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Windsor, Ontario, January 12, 2011

A meeting of the **Windsor Heritage Committee** is held this day commencing at 5:30 o'clock p.m. in Room 406, 400 City Hall Square East, there being present the following members:

Robin Easterbrook, Chair
Councillor Percy Hatfield
Councillor Fulvio Valentinis
Lynn Raeburn Baker
Simon Chamely
Dr. Paul DeMarco
Noreen Slack
Gudrin Bildfell
Jeffrey Mellow
Janis Marchand (arrives at 5:37 o'clock p.m.)

Regrets received from:

Tony Amato
Andrew Foot

Guests in attendance:

Shane Mitchell

Delegations include the following:

Gerry Koski, Solicitor, regarding *Item 5.2*

Also present are the following resource personnel:

John R. Calhoun, Heritage Planner
Greg Atkinson, Planner II, Research & Policy Support
Susan Vadori, Committee Coordinator (A)

1. CALL TO ORDER

The Chair calls the meeting to order at 5:33 o'clock p.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

2. ADOPTION OF THE MINUTES

Moved by L. Baker, seconded by S. Chamely,
That the minutes of the meeting of the Windsor Heritage Committee held
December 8, 2010 **BE ADOPTED** as presented.
Carried.

3. **DECLARATIONS OF CONFLICT**

P. Hatfield declares conflict with Item 5.3 John Campbell School, 1255 Tecumseh Road East, as his wife is a trustee of the Greater Essex County District School Board.

5. **BUSINESS ITEMS**

5.1 **Hong Family House, 1566 Pillette Road**

J. Calhoun advises that no delegation is present to represent this application. The Committee generally agrees that the report was very well written and was easily comprehensible. The Committee notes the property is very deserving and inquires as to why the designation also includes interior elements. J. Calhoun advises that the Owners were comfortable with the interior designation and J. Calhoun notes that this is difficult for enforcement purposes.

Moved by P. Hatfield, seconded by P. DeMarco
That in accordance with the *Ontario Heritage Act*, Notice of Intention to Designate the following property **BE GIVEN**, as amended, to remove the inclusion of “Interior feature that contributes to the architectural value of the Hong Family House:

- Living-room ceiling with plaster in a radial pattern from an oval centre”,

Owner: Patricia Hong

Property: 1566 Pillette Road (Plan 1063 Lot 40)

Description of Historic Place

The Hong Family House is on the east side of Pillette Road, between the Canadian National Railroad and Tecumseh Road East. The house was built in 1928 in an exotic Tudor Revival style, and has been in continuous use. It has been occupied by the Hong family, early Chinese-Canadian immigrants and their descendants, since 1953.

Heritage Value

Architectural Importance:

This house, built in 1928, is of an exotic Tudor Revival style, one-and-one-half storeys, with stucco half-timbering (including diagonal and curved members) on the second floor, brick on the first floor (red mixed with grey including periodic projected bricks), and a shaped-block foundation. The asymmetrical façade includes a projected centre-left porch with brick piers supporting offset short wood posts, a group of three second-floor windows under a shingled triangular gable, and a high-pitch dormer that is inset at its base. The front window set is surrounded by red bricks on the sides and alternating red and grey on the lintel. The roof has slopes of two or more angles, flared in or out toward the base. Against the right side is tall, rectangular brick chimney with two chimney pots. A garage is attached to the left front corner; it repeats the offset porch posts, and has a flared roof and panelled doors.

Contextual Importance:

The Tudor Revival house addressed 1566 Pillette Road was built in 1928 in the village of Ford City, later East Windsor, and since 1935 part of the City of Windsor. It originally had a street address of 1068 Pillette and was changed to its present address about 1937.

The home was one of the first houses of the Reaume Organization “Country Club District” development. The Reaume Organization flagship model homes were Tudor Revival designs. The builder was David Guitard.

New home construction stopped with the Great Depression in late 1929. About half the lots facing Pillette Road between the CN Railroad and Tecumseh Road East were built on, including the neighbours on either side of 1566, but almost none of the lots on the parallel streets were occupied. The remaining lots were built on mostly in the late 1940s with small houses.

Historical Importance:

Since 1953, this home has been occupied by the Hong family. In 1918 and before, Hong family members paid the exorbitant “Head Tax” that the Canadian government charged Chinese immigrants, in order to discourage Chinese immigration. They were one of four Chinese-Canadian families in Windsor. The Hong family had also lost two brothers in World War II. When the house was constructed in 1928, ownership and occupancy were limited to Caucasians.

Character Defining Elements

Feature that contributes to the historical value of the Hong Family House:

- Its association with the Hong family, a pioneering Chinese-Canadian family from a time when the “Head Tax” was required for all Chinese immigrants.

Exterior features that contribute to the architectural value of the Hong Family House:

- Built in 1928, of an exotic Tudor Revival style.
- One-and-one-half storeys.
- Stucco half-timbering (including diagonal and curved members) on the second floor.
- Brick on the first floor (red mixed with grey including periodic projected bricks).
- Shaped-block foundation.
- Porch projected centre-left, with brick piers supporting offset short wood posts.
- Three second-floor windows grouped under a shingled triangular gable.
- High-pitch dormer with a pair of windows inset at its base.
- Roof slopes of two or more angles, flared in or out near the base.
- Chimney against the right side, brick, with two chimney pots.
- Garage attached to the left front corner, with offset posts, flared roof and panelled doors.

Characteristic that contributes to the contextual value of the Hong Family House:

- One of the first houses of the Reaume Organization “Country Club District” development, in the former municipality of Ford City.

Carried.

5.2 Ernest Wilby House, 1567 Ouellette Avenue

G. Koski, Solicitor for the Owner, is present to represent this application. At the Windsor Heritage Committee meeting of December 8, 2010, the Committee requested the owners produce estimates regarding the cost to rehabilitate (to make the building leasable) and to remove added portions of the building. G. Koski distributes a quote received from J. Nehme Contracting attached as Appendix “A” and G. Koski distributes an estimate received from RKS Services Group attached as Appendix “B”. The estimates address these items:

- windows and doors;
- demolition of the structure;
- drywall, tape, paint;
- electrical, heating, cooling insulation and roof repairs.

The Committee discuss at length the two estimates and S. Chamely notes to the Committee that upon his inspection of the property he believes the structure possesses heritage value along with associated value and distributes a Visual Report on the property at 1567 Ouellette attached as Appendix “C”.

Discussion occurs inquiring about the proximity of the City’s downtown demolition control by-law extends, and if the subject application is within the boundaries. The location is determined to be outside this by-law’s control.

Moved by P. Hatfield, seconded by P. DeMarco

That there is **OBJECTION** to the proposed demolition of the Ernest Wilby House, 1567 Ouellette Avenue (Plan 358 Block 10, Lot 27 & Lot 28), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act; however, there is **NO OBJECTION** to demolition of some or all of the additions of the building west and south of the original footprint of the house; provided that the east, south, and north walls of the original house are retained, that stability of the remaining structure is assured during the partial demolition, and that the design of the areas to be exposed after demolition is satisfactory to the City Planner and the Chief Building Official; and provided that the property remains on the Windsor Municipal Heritage Register.

Voting nay S. Chamely, J. Marchand, J. Mellow, and L. Baker

Carried.

P. Hatfield leaves the meeting at 6:40 o'clock p.m.

5.3 John Campbell School, 1255 Tecumseh Road East

J. Calhoun advises that the recommendation to amend prior approval for a Built Heritage Fund grant for the Greater Essex County District School Board for John Campbell School located at 1255 Tecumseh Road East for the rewiring of old fixtures is considered and supported.

Moved by L. Baker, seconded by S. Chamely

That the request by the Greater Essex County District School Board (GECDSB) for the approved grant from Built Heritage Fund, for the rehabilitation of John Campbell School at 1255 Tecumseh Road East (Concession 2 Lot 92; Plan 1054 Part Lots 1 to Lot 3; Lots 396 & 397 & Lot 399 to Lot 402 & 410 to 412, Part Lots 402 to 409 & Part closed alley; RP 12R22293, Part 1), **BE AMENDED** to omit the provision to “rewire original fixtures” in the first-floor heritage classroom.

Carried.

5.4 Community Heritage Ontario

An explanation regarding the request is provided by J. Calhoun.

Moved by F. Valentinis, seconded by P. DeMarco

That the 2011 Membership Renewal request for payment of \$60 to the Community Heritage Ontario on behalf of the Windsor Heritage Committee, **BE APPROVED** for payment from the Windsor Heritage Committee operating funds.

Carried.

5.5 Heritage Awards

The Committee generally discusses the proposed properties for consideration of the Built Heritage Awards attached Appendix “D”.

The Committee notes their appreciation of all the subject lands, noting the different heritage interest each property exhibits on the list.

Moved by L. Baker, seconded by F. Valentinis

That the 2011 Built Heritage Awards approval **BE GIVEN** to Shaar Hashomayim Synagogue, 115 Giles Blvd E, Firestone Tire Store, 1197 Ouellette Ave, John Campbell School, 1255 Tecumseh Rd E, Walkerville Power Station, 1057 Walker Rd, and Home Bank, 1701 Wyandotte St E.

Carried.

5.6 McGregor Plaque for St. John’s Cemetery, 3505 Sandwich Street

As requested from the Heritage meeting of December 2010, the Committee is apprised of the wording to be inscribed on the McGregor plaque constructed in an aluminum plate approximate 12 x 18, to be placed on a big rock near a bench so it will be noticed by passersby. The following is the wording suggested for the plaque:

“With Honor and Pride In Memory of

Gregor Robert McGregor Esq. born 1737 Perthshire, Scotland.

Served in the French-Indian War then settled near Fort Detroit where he rose to prominence as **1st Sheriff of the District of Hesse in 1788, Superintendent of Inland Navigation, Commandant of Fort Detroit 1791-92, Lt. Col. of the Kent Militia in 1796.** As a fur trader, “Gregoire, McLeod and Co.” helped launch the famous North West Co. Gregor received numerous land grants for his services. He passed away at Sandwich on Nov. 24, 1810 but his spirit lives on in the McGregor Clan.”

Moved by P. DeMarco, seconded by N. Slack

That the requested plaque honouring Gregor Robert McGregor Esq. **BE APPROVED** as amended to include the preferred spelling of “honour”, further **BE PLACED** with the appropriate wording as attached Appendix “E” on a rock within the St. John’s Cemetery at 3505 Sandwich Street.

Carried.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Heritage Week, February 2011

Plans to celebrate the week are moving forward.

6.2 Council Actions, January 10, 2011

J. Calhoun report that six Committee reports were considered and approved at Council on January 10, 2011, and also the Heritage designation bylaw for the Meirs-Fraser House was approved.

6.3 Our Lady of the Rosary Church, 2589 Riverside Drive East

J. Calhoun updates the Committee regarding the vacant heritage building, costs for repairs reported by the building condition report, potential Council report, and marketability to potential users.

Some salient points included in the discussion are:

- An interest is expressed to form a subcommittee to explore options.
- A suggestion to form a subcommittee to explore the options associated with the subject lands.
- Marketability for some owned City lands and structures are discussed and note a lack of occupancy or interest to rent is a re-occurring concern.
- Consider the Economic Revitalization Community Improvement Plan could provide tax rebates for preservation, investment and potential job creation.

6.4 Budgets

Discussion regarding the Heritage Funds and their sustainability as it pertains to the 2011 Budget. J. Calhoun reports that additional funds have been included in a budget submittal.

6.5 Sandwich Fire Hall, 363 Mill Street

J. Calhoun reports that no activity to promote this building is currently being undertaken.

6.6 Heritage Planning Class, Hamilton, Ontario

A report regarding this request will be submitted for a future meeting.

7. FINANCIALS

The Committee discusses the Financial Summary Variance Reports for Periods Ending October 31, 2010 and December 31, 2010. The Committee discusses the need for Carry-Forward funding request.

Moved by F. Valentinis, seconded by P. DeMarco

That the Coordinator **BE DIRECTED** to submit on behalf of the Windsor Heritage Committee a 2010 Carry-Forward Request for consideration by Council.

Carried.

8. DATE OF NEXT MEETING

The next meeting will be held on February 9, 2011 at 5:30 o'clock p.m. in Room 407, 400 City Hall Square East.

9. ADJOURNMENT

There being no further business, the meeting is adjourned at 7:31 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR