

**REPORT NO. 24** of the  
**ECONOMIC DEVELOPMENT  
STANDING COMMITTEE**  
of its meeting held March 7, 2012

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**Present:**

**Councillor Dilkens  
Councillor Payne  
Councillor Valentinis  
Councillor Sleiman**

**Regrets:**

**Councillor Marra**

That the following recommendation of the Economic Development Standing Committee **BE APPROVED** as follows:

Moved by Councillor Sleiman, seconded by Councillor Valentinis,

**I. THAT** the following properties of cultural heritage value or interest **BE ADDED** to the Windsor Municipal Heritage Register:

- 2744 Edna Street / 2601 Wyandotte Street East – Long Manufacturing Co. Ltd. – c1910 – Auto Supply Manufacturing (2 centre bldgs.) – Ford City
- 706 Marentette Avenue – Martin Manor Apartments – c1920 – Octagonal corner – Core
- 761 Morand Street – Raymond Masters House – 1960 – Arch. Raymond Masters – South Windsor
- 1215 Parent Avenue – Trinity Lutheran Church – 1947, 1979 – Arch. J.C. Pennington, Raymond Masters – Core
- 375 Ouellette Avenue – McCreery's/Birks Jewellers – c1910, 1940 – Moderne – Core
- 2072 Riverside Drive East – Wiser's Reception Centre (Hiram Walker) – 1964 – Contemporary – Walkerville
- 475 Roselawn Drive – House – c1928 – Tudor Revival – South Windsor
- 7439 St. Rose Avenue – Langlois House – c1869 – French Farm – Riverside
- 401 Sunset Avenue – Essex Hall, University of Windsor – 1961, 1964 – International Style; Raymond Masters design – Sandwich
- 245 Tecumseh Road East / McDougall Street / Logan Avenue – Windsor Stadium – c1929 – Soccer Stadium, Shows – Core
- 156-90 University Avenue West – Metropolitan / Guaranty Trust Building – c1928 – Art Deco; Arch. Pennington & Boyde – Core

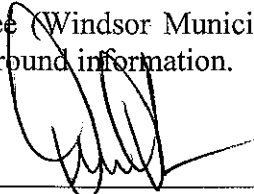
**II. THAT** the following property **BE REMOVED** from the Windsor Municipal Heritage Register:

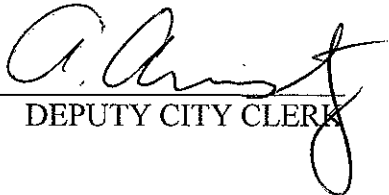
- 1567 Ouellette Avenue – Ernest Wilby House – 1930 – Arch. Ernest Wilby; Tudor Revival – Core

Carried.



Clerk's Note: Report No. 304 of the Windsor Heritage Committee (Windsor Municipal Heritage Register – Add and Remove Listings) is attached as background information.

  
\_\_\_\_\_  
CHAIRPERSON

  
\_\_\_\_\_  
DEPUTY CITY CLERK

NOTIFICATION				
NAME	ADDRESS	EMAIL	TELEPHONE	FAX
Windsor Heritage Committee				



# ECONOMIC DEVELOPMENT STANDING COMMITTEE

REPORT NO. 304  
of the  
Windsor Heritage Committee  
at its meeting held  
January 11, 2012  
5:30 o'clock p.m.  
Meeting Room 402, 400 City Hall Square East

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## Members Present at January 11, 2012 meeting:

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

Your Committee submits the following recommendations:

Moved by A. Foot, seconded by L. Baker

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

- 2744 Edna Street / 2601 Wyandotte Street East – Long Manufacturing Co. Ltd. – c1910 – Auto Supply Manufacturing (2 centre bldgs.) – Ford City
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- 245 Tecumseh Road East / McDougall Street / Logan Avenue – Windsor Stadium – c1929 – Soccer Stadium, Shows – Core
- 156-90 University Avenue West – Metropolitan / Guaranty Trust Building – c1928 – Art Deco; Arch. Pennington & Boyde – Core

II. That the following property **BE REMOVED** from the Windsor Municipal Heritage Register:

- 1567 Ouellette Avenue – Ernest Wilby House – 1930 – Arch. Ernest Wilby; Tudor Revival – Core

Carried.

Livelihood #15697 MB2012

**Note:** The report of the Heritage Planner dated January 12, 2012 entitled “Windsor Municipal Heritage Register – Add and Remove Listings- attached.”

Notification

<u>Name</u>	<u>Address</u>	<u>E-mail</u>
Windsor Heritage Committee including resource		

**THE CORPORATION OF THE CITY OF WINDSOR**  
**Planning Department**

**MISSION STATEMENT:**

*"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"*

<b>LiveLink REPORT #: 15697</b>	<b>Report Date: December 29, 2011</b> revised January 12, 2012
<b>Author's Name: John R. Calhoun</b>	<b>Date to WHC: January 11, 2012</b>
<b>Author's Phone: 519 255-6543 x 6179</b>	<b>Classification #:</b>
<b>Author's Email: jcalhoun@city.windsor.on.ca</b>	

**To: Windsor Heritage Committee**

**Subject: Windsor Municipal Heritage Register – Add and Remove Listings**

**PD#**

**City Wide: x Ward(s):**

**1. RECOMMENDATION:**

I. That the following properties of cultural heritage value or interest be added to the Windsor Municipal Heritage Register:

- 2744 Edna Street / 2601 Wyandotte Street East – Long Manufacturing Co. Ltd. – c1910 – Auto Supply Manufacturing (2 centre bldgs.) – Ford City
- 706 Marentette Avenue – Martin Manor Apartments – c1920 – Octagonal corner – Core
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- 156-90 University Avenue West – Metropolitan / Guaranty Trust Building – c1928 – Art Deco; Arch. Pennington & Boyde – Core

II. That the following property be removed from the Windsor Municipal Heritage Register:

- 1567 Ouellette Avenue – Ernest Wilby House – 1930 – Arch. Ernest Wilby; Tudor Revival – Core

## **EXECUTIVE SUMMARY:**

N/A

## **2. BACKGROUND:**

For many years, the "Windsor Heritage Properties Inventory" was used as a planning tool to flag properties with cultural heritage value. Except for those properties also covered by heritage designation by-laws, there was little legal effect to being on the inventory. In 2005, the Ontario Heritage Act was changed to allow municipalities to include undesignated properties of cultural heritage value on the official Municipal Heritage Register and provided protection against quick demolition of these undesignated properties. Beginning in 2006 the City undertook a comprehensive review of properties listed on the Inventory and in August 2007 City Council approved (M228-2007) an updated list with Committee Report No. 236. In June 2008, Council approved (M214-2008) Committee Report No. 247, which changed all properties on the Inventory that were neither "Register", "Designated", or "Heritage Conservation District" to the status of "Register". Several properties have been added since then, and some removed; several have been designated. Council approved the most recent changes in June 2011.

In June 2011, the Windsor Heritage Committee (WHC) nominated long-time Windsor architect Raymond Masters for the Heritage Community Recognition Award of the Ontario Heritage Trust. Three of his designs are now recommended for inclusion on the Municipal Heritage Register.

## **3. DISCUSSION:**

### **Proposal:**

The recommendations set out in this report would add/delete properties to/from the Windsor Municipal Heritage Register.

### **Legal provisions:**

Part IV, Section 27 of the Ontario Heritage Act states that "the register may include property ... that the council of the municipality believes to be of cultural heritage value or interest", without being designated. Also, "Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property ... or removing the reference to such a property from the register, consult with its municipal heritage committee."

Ontario Regulation 9/06 provides criteria for designation under the Ontario Heritage Act. While it is good practice to observe the same reasons for municipal register listing, it is not legally required. Part 1.(2) of the regulation is underlined for emphasis:

"A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,



- ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
- i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.”

The Heritage Planner makes editorial corrections to the Municipal Heritage Register as new information is found without announcing each change to the Windsor Heritage Committee. However, additions or deletions of property must be considered by the WHC and approved by Council.

The Ontario Heritage Act requires the owner of a property listed on the register to give the City sixty days notice of proposed demolition. During the sixty days notice period City Council (with Committee consultation) may initiate designation or decide to take no action.

**Property Descriptions (to be added to the Register):**

2744 Edna Street / 2601 Wyandotte Street East – Long Manufacturing Co. Ltd. – c1910 – Auto Supply Manufacturing (2 centre bldgs.) – Ford City

By 1937, the brick, one- and two-storey buildings were the Long Manufacturing Co., maker of automobile radiators. The property was served by a rail siding from the adjacent track crossing the Drouillard Road underpass. The two-storey building has brick banding below the parapet, and concrete sills. The one-storey building has three wide bays, and louvered skylights. (Additions to the east and west are not considered part of this listing.)

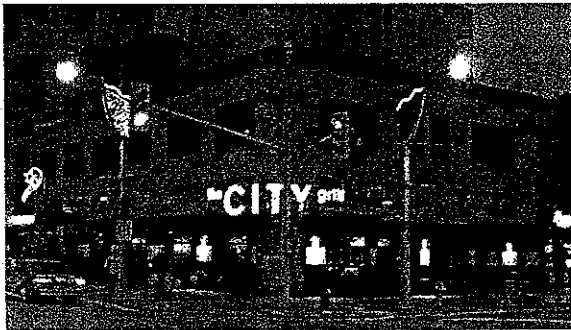


706 Marentette Avenue – Martin Manor Apartments  
– c1920 – Octagonal corner – Core

This three-storey (plus basement), red-brick apartment block has a part-octagonal layout at the corner of Tuscarora Street. There are foundation blocks of shaped concrete, name plate centred on the top floor, two-storey bays on both street-facing sides, cast sills, vertical bricks over the gently arched windows, and a hipped roof.



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



This two-storey building at the corner of Park Street has stone facing on the upper floor, with first floor storefront windows facing both streets; the mezzanine level has glass blocks. In 2011, new owners used photos from decades ago to guide reconstruction of the canopy, windows, and corner sign.

1215 Parent Avenue – Trinity Lutheran Church – 1947, 1979 – Arch. J.C. Pennington, Raymond Masters – Core



The original building is almost symmetrical, in Gothic Revival style, with cast stone details around windows, doorway and gable. There are triplet arched stained-glass windows above the inset arched doorway with a pair of wood doors with brackets. The hall addition is in a contemporary style, with stone and metal details. (photo and information from [InternationalMetropolis.com](http://InternationalMetropolis.com))

761 Morand Street – Raymond Masters House – 1960 – Arch. Raymond Masters – South Windsor

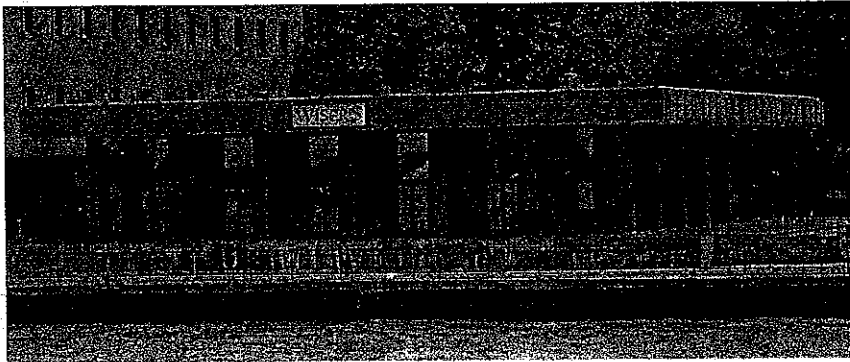
This one-storey contemporary-style house was designed by the architect for his family. It features walls of large stones, with a bead-board detail with



basement windows below, side gables on low-slope roof with exposed beams, and side entry (with small centre-front porch).

2072 Riverside Drive East – Wiser's Reception Centre (Hiram Walker) – 1964 – Contemporary – Walkerville

This building, east of the 1892 office building, has one tall storey with a flat roof supported by a gallery of square columns. There are full-height windows and large doors. The building is largely hidden from the street by a brick screen; this view is from the Detroit River. (interior photo from Pristine Power website)



475 Roselawn Drive – House – c1928 – Tudor Revival – South Windsor



This 2½-storey house was constructed soon after the area northwest of Dougall Avenue and Cabana Road was platted, though most development occurred in the 1950s. The house features variegated brick on the first floor, stucco half-timbering on the second (with overhangs), wood shingle roof with side gables and small front gables, and side chimneys with chimney pots. A matching detached garage is at the rear.

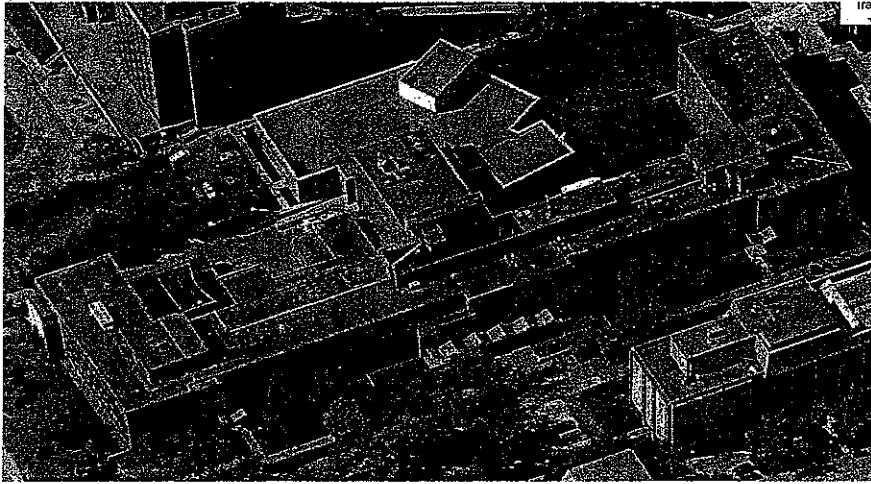
7439 St. Rose Avenue – Langlois House – c1869 – French Farm – Riverside

The core of this house is two-storey, with first floor of brick (with arches over the windows) and shingle siding on the upper floor. A round window is on the second floor. Later one-storey additions include a porch and garage facing St. Rose Avenue, and a wing facing Fairview Boulevard. The gable ends have non-original lacy verge boards.



401 Sunset Avenue – Essex Hall, University of Windsor – 1961, 1964 – International Style; Raymond Masters design – Sandwich

This four-storey, block-long class-room/office building at the northwest corner of Wyandotte Street West and Patricia Avenue was constructed in the International Style as the Physical & Applied Sciences Building. The corners are wide brick panels with cast-concrete outlines; each wall is an aluminum grid with continuous windows alternating horizontally with black metal panels; wider verticals are at every third window. The main entry features a canopy of five V-folds; secondary entries have single Vs. Shields are applied to the main and Wyandotte Street sides. (aerial photo from Google maps)



245 Tecumseh Road East / McDougall Street / Logan Avenue – Windsor Stadium – c1929 – Soccer Stadium, Shows – Core

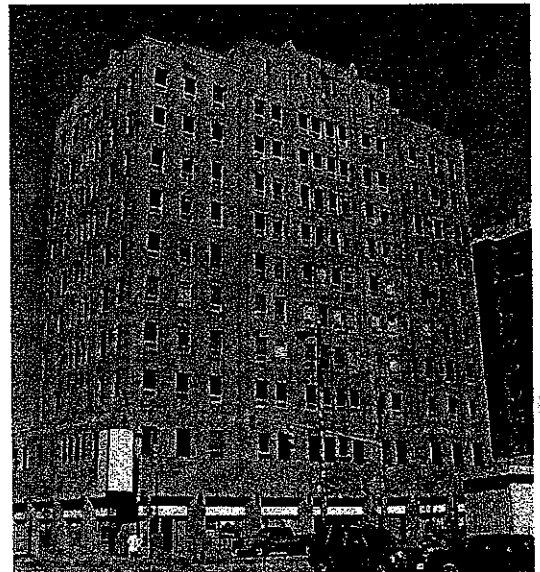


The stands face McDougall Street south of Kennedy Collegiate High School; they include stucco walls and a stepped parapet, and a pair of shields on the centre section. The field includes a track, and

could be part of the audience area in front of the Jackson Park Band Shell. The stadium has been the site of many championship matches, and is currently the home of the Windsor Stars professional soccer team.

156-90 University Avenue West – Metropolitan / Guaranty Trust Building – c1928 – Art Deco; Arch. Pennington & Boyde – Core

The top floor of this light-brick, ten-storey building features Art Deco details including dentils, layered verticals on the stepped parapet, shields, and window arches. Other features are vertical ribs between windows, multiple pilasters, and a plain second floor. Details continue on the Victoria Avenue side. The first-floor bays with inset arches have been covered by plain new panels.



## II. Property Description (to be removed from the Register):

1567 Ouellette Avenue – Ernest Wilby House – 1930 – Arch. Ernest Wilby; Tudor Revival – Core  
This property was torn down in the summer of 2011, after the Committee and Council took no action to designate it when demolition was requested.



### Architectural Considerations:

These are stated above for each site.

### Official Plan Policy:

The Windsor Official Plan includes (9.3.2.1.) “Council will identify heritage resources by: ... (c) researching and documenting the history, and architectural and contextual merit of potential heritage resources on an individual property basis; (d) maintaining and updating the inventory of built heritage resources known as the Windsor Heritage Properties Inventory ...” [now Register]

## 4. RISK ANALYSIS:

There is a risk of quick demolition if the recommended properties are not added to the Municipal Heritage Register. While being on the register does not outright protect heritage resources from demolition it provides Council with additional time to decide whether to designate a property.

## 5. FINANCIAL MATTERS:

There are no costs to property owners. City costs will be for record keeping and informing the owners.

## 6. CONSULTATIONS:

Heritage Planner files compiled over several years from multiple sources were utilized. Some research was derived from Committee Member Andrew Foot’s website, [www.InternationalMetropolis.com](http://www.InternationalMetropolis.com). The Heritage Planner will send letters to owners after Council action.

## 7. CONCLUSION:

Eleven properties should be added to the Windsor Municipal Heritage Register, and one removed.

*Greg Atkinson*

for

**John R. Calhoun, AICP  
Heritage Planner**

*Thom Hunt*

**Thom Hunt, MCIP, RPP  
City Planner**

**APPENDICES: N/A**

**DEPARTMENTS/OTHERS CONSULTED:**  
Name:  
Phone #: ext.

**NOTIFICATION:**

Name	Address	Email Address	Telephone	FAX