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**THE CORPORATION OF THE CITY OF WINDSOR**  
**Economic Development Standing Committee - Planning Department**

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*MISSION STATEMENT:*

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

LiveLink REPORT#: 15363 SB2011	Report Date: June 21, 2011
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To: Economic Development Standing Committee

Subject: Proposed Partial Demolition  
 R.E. Holmes House, 2072 Willistead Crescent

PD#  
 City Wide: Ward(s): 4

**1. RECOMMENDATION:**

Several years ago the property was added to the "Windsor Heritage Properties Inventory". In 2007, Council determined part of the Inventory, as revised, to be the "Municipal Heritage Register," under provisions of the Ontario Heritage Act.

Consideration of this item was on the agenda for the Windsor Heritage Committee's regular meeting on June 8, 2011. However, there was no quorum. The proposal is being forwarded without a Committee recommendation to the Economic Development Standing Committee of Council.

### **3. DISCUSSION:**

#### **Property Description:**

The location is on the south side of the south loop of Willistead Crescent; it is separated by an alley from the back side of Walkerville Collegiate..

The main house is two-storey, of an exotic Tudor Revival style, constructed c1929, facing north. It has an L-shaped front with a round stone-faced entry tower topped by a cone in the centre, brick and half-timbered walls, and two large side chimneys against gables. An original garage, facing front, is on the southeast corner of the property. In 1974, the rear of the house was extended with a full-width, half-timbered one-storey addition, and an in-ground pool installed. A masonry wall is across the back side of the property.

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### **EXISTING/DEMOLITION ELEVATIONS**

#### **Proposal:**

The request is to remove the 1974 rear one-storey addition to the building, to be replaced by a two-storey rear addition designed by architect Stuart D. Miller.

#### **Legal provisions:**

Exterior demolition on properties that are listed on the Register, but not designated, requires an owner to file a notice of intent at least 60 days prior to the work. During that time, the Council, after consulting with the Heritage Committee, may designate the property (recognizing specific heritage features), or permit the demolition to occur. )

The Windsor Municipal Heritage Register consists of a list of addresses, some with building or property names. Most that are listed but not designated include the entire property, not differentiated between heritage and other features. In contrast, designated properties on the list include a description of heritage features that are to be retained if there is a change on the property.

There is no provision for the Committee or Council to comment on additions to or remodelling a heritage listed, non-designated property, other than removal from the Register. Such an action is not contemplated as a result of the proposed addition.

#### **Architectural Considerations:**

The facade of the main house facing Willstead Crescent will be unaffected by this proposal.

The addition being considered for removal is much newer than the house, but repeats the half timbering. The new addition (not subject to review) will be visible from the street and the alley, but will not affect the facade or the sides of the house near the front.

The Committee is asked to make a recommendation to determine if the current addition is of sufficient heritage value or interest to pursue designation of the property, or instead to permit the requested demolition.

#### **Applicable Official Plan Policy:**

The Windsor Official Plan includes "Council will manage heritage resources by: ... providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means" (9.3.6,1.e)

"Council will integrate heritage conservation into the development and infrastructure approval process by: ... utilizing the demolition control provisions of the Planning Act and the Heritage Act to assist in the protection of heritage buildings and structures" (9.3.7.1.e)

#### **Heritage Planner's Review:**

Based upon my professional background, the demolition of the 1974 addition should be permitted. The demolition (and new construction) will not have a negative effect on the original (c1929) building's appearance from the main vantage point of Willstead Crescent.

#### **4. FINANCIAL MATTERS:**

The proposed addition would be subject to future assessment review to determine its impact on municipal property taxes generated from the value of the home.

**5. CONSULTATIONS:**

The owner; Mr, Yves Poirier, met with the Heritage Planner on-site; and showed the existing rear features and drawings for modification.

**6. CONCLUSION:**

For the property at 2072 Willistead Crescent, the proposed removal of the rear addition should be approved, under provisions of Part IV of the Ontario Heritage Act for demolition of heritage register properties.

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

**Tom Hunt, MCIP,  
City Planner / Executive Director**

**D Z**  
**George Wilos**  
**City Solicitor and Corporate Leader**  
**Economic Development and Public Safety**

**APPENDICES: (none)**

<b>NOTIFICATION:</b>				
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