n.d.) • Assumption College separated from the University of Western Ontario in 1953 (University of Windsor n.d.) • The University of Windsor was established in 1962 at the Assumption (College) University campus (University of Windsor n.d.) • Early built heritage resources include: <ul style="list-style-type: none"> ○ Dillon Hall (1928), commemorates Reverend Daniel Dillon, the president of Assumption College from 1922 to 1928 (Beaton & Lewis 2012) ○ Memorial Hall (1947) ○ Assumption Hall (1883) <p><i>Memorial Hall (listed property)</i></p> <ul style="list-style-type: none"> • War Memorial Hall (known as Memorial Hall) features the Art Deco architectural style (City of Windsor 2017:15) <ul style="list-style-type: none"> ○ Art Deco architecture was designed to split from the past and celebrate new technologies (Kyles 2000-2010) ○ Its design motifs are drawn from Ancient Egypt, Africa, Turkey, and Japan and its colours from the Fauves and the Cubists (Kyles 2000-2010) • Designed by prolific local architect J. C. Pennington (City of Windsor 2017:15) • Memorial Hall honours alumni who had enlisted and died in the First and Second World Wars (Weeks 2011) |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |



| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Memorial Hall is a representative example of the use of the Art Deco architectural style in an institutional building. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with an early educational institution, Assumption College (now the University of Windsor). |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: early built heritage resources such as Dillon Hall (1928), Memorial Hall (1947) and Assumption Hall (1883); university campus layout including internal circulation networks and landscaping. |

| REFERENCE MATERIALS | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | Assumption University 2016 <i>Heritage</i> . Accessed online at: www.assumptionu.ca/about-us/history/ |
| | Beaton, B. A. & Lewis, L. 2012 <i>University of Windsor</i> . Accessed online at: www.thecanadianencyclopedia.ca/en/article/university-of-windsor . |
| | City of Windsor 2017 <i>Windsor Municipal Heritage Register</i> . Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf |
| | Kyles, S. 2000-2010 <i>Art Deco (1910 – 1940)</i> . Accessed online at: http://ontarioarchitecture.com/artdeco.htm . |
| | Sigal Brothers Ltd. 1963 <i>University of Windsor, Windsor, Ontario, Canada 1963</i> . Accessed online at: http://swoda.uwindsor.ca/content/120 . |
| | Underwriters' Survey Bureau (USB) 1952 <i>Insurance Plan of the City of Windsor Volume I</i> . Accessed at the Archives of Ontario. |
| | University of Windsor n.d. <i>Our History</i> . Accessed online at: www.uwindsor.ca/47/our-history . 1948 <i>Memorial Hall, University of Windsor</i> . Accessed online at: http://swoda.uwindsor.ca/node/1215 . |
| | Weeks, E. 2011 <i>Giddiness Will Not Be Tolerated. Who knew that about the U?</i> Accessed online at: https://windsorthenwindsornow.wordpress.com/2011/03/14/giddiness-will-not-be-tolerated-who-knew-that-about-the-u/ . |

CULTURAL HERITAGE LANDSCAPE NO. 4

| DESCRIPTION OF PROPERTY | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | None |
| Name | Gateway Public Park and International Gardens; Cameron Cut |
| Recognition | None |
| Location | Within former CPR bed, east of Cameron Ave between Riverside Drive and Elliot Street |
| Type of Property | Recreational |
| Date(s) | 2002 (Renner 2007) |
| Description | <ul style="list-style-type: none"> • Rail line originally part of the Canada Southern Railway when first constructed in 1883 (SORM 2009) • Canada Southern line connected Windsor, Ontario with Detroit, Michigan (Morrison 1954:123) • Came under the ownership of Canadian Pacific Railway • Park constructed within the former Canadian Pacific Rail bed (also known as the Cameron Avenue rail cut) following the closure of the line there in 1996 (Renner 2007) • Jack Renner, a realtor in Windsor, spearheaded the project to rehabilitate the over-grown rail corridor to establish Gateway Public Park • Gateway Public Park provides a ‘gateway’ to the International Gardens (Fujisawa Gardens) commemorating Windsor Ontario’s twin city in Fujisawa, Japan (Renner 2007; Henderson 2013) |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| Evaluation of Property | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of a rail line reused for a public park. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | | |
| | Yields or has the potential to yield information that contributes to the | | |

| | | | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------|
| | understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Is historically and functionally linked to its surroundings as an old rail bed that was repurposed for recreational uses in the City of Windsor. |
| | Is a landmark | | |

| Results of Heritage Assessment | |
|---------------------------------------|------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key attributes include: linear corridor. |

| Reference Materials | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>Henderson, Gord 2013 'Henderson: Update on Park that Jack built' in the <i>Windsor Star</i>. Accessed online at: https://windsorstar.com/news/local-news/henderson-update-on-park-that-jack-built</p> <p>Morrison, Neil F. 1954 <i>Garden Gateway to Canada: One Hundred Years of Windsor and Essex County, 1854–1954</i>. Toronto: The Ryerson Press.</p> <p>Renner, Jack 2007 'Gateway Public Park of Windsor'. Accessed online at: http://gatewaypublicpark.com/</p> <p>Southern Ontario Railway Map (SORM) 2009 Google Earth Railway kmz.</p> |

CULTURAL HERITAGE LANDSCAPE NO. 5

| DESCRIPTION OF PROPERTY | |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | None |
| Name | Canadian Pacific Rail Line (CPR) |
| Recognition | None |
| Location | North and south of University Avenue West between Salter Avenue and Caron Avenue |
| Type of Property | Transportation |
| Date(s) | |
| Description | <ul style="list-style-type: none"> • Former O & Q Railway • Established in 1890 • Now part of the Canadian Pacific Railway (SORM 2009) • Tracks removed north of University Ave after 2002 (Google Earth 2002) |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTIES | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | Representative example of an historic rail line. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the commercial history of the City of Windsor. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | | |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | | |

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| | Is physically, functionally, visually or historically linked to its surroundings | | |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|---------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: linear corridor. |

| Reference Materials | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------|
| Source(s) | Google Earth 2002 Aerial Imagery. Southern Ontario Railway Map (SORM) 2009 Google Earth Railway kmz. |

CULTURAL HERITAGE LANDSCAPE NO. 6

| DESCRIPTION OF PROPERTY | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address | 245 Windsor Avenue |
| Name | Essex County Court House and Charles J. Clarke Square |
| Recognition | Listed on the City of Windsor Municipal Heritage Register 2009 Essex Law Association Plaque |
| Type of Property | Institutional |
| Date(s) | 1963; 1978 (City of Windsor 2017:18) |
| Description | <ul style="list-style-type: none"> • Mid-to-late-20th century two-storey buff brick institutional structure • T-shaped plan • Flat roof • The south elevation features two entryways, approximately sixteen rectangular first-storey window openings, and two parking entrances • Steps from the adjacent Charles J. Clark Square lead to the east elevation • Designed by prominent local architects Sheppard & Masson (City of Windsor 2017:18) <ul style="list-style-type: none"> ○ Sheppard & Masson was the leading architectural firm in Windsor for three decades (Hill 2009-2016) • A plaque on site commemorates the Essex Law Association and was erected with the assistance of the Ontario Heritage Trust (ELA 2009) • The Charles J. Clark Square commemorates Charles J. Clarke, a former University of Windsor chancellor (The Windsor Star 2017) <ul style="list-style-type: none"> ○ The square features a Rotary International Peace Monument plaque (RCWR 2003) ○ Concrete elements includes steps and planters • Prominent location at the northeast corner of University Avenue East and Goyeau Street, set back from the road on a small manicured lawn with an adjacent public square |
| Photo(s) |  |
| Date of Photo(s) | August 28, 2018 |

| EVALUATION OF PROPERTY | | | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | The landscape is composed of a public space that includes a court house, which is a representative example of a two-story mid-to-late-20 th century institutional structure, and a public square. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or | | |

| | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------|
| | scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the Essex Law Association and former University of Windsor chancellor, Charles J. Clarke. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | Demonstrates the work of prominent local architectural firm, Sheppard & Masson. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the character of the area as the urban core of Windsor. |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Is functionally linked to its surroundings through its continuous use as a County Court House. |
| | Is a landmark | | |

| RESULTS OF HERITAGE ASSESSMENT | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: mid-to-late-20 th century two-storey buff brick institutional structure; T-shaped plan; flat roof; south elevation featuring two entryways, approximately sixteen rectangular first-storey window openings, and two parking entrances; steps from the adjacent Charles J. Clark Square lead to the east elevation; and prominent location at the northeast corner of University Avenue East and Goyeau Street, set back from the road on a small manicured lawn with an adjacent public square that includes concrete elements such as steps and planters. |

| REFERENCE MATERIALS | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Essex Law Association (ELA) 2009 <i>Essex Law Association</i> [plaque].</p> <p>Hill, R. G. 2009-2016 <i>Masson, George Yule</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/2171.</p> <p>Rotary Club of Windsor-Roseland 2003 <i>Rotary International Peace Monument</i> [plaque].</p> <p>The Windsor Star 2017 <i>University to honour 18 agencies with Clark Awards</i>. Accessed online at: https://windsorstar.com/news/local-news/university-to-honour-18-agencies-with-clark-awards.</p> |

CULTURAL HERITAGE LANDSCAPE NO. 7

| DESCRIPTION OF PROPERTY | |
|--------------------------------|---------------------------|
| Street Address | 350 City Hall Square West |

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| Name | City Hall Square |
| Recognition | Listed on the City of Windsor Municipal Heritage Register Windsor Civic Square Plaque (City of Windsor n.d.) Essex County War Memorial Cenotaph Plaque The Honourable David A. Croll Plaque |
| Location | Core (City of Windsor 2017:2) |
| Type of Property | Institutional & Monument |
| Date(s) | 1924 – Cenotaph; 1957 – City Hall (City of Windsor 2017:2) |
| Description | <p><i>City Hall</i></p> <ul style="list-style-type: none"> • Four-storey mid-twentieth century institutional structure in the Modernist style <ul style="list-style-type: none"> ○ The basic tenets of the Modernist style are respect for the true nature of materials and the clear expression of function through form (Ricketts et al 2004:163) ○ This style became well-established in Canada by the late 1940s (Ricketts et al 2004:163) ○ Modernist buildings typically avoid applied architectural ornamentation and use abstract art instead, have balanced volumes in a building rather than symmetry and organized spaces by the purposes of the building (Ricketts et al 2004:163) • Irregular plan • Flat roof • Vertical bands of grey stone walls alternating with blue panels and aluminum-frame windows, with orange-buff brick ends (DOO 2016) • Asymmetrical façade with rectangular window openings on each of the four storeys of the east portion of the structure, and first- and second-storey window openings in the west portion • Five-storey curved stone element projected from the north elevation, including a carved scripture, “He hath shewed thee O man what is good and what doth the Lord require of thee but to do justly and to love mercy and to walk humbly with thy God” Micah 6:8 (DOO 2016) • Designed by prominent local architects Sheppard & Masson (City of Windsor 2017:2) <ul style="list-style-type: none"> ○ Sheppard & Masson was the leading architectural firm in Windsor for three decades (Hill 2009-2016) <p><i>Cenotaph</i></p> <ul style="list-style-type: none"> • Cenotaph constructed of Canadian pink granite: <ul style="list-style-type: none"> ○ Twenty feet in height ○ Eastern face of the central shaft bears an incised panel forming a cross, which frames a decoration sword, gilded, symbolizing the supreme sacrifice and its reward ○ Front faces of the ramp are narrow panels of carved maple leaf sprays, symbolic of Canada ○ Tribute references to World War II and the Korean War have been added ○ Cenotaph (Essex County War Memorial) was also designed by prominent local architect George Y. Masson of the firm Sheppard & Masson (City of Windsor 2017:2) ○ Unveiled on Armistice Day, November 11, 1924, by Lieutenant General Sir Archibald Cameron MacDonnell, a high ranking and decorated soldier of World War I ○ It was moved in 1965 to its current location at Senator David A. Croll Park, City Hall Square, from Giles Boulevard West and Ouellette Avenue (City of Windsor 2017:2; Foot 2007) <p><i>City Hall Park and Square</i></p> <ul style="list-style-type: none"> • Adjacent to City Hall is the landscaped City Hall Park and City Hall Square: <ul style="list-style-type: none"> ○ A plaque on the Windsor Civic Square is located in the landscape |

| | |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">○ There are four fountains commemorating four phases in the development of the square:<ul style="list-style-type: none">▪ French Farms, circa 1750▪ Windsor Barracks Square, 1840▪ Central School Square, 1871▪ City Hall Square, 1903 (City of Windsor n.d.)● The existing Senator David A. Croll Park commemorates the Honourable David Arnold Croll, the 18th mayor of the City of Windsor who ended his career in the Canadian Senate (WPL 2016):<ul style="list-style-type: none">○ Croll was the first person of Jewish faith to head a Canadian city and be appointed to the Senate of Canada (WPL 2016)○ Croll introduced the 1935 bill that led to the amalgamation of Windsor, East Windsor, Sandwich and Walkerville and as M.P.P., introduced legislation for the country's first minimum wage (WPL 2016)● Treelined view to City Hall building from University Avenue● Pathways, plantings and street furniture contribute to a sense of place and provide public space in the centre of Windsor● Prominent location in the commercial core of Windsor between Goyeau Street, University Avenue East, City Hall Square East, City Hall Square South and City Hall Square West |
| <p>Photo(s)</p> |  |

| | | |
|-------------------------|-----------------|------------------------------------------------------------------------------------|
| | |  |
| Date of Photo(s) | August 28, 2018 | |

| EVALUATION OF PROPERTY | | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Description | ✓ | Value Statement(s) |
| Design or Physical Value | Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ | The landscape is representative of a civic square with several elements that include a representative example of a mid-20 th century Modernist institutional structure, green space and a cenotaph. |
| | Displays a high degree of craftsmanship or artistic value | | |
| | Displays a high degree of technical or scientific achievement | | |
| Historical or Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ | Direct association with the growth and urban development of the commercial core of Windsor, specifically with its municipal government. Direct association with Senator David A. Croll and with the Canadian military throughout the 19 th and 20 th centuries. |
| | Yields or has the potential to yield information that contributes to the understanding of a community or culture | | |
| | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | ✓ | The City Hall Building demonstrates and reflects the work of prominent local architect George Y. Masson of the firm Sheppard & Masson. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | ✓ | Supports the institutional character of Windsor's commercial core. |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ | Functionally linked to its surroundings as the headquarters of the municipal government. Visually linked to its surroundings through the historic landscaped square around the City Hall structure. Historically linked to its surroundings through the development of the lands from French Farms, circa 1750; Windsor Barracks Square, 1840; Central School Square, 1871; to City Hall Square, 1903. |
| | Is a landmark | ✓ | City Hall Square is a landmark in the commercial core of Windsor. |

| RESULTS OF HERITAGE ASSESSMENT | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHVI Evaluation | Has CHVI. |
| Heritage Attributes | Key heritage attributes include: four-storey mid-twentieth century institutional structure in the Modernist style; irregular plan; flat roof; vertical bands of grey stone walls alternating with blue panels and aluminum-frame windows, with orange-buff brick ends; asymmetrical façade with rectangular window openings on each of the four storeys of the east portion of the structure, and first- and second-storey window openings in the west portion; five-storey curved stone element projected from the north elevation, including a carved scripture, “He hath shewed thee O man what is good and what doth the Lord require of thee but to do justly and to love mercy and to walk humbly with thy God” Micah 6:8; cenotaph constructed of Canadian pink granite; twenty feet in height; Eastern face of the central shaft bearing an incised panel forming a cross, which frames a decoration sword, gilded, symbolizing the supreme sacrifice and its reward; front faces of the ramp with narrow panels of carved maple leaf sprays, symbolic of Canada; landscaped City Hall Park and City Hall Square with four commemorative fountains; Senator David A. Croll Park; prominent location in the commercial core of Windsor between Goyeau Street, University Avenue East, City Hall Square East, City Hall Square South and City Hall Square West; treelined view to City Hall building from University Avenue; and pathways, plantings and street furniture contribute to a sense of place and provide public space in the centre of Windsor. |

| REFERENCE MATERIALS | |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source(s) | <p>City of Windsor n.d. <i>Windsor Civic Square</i> [plaque]. 2017 <i>Windsor Municipal Heritage Register</i>. Accessed online at: www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Heritage-Planning/Documents/Municipal%20Register%202017-10-03.pdf.</p> <p>Doors Open Ontario (DOO) 2016 <i>City Hall – Doors Open – September 24, 2016</i>. Provided by Kristina Tang, Heritage Planner, City of Windsor.</p> <p>Foot, A. 2007 <i>Remember</i>. Accessed online at: https://internationalmetropolis.com/2007/11/12/remember/.</p> <p>H. Belden & Co. 1882 <i>Illustrated Historical Atlas of the Counties of Essex and Kent, 1880-1881</i>. Toronto: H. Belden & Co.</p> <p>Hill, R. G. 2009-2016 <i>Masson, George Yule</i>. Accessed online at: http://dictionaryofarchitectsincanada.org/node/2171.</p> <p>Ricketts, S., Maitland, L. & Hucker, J. 2004 <i>A Guide to Canadian Architectural Styles</i> (Second Edition). Peterborough: Broadview Press.</p> <p>University of Windsor 1960 <i>Corporation Of The City Of Windsor, Ontario, City Hall</i>. Accessed online at: http://swoda.uwindsor.ca/node/3117.</p> <p>Wayne State University 1929 <i>Parades; Memorial Day; Windsor</i>. Accessed online at:</p> |

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| | <p>https://digital.library.wayne.edu/item/wayne:vmc44909.</p> <p>1935 <i>Great Britain; Royal Family; King George; Silver Jubilee; Windsor</i>. Accessed online at: https://digital.library.wayne.edu/item/wayne:vmc77567_2.</p> <p>Windsor Public Library (WPL)</p> <p>2016 <i>Hon. David Arnold Croll</i>. Accessed online at: www.windsorpubliclibrary.com/?page_id=15644.</p> |
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Appendix B: Key Team Member Two Page Curriculum Vitae

Curriculum Vitae

Paul J. Racher, M.A., CAHP

Principal - Management and Senior Review (MSR) Team
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Biography

Paul Racher is a Principal of ARA. He has a BA in Prehistoric Archaeology from WLU and an MA in anthropology from McMaster University. He began his career as a heritage professional in 1986. Over the three decades since, he has overseen the completion of several hundred archaeological and cultural heritage contracts. Paul has years of experience related to linear transportation and rail projects, notably through the ongoing work to complete a Cultural Heritage Inventory for the Region of Waterloo's Stage 2 LRT from Kitchener to Cambridge, Ontario. He holds professional license #P007 with the MTCS. Paul is a former lecturer in Cultural Resource Management at WLU. He is a professional member of the Canadian Association of Heritage Professionals (CAHP) and the Past President of the Ontario Archaeological Association (OAS).

Education

- 1992-1997 PhD Programme, Department of Anthropology, University of Toronto.
Supervisors: E.B. Banning and B. Schroeder. Withdrawn.
- 1989-1992 M.A., Department of Anthropology, McMaster University, Hamilton, Ontario.
Thesis titled: "The Archaeologist's 'Indian': Narrativity and Representation in Archaeological Discourse."
- 1985-1989 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario.
Major: Prehistoric Archaeology.

Professional Memberships and Accreditations

- Current Ministry of Tourism Culture and Sport Professional Licence (#P007).
Professional Member of the Canadian Association of Heritage Professionals (CAHP), Volunteer on the ethics committee.
Member of the Ontario Archaeological Society (OAS), Volunteer on the Professional Committee.
Associate of the Heritage Resources Centre, University of Waterloo.
RAQS registered with MTO.

Work Experience

- Current** **Vice-President, Operations, Archaeological Research Associates Ltd.**
Responsible for winning contracts, client liaison, project excellence, and setting the policies and priorities for a multi-million dollar heritage consulting firm.
- 2000-2011** **Project Manager/Principal Investigator, Archaeological Research Associates Ltd.**
Managed projects for a heritage consulting firm. In 10 field seasons, managed hundreds of projects of varying size.
- 2008-2011** **Part-Time Faculty, Wilfrid Laurier University.**
Lecturer for Cultural Resource Management course (AR 336). In charge of all teaching, coursework, and student evaluations.
- 1995** **Field Archaeologist, University of Toronto.**
Served as a supervisor on a multinational archaeological project in northern Jordan.
- 1992-1995** **Teaching Assistant, University of Toronto.**
Responsible for teaching and organizing weekly tutorials for a number of courses.
- 1991-1994** **Part-Time Faculty, Wilfrid Laurier University.**
Lectured for several courses in anthropology. Held complete responsibility for all teaching, coursework, and student evaluations.
- 1992-1996** **Partner in Consulting Company, Cultural Management Associates Incorporated.**
Supervised several archaeological contracts in Southern Ontario. Participated in a major (now published) archaeological potential modeling project for MTO.
- 1989-1991** **Partner in Consulting Company, Cultural Resource Consultants.**
Managed the financial affairs of a consulting firm whilst supervising the completion of several contracts performed for heritage parks in central Ontario.
- 1988-1991** **Principal Investigator/Project Director, Archaeological Research Associates Ltd.**
Oversaw the completion of large contracts, wrote reports, and was responsible for ensuring that contracts were completed within budget.
- 1988** **Assistant Director of Excavations, St. Marie among the Hurons, Midland, Ontario.**
Duties included crew supervision, mapping, report writing and photography.
- 1986-1987** **Archaeological Crew Person, Archaeological Research Associates Ltd., Waterloo, Ontario.**
Participated in background research, survey, and excavation on a number of Archaeological sites across Ontario.

Kayla Jonas Galvin, M.A., CAHP
Heritage Operations Manager
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Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a professional member of the Canadian Association of Heritage Professionals and sits on the board of the Ontario Association of Heritage Professionals.

Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*
2003-2008 Honours BES University of Waterloo, Waterloo, Ontario
Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current Professional Member, Canadian Association of Heritage Professionals (CAHP)
Board Member, Ontario Association of Heritage Professionals.
Candidate, Ontario Professional Planners Institute

Work Experience

Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.

- 2008-2009, **Project Coordinator–Heritage Conservation District Study, ACO**
2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre’s Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2018 Indigenous Canada, University of Alberta
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Leadership Training for Managers Course, Dale Carnegie Training
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology, Wilfrid Laurier University, 12 weeks
- 2014 Conservation and Craftsmanship in Sustainable City Building Presented by the Hamilton Burlington Society of Architects
- 2012 Region of Waterloo Workshop on Heritage Impact Assessments, Half-Day
- 2012 Conducting Historic Building Assessments Workshop, One-Day
- 2012 Window Restoration Workshop, One-Day
- 2011 Lime Mortars for Traditionally Constructed Brickwork, Two-Day Workshop, ERA Architects and Historic Restoration Inc., Toronto
- 2011 Energy & Heritage Buildings Workshop Two-Day Workshop, Heritage Resources Centre
- 2010 Architectural Photography, Mohawk College
- 2010 Project Management Fundamentals, University of Waterloo Continuing Education
- 2009 Cultural Heritage Landscapes Two-Day Workshop, Heritage Resources Centre
- 2009 Urban Landscape and Documentary Photography, Mohawk College
- 2008 Introduction to Digital Photography, Mohawk College
- 2008 Heritage Planning Four-Day Workshop, Heritage Resources Centre

Selected Publications

- 2018 “Restoring Pioneer Cemeteries” *Ontario Association of Heritage Professionals Newsletter*. Spring 2018.
- 2015 “Written in Stone: Cemeteries as Heritage Resources.” *Municipal World*, September 2015.
- 2015 “Bringing History to Life.” *Municipal World*, February 2015, pages 11-12.
- 2014 “Inventorying our History.” *Ontario Planning Journal*, January/February 2015.
- 2014 “Mad about Modernism.” *Municipal World*, September 2014.
- 2014 “Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada.” with R. Shipley and J. Kovacs. *Cities*.
- 2014 “Veevers Estate Hamilton: From Historic Farmhouse to Environmental Showpiece.” *ACORN*, Spring 2014.

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Biography

Lindsay Benjamin is practiced at providing professional planning recommendations and expertise on complex studies, research projects, cultural heritage impact and archaeological assessments. Through her work as a Cultural Heritage Planner, Lindsay researched, drafted and implemented policies for the Regional Official Plan and other planning documents regarding the recognition, review and conservation of cultural heritage resources, including archaeological resources, heritage bridges, cultural heritage landscapes and scenic roads. She served as a Team Lead on the MTCS Historic Places Initiative that drafted over 850 Statements of Significance, was Series Editor for Phase 2 of *Heritage Districts Work!* a study of 32 heritage districts, and was the Primary Author of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory*. Lindsay has developed heritage property tax relief programs, worked on Municipal Heritage Registers and drafted designation by-laws in several municipalities. She holds a Master of Applied Environmental Studies degree from the University of Waterloo School of Planning, is a Professional Member of the Canadian Association of Heritage Professionals (CAHP) and a Candidate member of the Ontario Professional Planners Institute (OPPI).

Education

2013 MAES, University of Waterloo, Waterloo, ON. Focus: Planning
2009 Post-Graduate Diploma, Centennial College, Toronto, ON
Publishing & Professional Writing
2007 Honours BES, University of Waterloo, Waterloo, ON
Major: Urban Planning, Co-op. Distinction: Dean's Honours List

Professional Memberships and Accreditations

Current Professional Member, Canadian Association of Heritage Professionals (CAHP)
Candidate Member, Ontario Professional Planners Institute (OPPI)

Professional Development

2012-Present Canadian Association of Heritage Professionals (CAHP), Professional Membership
2013-2017 Ontario Heritage Planners Network Workshops
2017, 2016 National Trust for Canada Conference
2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
2011-2015 Ontario Heritage Conference
2012 Heritage Impact Assessments Workshop, Region of Waterloo
2012 National Trust for Historic Preservation Conference, Spokane, WA
2012 Conducting Historic Building Assessments Workshop, National Trust for Historic Preservation Conference, Spokane, WA
2012 Canadian Institute of Planners National Conference, Banff, ON

- 2011 Energy and Heritage Buildings Two-Day Workshop, Heritage Resources Centre
2011 Heritage Conservation Districts Workshop, Heritage Resources Centre

Awards

- 2014 Heritage River Award, Watershed Awards & Canadian Heritage River Celebration, Grand River Conservation Authority
2009 A. K. (Alice King) Sculthorpe Award for Advocacy - Architectural Conservancy of Ontario

Work Experience

- 2017-Present **Heritage Team Member, Archaeological Research Associates Ltd.**
Coordinate the completion of heritage projects, including the evaluation of the cultural heritage value or interest of a variety of cultural heritage resources.
- 2013-2017 **Cultural Heritage Planner, Region of Waterloo**
Planned and implemented Arts, Culture and Heritage initiatives that support creativity and quality of life in the Region of Waterloo. Researched, developed and implemented Regional cultural heritage policies and programs. Fulfilled Regional and Provincial cultural heritage and archaeological review responsibilities under the Planning Act and Ontario Heritage Act.
- 2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Facilitate the completion of various cultural heritage contracts by undertaking archival research, site visits, report writing, liaising with municipal staff and stakeholders and coordinating project scheduling and budgetary responsibilities.
- 2006-2007 **Project Manager, Heritage Resources Centre, University of Waterloo**
Established the process of nominating heritage properties to the National Register of Historic Places. Primary liaison between all stakeholder groups, responsible for motivating each group to participate and provide funding. Drafted over 130 Statements of Significance for properties to be nominated to the National Register. Managed a team of five employees.
- 2005-2006 **Heritage Conservation Easement Planning Assistant, Ontario Heritage Trust**
Supported easement acquisitions through researching the historical and architectural value of potential acquisitions and extensive photo documentation. Screened and processed activity requests from property owners and stakeholders relating to the easement program. Conducted site visits to monitor conservation easement sites and prepared condition assessment reports.

Publications

- 2017 Historic Interpretive Plaque, Village of German Mills
2016 Historic Interpretive Plaque, Huron Road Bridge
2015 Region of Waterloo Public Building Inventory
2015 Cultivating Heritage Gardens & Landscapes Workshop
2014 Historic Interpretive Plaque, West Montrose Covered Bridge
2014 Series of 17 Practical Conservation Guides for Heritage Properties

Volunteer Experience

- 2017-18 Lieutenant Governor's Ontario Heritage Awards Jury Member

Penny M. Young, M.A., CAHP (#P092)
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Biography

Penny Young has 27 years of cultural heritage management experience, 21 years working in government, as a Heritage Planner, Heritage Coordinator, Regional Archaeologist and Archaeological Database Coordinator where she managed and coordinated the impacts to cultural heritage resources including built heritage, archaeological sites and cultural heritage landscapes for compliance with municipal, provincial and federal legislation and policy. She has conducted results-driven and collaborative management of complex cultural heritage resource projects within the public sector involving developing project terms of reference, defining scope of work, preparation of budgets and conducting sites visits to monitor and provide heritage/archaeological and environmental advice and direction. At the Ministry of Transportation Penny revised, updated and developed policy, as part of a team, for the *Ontario Heritage Bridge Guidelines for Provincially Owned Bridge Guidelines for Provincially Owned Bridges*. She received the MTO Central Region Employee Recognition Award in 2001 and 2002. While at MTO she provided technical advice and input into the development of the *MTO Environmental Reference for Highway Design - Section 3.7 Built Heritage and Cultural Heritage Landscapes* and the *MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes*. She is a professional member of the Canadian Association of Heritage Planners (CAHP) and holds Professional License #P092 from MTCS. She also holds memberships in the Ontario Professional Planners Institute (OPPI) and the Ontario Archaeological Society (OAS).

Education

1990-1993 Master of Arts, Department of Anthropology McMaster University, Hamilton Ontario. Specializing in Mesoamerican and Ontario archaeology.
1983-1987 Honours Bachelor of Arts (English and Anthropology), McMaster University, Hamilton, Ontario.

Professional Memberships and Accreditations

Current Professional Member of the Canadian Association of Heritage Professionals (CAHP)
Member of Ontario Archaeological Society
Pre-Candidate, Ontario Professional Planners Institute
Ministry of Tourism Culture and Sport Professional Licence (#P092)

Work Experience

Current **Project Manager, Archaeological Research Associates Ltd.**
Coordinates ARA project teams and conducts heritage assessment projects including Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations. Additional

- responsibilities include the completion of designation by-laws and heritage inventories. Liaises with municipal staff, provincial ministries and Indigenous communities to solicit relevant project information and to build relationships.
- 2008-2016 **Heritage Planner, Culture Services Unit, Ministry of Tourism, Culture & Sport (MTCS)**
Responsible for advising and providing technical review for management of cultural heritage resources in environmental assessment undertakings and planning projects affecting provincial ministries, municipalities, private sector proponents and Indigenous communities. Advised on municipalities' Official Plan (OP) policies cultural heritage conservation policies. Provided guidance on compliance with the Public Work Class EA, other Class EA legislation and 2010 *Standards and Guidelines for Provincial Heritage Properties*.
- 2014 **Senior Heritage Planner, Planning and Building Department, City of Burlington** (temporary assignment)
Project manager of the study for a potential Heritage Conservation District. Provided guidance to a multiple company consultant team and reported to municipal staff and the public. Liaised with Municipal Heritage Committee and municipal heritage property owners approved heritage permits and provided direction on Indigenous engagement, archaeological site assessments and proposed development projects.
- 2011 **Heritage Coordinator, Building, Planning and Design Department, City of Brampton** (temporary assignment)
Project lead for new Heritage Conservation District Study. The assignment included directing consultants, managing budgets, organizing a Public Information Session, and reporting to Senior Management and Council. Reviewed development/planning documents for impacts to heritage including OP policies, OP Amendments, Plans of subdivision and Committee of Adjustment applications and Municipal Class EA undertakings.
- 2010-2011 **Senior Heritage Coordinator, Culture Division, City of Mississauga** (temporary assignment)
Provided advice to Senior Management and Municipal Council on heritage conservation of built heritage, archaeological sites and cultural heritage landscapes. Liaised with multiple municipal staff including the Clerks' office, Parks and development planners and the public. Supervised and directed project work for junior heritage planner.
- 1999-2008 **Regional Archaeologist, Planning and Environmental Section, Ministry of Transportation (MTO)**
Responsibilities included: project management and coordination of MTO archaeology and heritage program, managed multiple consultants, conducted and coordinated field assessments, surveys and excavations, liaised with First Nations' communities and Band Councils, estimated budgets including \$200,000 retainer contracts.

Jacqueline McDermid, B.A.
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Biography

Jacqueline recently finished a 6-month contract with MTO as the Heritage Specialist for Central Region, returning to her permanent position at ARA in the Fall 2018 where she had been the acting Heritage Team Lead for the year previous. As the lead, she directed the preparation and oversaw the submission of deliverables to clients. Currently, she is the Heritage Team Technical Writer and Researcher, where she continues to research and evaluate the significance of cultural heritage resources using *Ontario Regulation 9/06* and *10/06*, most recently completing designation reports for the City of Burlington, City of Kingston and Town of Newmarket and the Town of Whitchurch-Stouffville. Further, Jacqueline has overseen the completion of many Built Heritage and Cultural Heritage Landscape Studies as well as Heritage Impact Assessments including reports for a proposed aggregate pit, road widening, the LRT in the Region of Waterloo and a National Historic Site in St. Catharines. As well as being a proficient technical writer, Jacqueline is skilled at writing in approachable language demonstrated by my crafting of 30 properties stories and 35 thematic stories for Heritage Burlington's website. She holds an Honours Bachelor of Arts in Near Eastern Archaeology from Wilfrid Laurier University. In addition to heritage experience, Jacqueline also has archaeological experience working as field crew, as an Assistant Lab Technician and archaeological technical writer.

Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
Major: Near Eastern Archaeology

Work Experience

2015-current **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**
Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region – Six-month contract.**
Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.

2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**

- 2014-2015 **Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products**
Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**
Clean, Process, Draw and Research artifacts from various sites in Jordan.

Selected Professional Development

- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Cultural Heritage Projects

- 2018 **Credit River Bridge Strategic Conservation Plan**
Worked with environmental planners, consultants and MTO management advising and providing technical review for the MTO's pilot SCP, submission to MTCS.
- 2017-2018 **500 Bloomington Road CHER, Aurora Client: Infrastructure Ontario**
- 2018 **Queen Victoria Park Heritage Impact Assessment, Niagara Falls**
Client: Canadian Niagara Hotels
- 2016 **700 University Avenue CHER, Toronto Client: Infrastructure Ontario**
- 2017 **Weston Heritage Conservation District Phase II Study**
Client: Weston Heritage Conservation District Board
- 2017 **Cultural Heritage Assessment of 176 Rennick Road, Burlington**
Client: City of Burlington
- 2017 **Westdale Theatre Cultural Heritage Assessment**
Client: City of Hamilton
- 2017 **Documentation & Salvage Report for 264 Governors Road, Hamilton**
Client: Intero Development Group Inc.
- 2016-2018 **Cultural Heritage Inventory for Region of Waterloo LRT Client: WSP**
- 2016 **Town of Newmarket Designation Reports Client: Town of Newmarket**
- 2016 **Jigs Hollow Pit Cultural Heritage Impact Study, Township of Woolwich**
Client: Preston Sand & Gravel Company Limited
- 2016 **Municipal Register of Cultural Heritage Resources Client: City of Burlington**
- 2016 **East Side Sanitary Pumping Station Built Heritage and Cultural Heritage Landscape Assessment, Port Colborne Client: Niagara Region**

Sarah Clarke, B.A.
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Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

Education

Current MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010 Honours BA, Wilfrid Laurier University, Waterloo, Ontario
Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current Member of the Ontario Archaeological Society
Current Member of the Society for Industrial Archaeology
Current Member of the Brant Historical Society
Current Member of the Ontario Genealogical Society
Current Member of the Canadian Archaeological Association
Current Member of the Archives Association of Ontario

Work Experience

Current **Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd.**
Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and

- local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
- 2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**
Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2018 Grand River Watershed 21st Annual Heritage Day Workshop and Celebration (One day)
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Education Conference (One day)
- 2017 Ontario Genealogical Society Conference. (Two days)
- 2016 Ontario Archaeological Society Symposium (One day)
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society (One day)
- 2015 Applied Research License Workshop, MTCS (One day)
- 2014 Applied Research License Workshop, MTCS (One day)
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks

Presentations

- 2018 The Early Black History of Brantford. Brant Historical Society, City of Brantford.
- 2017 Mush Hole Archaeology. Ontario Archaeological Society Symposium, City of Brantford.
- 2017 Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario. Canadian Archaeological Association Conference, Gatineau, QC.

Volunteer Experience

Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Chloe Richer, Hons. BA, M.Sc.Pl
Heritage Team Member

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Biography

Chloe Richer, ARA's Heritage Team Member, is practiced at conducting historic research at facilities such as the Archives of Ontario; w contributing to technical reports, including Cultural Heritage Evaluations and Assessments, Cultural Heritage Landscape Inventories, Research Report and Heritage Impact Assessments; and with site visits, architectural photography and documentation. In 2018, Chloe obtained a diploma in Heritage Conservation from Willowbank School of Restoration Arts. She also holds a Master of Science in Planning degree (2011) and an Honours Bachelor of Arts degree (2009) from the University of Toronto. Her experience prior to joining ARA included extensive community engagement and consultation work as a Constituency Assistant with the City of Toronto from 2011 to 2015. In 2016, Chloe participated in a wide range of curatorial activities as Exhibit Technician Summer Student with the Heritage Services – Regional Municipality of Halton. As an Intern with the City of Hamilton's Heritage Facilities and Capital Planning – Tourism & Culture Division from 2016 to 2018, Chloe conducted research and documentation of Chedoke Estate, a site owned by the Ontario Heritage Trust and maintained by the City of Hamilton. Chloe is a Student Member of the following organizations: Canadian Association of Heritage Professionals (CAHP), Ontario Professional Planners Institute (OPPI), and Canadian Institute of Planners (CIP).

Education

2018 Diploma, Willowbank School of Restoration Arts, Queenston, ON
Heritage Conservation

2011 Master of Science in Planning, University of Toronto, Toronto, ON
Specialization: Social Planning and Policy, and Community Development

2009 Honours BA, University of Toronto, Toronto, ON
Major: Urban Studies, Minors: Geography and English
Graduated with Distinction

Professional Memberships and Accreditations

Current Student Member, Canadian Association of Heritage Professionals (CAHP)
Student Member, OPPI (Ontario Professional Planners Institute)
Student Member, CIP (Canadian Institute of Planners)

Work Experience

Current **Heritage Team Member, Archaeological Research Associates Ltd.**
Participating in the completion of heritage projects, including the evaluation of the cultural heritage value or interest for a variety of cultural heritage resources.

2016-2018 **Intern, Heritage Facilities and Capital Planning, City of Hamilton**

- Live-in internship researching potential future uses of Balfour House at Chedoke Estate, with a focus on revenue generation for the City of Hamilton. Analysis of the *Ontario Building Code* as well as planning and zoning regulations affecting the site. Documentation and assessing Balfour House for any maintenance concerns or deterioration of built heritage assets.
- 2016 **Exhibit Technician Summer Student, Halton Region**
Participated in a wide range of curatorial activities, with a specific focus on the production of exhibits for Halton Heritage Services, part of Halton Region's Legislative and Planning Services. Secondary duties included collections management, public programming and preventative conservation.
- 2011-2015 **Constituency Assistant, City of Toronto**
Provided constituency outreach for Councillor Josh Matlow. Ensured constituents' inquiries were addressed, specifically regarding tenant issues, accessibility and seniors, other social services, small business issues and parks. Organized public meetings on planning applications, transit and the budget; site visits with City of Toronto staff; and meetings with stakeholders such as other levels of government, community organizations and private sector consultants.
- 2008-2012 **Research Assistant II, St. Michael's Hospital**
Assisted the Survey Research Unit at the Centre for Research on Inner City Health with qualitative research for a study that examined whether moving from aging public housing into new, mixed-income housing can affect a person's health.

Professional Development

- 2018 Heritage Day Workshop, Heritage Working Group and City of Waterloo, Waterloo, ON
- 2017 Symposium on Intangible Heritage, Ontario Heritage Trust, Toronto, ON
- 2017 Montreal Round Table, Canada Research Chair on Built Heritage, Université de Montréal, Montréal, QC
- 2016 *Heritage Rising*, National Trust for Canada Conference, Hamilton, ON
- 2009 OPPI and Canadian Institute of Planners Joint Conference, Niagara Falls, ON
- 2007 Planners Network Annual Conference, New Orleans, Louisiana

Publications

- 2016 "Reflections on a Summer with Halton Heritage Services: The Importance of Student Training Opportunities." CAHP E-Forum, August 2016.

Presentations

- 2017 "Weston Heritage Conservation District (HCD) Study – Weston HCD Phase II." Co-presented to Conestoga College Heritage Conservation students.
- 2017 "Student views on balancing tourism and heritage conservation: Venice and its Lagoon World Heritage Site case study." Presented at the 2017 Montreal Roundtable, Montreal, Quebec.