

KK/
Windsor, Ontario January 9, 2013

A meeting of the **Windsor Heritage Committee** is held this day commencing at 5:30 o'clock p.m. in Room 407, 400 City Hall Square East, there being present the following members:

Robin Easterbrook, Chair
Councillor Fulvio Valentinis
Simon Chamely
Andrew Foot
Jeffrey Mellow

Regrets received from:

Lynn Raeburn Baker
Noreen Slack

• Delegations in attendance:

Patrick Ducharme, Item 5.1
Rob Unis, Item 5.1
Stephen Ducharme, Item 5.1
Dr. Chris Blue, Item 5.2
Jerry Kavanaugh, Items 5.1 and 5.3

Also present are the following resource personnel:

John R. Calhoun, Heritage Planner
Pat Malicki, ACO
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chair calls the meeting to order at 5:35 o'clock p.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

2. ADOPTION OF THE MINUTES

Moved by Councillor Valentinis, seconded by S. Chamely,
That the minutes of the Windsor Heritage Committee at its meeting held October 10, 2012 **BE ADOPTED** as presented.
Carried.

3. **ADDITION TO THE AGENDA**

Moved by A. Foot, seconded by J. Mellow,
That Rule 3.3 (c) of the *Procedure By-law 98-2011* be waived to add the following addition to the Agenda:

- 5.8 Motion to approve an expenditure in the upset amount of \$75.00 for the 2013 Membership Fees in Community Heritage Ontario

Carried.

4. **DECLARATIONS OF CONFLICT**

The Chair discloses an interest on Item 5.2 as his spouse (a Solicitor) represents the applicant on Item 5.2 and he is employed by his spouse.

5. **BUSINESS ITEMS**

5.1 **Damase Pratt House, 3356 Riverside Drive East**

Stephen Ducharme, Owner and Patrick Ducharme, are present and available to answer questions. Stephen indicates he purchased the home two years ago and he is requesting the demolition of the one-storey wing on the west side as there is mould present.

An Affidavit from Paul Unis, Registered Architect relating to the property at 3336 Riverside Drive East and a letter from Raymond Masters, MRAIC are distributed and ***attached*** respectively as Appendix "A" and "B".

J. Calhoun advises the west wing was not part of the original structure and was later added as a one-storey extension. He indicates the property is listed on the Windsor Municipal Heritage Register and Councillor Valentinis adds the property features are not "strong" enough for designation.

Moved by Councillor Valentinis, seconded by A. Foot,

I. That two items of the partial demolition of the Damase Pratt House, 3336 Riverside Drive East, **BE APPROVED** as follows: subject to submitted designs (Appendix A):

- a. On the north side, to remove the sun room, deck structure and upper level room.
- b. In the east side of the south yard, to demolish the garage;

II. That Recommendation II in the report of the Heritage Planner dated December 21, 2012 **BE AMENDED** to state the following- *That the demolition of the one-storey wing on the west side BE APPROVED*; and

III. That the property located at 3336 Riverside Drive East **REMAIN** on the Municipal Heritage Register due to the cultural heritage significance of its association with the Pratt (Duprat) family.

Carried.

5.2 Anthony F. & Anna Grayson House, 1077 Ouellette Avenue

The Chair discloses an interest on this matter as his spouse represents the applicant, and he is employed by his spouse. S. Chamely, Vice Chair assumes the Chair.

Dr. Chris Blue, Owner, Jason Thibert, Architect and Jerry Kavanaugh, Architect are present and available to answer questions.

The proposal by the applicant is to demolish the house. Dr. Blue is also the owner of the two properties to the south (I 083 and I089 Ouellette Avenue) and has received site plan and other approvals to remodel them into medical offices. The applicant's intent is to extend the parking lot to be used for the properties to the south; however, no site plan has been submitted.

P. Malicki states the Architectural Conservancy of Ontario (ACO) is opposed to the demolition of any heritage property for use as a parking lot.

Dr. Blue indicates he requires 50 parking spots and notes the heritage elements in the homes at I083 and I089 Ouellette have been removed. These elements are to be restored and renewed as he envisions an "old style doctor's office". He adds the parking will be accessible and an accessible elevator will be installed.

The "Proposal for Addition & Exterior Renovations at 1083-1085 Ouellette Avenue" provided by Architectural Design Associates Inc. Architect is distributed and **attached** as Appendix "C".

Councillor Valentinis indicates he is not in favour of a parking lot on Ouellette Avenue, however, this is a parking lot with architectural detail and the front yard parking will be removed.

J. Calhoun notes I077 Ouellette Avenue has significant stand-alone character and is an important element in a row of two-storey houses.

In response to a question asked by P. Malicki regarding if this area could be considered as a heritage district, J. Calhoun suggests that most of the properties on the

block face could be listed on the Heritage Register, but the possibility of a district has not previously been raised for consideration.

Moved by Councillor Valentinis, seconded by J. Mellow,

That the demolition of 1077 Ouellette Avenue **BE APPROVED**, and further, that the landscaping enhancements including the elimination of front yard parking as shown [on Appendix "C"] **BE EXTENDED** to 1077 Ouellette Avenue.

The **motion is put and is lost** due to an equality of votes.

Aye votes: Councillor Valentinis, J. Mellow.

Nay votes: A. Foot, S. Chamely

R. Easterbrook discloses an interest and abstains from voting on the matter.

Moved by A. Foot, seconded by S. Chamely,

I. That the request to demolish the Anthony F. and Anna Grayson House at 1077 Ouellette Avenue **BE DENIED**;

II. That notice of designation of the property **BE APPROVED**; and

III. That the heritage attributes (stated in Appendix A) are determined to be sufficient for designation, and the demolition would be contrary to policy direction contained within the Official Plan.

The **motion is put and is lost** due to an equality of votes.

Aye votes: A. Foot, S. Chamely

Nay votes: Councillor Valentinis, J. Mellow

R. Easterbrook discloses an interest and abstains from voting on the matter.

Moved by Councillor Valentinis, seconded by A. Foot,

That the request for demolition of a Heritage Listed Property known as the Anthony F. and Anna Grayson House, 1077 Ouellette Avenue **BE REFERRED** to the Planning and Economic Development Standing Committee for a recommendation to City Council as there was a lack of consensus among the members of the Windsor Heritage Committee.

Carried.

R. Easterbrook discloses an interest and abstains from voting on the matter.

5.3 Buckland-Montreuil-Vichos House, 4187 Riverside Drive East

R. Easterbrook assumes the Chair.

J. Calhoun advises in 2011, the new owners of the property consulted City Staff regarding a potential land severance for the southern portion of 4187 Riverside Drive East to allow for the creation of a new detached residential building lot fronting on Rossini Boulevard. To facilitate this proposal, the owners suggested the demolition of the existing two-door detached garage, and construction of a new garage along the west side of the existing home using the salvaged cobblestone material.

J. Calhoun reports in November 2012, the applicants withdrew a request to acquire the entire unused alley on the south side of the property, and again requested the Riverside Drive access for the garage. They stated that the potential severance of the southern part of the property would result in a lot unsuitable for building if its width were reduced by the approved driveway and not having the full width of the abutting alley to be closed.

Moved by A. Foot, seconded by S. Chamely,

That the proposed demolition of the detached garage on the property at 4187 Riverside Drive East (Plan 813 Lots 7 and E pt 8) **BE CONDITIONALLY APPROVED**, provided that:

- a) a lot severance is approved by the Committee of Adjustment subject to the following conditions (b through j);
- b) the owner initiates a request for a heritage designation for the house (under Part IV of the *Ontario Heritage Act*); the designation will not include the existing garage, or the features to be directly affected by adding the approved new garage;
- c) until the heritage designation is finalized, the structure, facade, and all other related elements of the exterior of the existing house would remain, except for the approved new garage;
- d) the north wall of the proposed garage not extend north of the north edge of the northmost column on the front porch;
- e) the north wall of a connecting structure between the house and the proposed garage not extend north of the south edge of the northmost window on the west side of the house;
- f) no new doorway be added to the house except near the southwest corner;
- g) a new single-lane driveway may extend from Riverside Drive East along the west property line; the centre of the driveway will have a landscaped strip;
- h) an inventory is made of all trees on the entire site, prior to any removals or screening;
- i) preservation of the saucer magnolia tree near the northwest corner of the house, in a manner approved by the Landscape Architect in the Planning Department; and
- j) the garage will include these features:
 1. the height of the ridge of the proposed garage not exceed the height of the ridge of the existing garage,

2. the north wall of the garage will be at least 50% wall area covered with cobblestones, and
3. there will be two panelled garage doors (i.e. carriage style).

Carried.

5.4 Duplex, 357-359 Indian Road (Sandwich HCD)

Moved by A. Foot, seconded by Councillor Valentinis,
That the request for a Heritage Alteration Permit for proposed changes to the residential duplex at 357-359 Indian Road **BE DEFERRED** at the request of the applicant to the April 17, 2013 meeting of the Windsor Heritage Committee.

Carried.

5.5 Heritage Week 2013

A. Foot suggests the Windsor Truck and Storage Building be nominated to receive a Built Heritage Award. It is generally agreed this property be considered for an award in 2014.

Moved by A. Foot, seconded by S. Chamely,
That the following properties **BE RECOGNIZED** for their heritage value and to be presented with the 2013 Built Heritage Awards at an upcoming City Council meeting:

- I. Riverside Presbyterian Church, 840 Esdras Avenue (Riverside) 1929 rehabilitated for medical office and residence (Register 2008)
- II. Hydro Substation No. 61, 1086 Lauzon Road (Riverside) c 1927, rehabilitated c2008 for Prime Lighting Design (Register 2012)
- III. McCreery's/Birks Jewellers, 375 Ouellette Avenue (Core) c1910, rehabilitated 2012 for The City Grill (Register 2012)

Carried.

Councillor Valentinis suggests summer students be hired to assist in the updating of the Walking Tours Booklets and to address and undertake educational pieces relating to the WHC, Willistead and Mackenzie Hall.

5.6 Archaeological Study Funding

Moved by S. Chamely, seconded by A. Foot,
That **APPROVAL BE GIVEN** to an expenditure in the upset amount of \$2,500 to be funded from the Windsor Heritage Committee 2013 Operating Budget to continue a Stage I and Stage 2 archaeological study of a City-owned site.

Carried.

5.7 Meeting Schedule

It is generally agreed the WHC meeting schedule for the remainder of 2013 is as follows:

- April 17, 2013
- July 10, 2013
- October 9, 2013

5.8 Motion to Approve 2013 CHO Membership

Moved by A. Foot, seconded by S. Chamely,

That **APPROVAL BE GIVEN** to an expenditure in the upset amount of \$75.00 from the Windsor Heritage Committee 2013 Operating Budget for membership renewal in Community Heritage Ontario.

Carried.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Sandwich Heritage Conservation District

J. Calhoun advises the Sandwich Heritage Conservation District (HCD) was officially put in place on October 18, 2012. He will provide the Sandwich HCD Conservation Plan Guidelines and By-laws to the WHC members as a tool for decision making regarding properties within the HCD.

6.2 ACO/CHO Conference, May 31-June 3, 2012, Kingston, Ontario

J. Calhoun distributes his memo dated January 9, 2013 entitled "Ontario Heritage Conference, Kingston, May-June 2012", attached as Appendix "D".

Moved by S. Chamely, seconded by A. Foot,

That the memo of the Heritage Planner dated January 9, 2013 entitled "Ontario Heritage Conference, Kingston, May-June 2012" **BE RECEIVED** for information.

Carried.

6.3 St. Bernard School, 1847 Meldrum Road

J. Calhoun distributes a letter dated December 7, 2012 from the Chair, Windsor Heritage Committee and the corresponding reply from Norbert Hartmann, Supervisor of

the Board, Windsor-Essex Catholic District School Board dated December 11, 2012 regarding St. Bernard Catholic Elementary School, attached as Appendix "E".

7. **DATE OF NEXT MEETING**

The next meeting will be held o Wednesday, April 17, 2013 at 5:30 o'clock p.m. in Room 407, 400 City Hall Square East.

8. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 7:32 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
January 9, 2013
at 5:30 o'clock p.m.
in Room 407, 400 City Hall Square East

1. **CALL TO ORDER**

2. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held October 10, 2012 (*previously distributed*).

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Mr. Stephen Ducharme, regarding *Item 5.1*

Mr. Jason Thibert, regarding *Item 5.2*

Mr. Jerry Kavanaugh and Mr. Stephen Berrill, regarding *Item 5.3*

Mr. Kevin Flood, regarding *Item 5.4*

5. **BUSINESS ITEMS**

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

(2012 application) Consider recommendation for partial demolition of this property, listed on the Windsor Municipal Heritage Register. The report of the Heritage Planner dated December 21, 2012 - *attached*.

5.2 **Anthony F. & Anna Grayson House, 1077 Ouellette Avenue**

(HER-1-2013) Consider recommendation for demolition of this property, listed on the Windsor Municipal Heritage Register. The report of the Heritage Planner dated December 27, 2012 - *attached*.

5.3 **Buckland-Montreuil-Vichos House, 4187 Riverside Drive East**

(2011 application) Consider recommendation to further modify the items for approval of the demolition of the garage on this heritage-listed property. The report of the Heritage Planner dated December 27, 2012 - *attached*.

5.4 **Duplex, 357-359 Indian Road (Sandwich HCD)**

(HER-2-2013) Consider recommendation on proposals to I. Demolish the existing roof: (a. Construct a hipped roof of a higher (10 in 12) pitch, with asphalt shingles; b. Add a front-facing hipped dormer with two 1/1 sash windows and vinyl shake shingles; c. Add solar panels to the south side, overlapping the ridge, the edge of the eaves and the hip of the front slope); 2.

Construct addition to the rear of the existing building: (a. Walls on sides continuing in same plane as existing or set-in, with windows following similar spacing; b. Roof and solar panels continuing in same plane as proposed above); 3. Remove the porch and: (a. Reconstruct the same size with the same brick and same roof dimensions; b. Use a concrete-block base instead of brick; c. Relocate the centred front facing steps close to the south end; d. On the comers, install short wood columns matching the original). The report: of the Heritage Planner dated December 27, 2012 - attached.

5.5 Heritage Week 2013

Select properties for recognition. Decide about other promotions including a colouring contest. Memo from the Heritage Planner dated January 9, 2013 entitled "Heritage Awards" attached.

5.6 Archaeological study funding

Consider expenditure of an upset amount of \$2500 from the Windsor Heritage Committee Operating Fund to continue a Stage I and 2 archaeological study of a City-owned site. An in-camera meeting may be needed for this property matter. Memo from the Heritage Planner dated January 9, 2013 entitled "Archaeological Site - Request for Windsor Heritage Committee Funds" attached.

5.7 Meeting Schedule

Memo from the Heritage Planner dated January 9, 2013 entitled "Scheduled Meetings in 2013" - attached.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Sandwich Heritage Conservation District

Implementation

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

Report of Heritage Planner

6.3 St. Bernard School, 1847 Meldrum Road

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

7. DATE OF NEXT MEETING

A firm date is recommended to give to prospective applicants. A March meeting is suggested. The usual second Wednesday is March 13, during school holidays. On the first Wednesday, March 6, a 5:30 meeting would not be in conflict with any Council standing committee.

CLERK'S NOTE: *Administration has requested the 4 meeting dates for 2013 he determined at this meeting.*

8. ADJOURNMENT