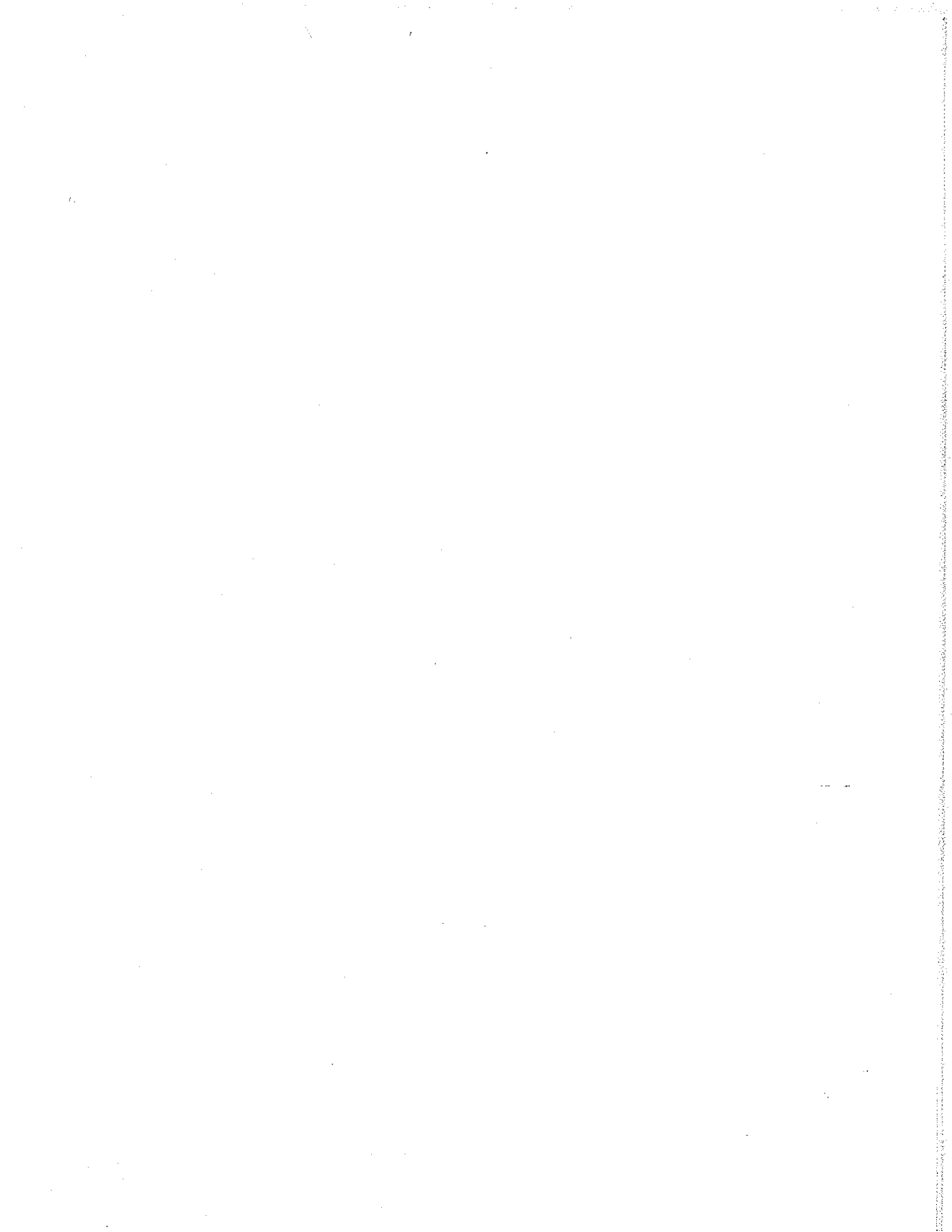


Kristin Allen	Danbury Property Mgt. 5795 Tecumseh Rd. East Windsor, ON N8T 1E1			
Ken Adair	103-5955 Ontario Street Windsor, ON N8S 1W6			
Ida Hary	201-5955 Ontario Street Windsor, ON N8S 1W6			



ECONOMIC DEVELOPMENT STANDING COMMITTEE

REPORT NO. 307

of the

Windsor Heritage Committee

at its meeting held

June 13, 2012

5:30 o'clock p.m.

Meeting Room 407, 400 City Hall Square East

Members Present at June 13, 2012 meeting:

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

Your Committee submits the following recommendation:

Moved by L. Baker, seconded by A. Foot,

I. That the request by Essex Condominium Corporation 98 for a grant for an upset amount of \$10,845 from the Community Heritage Fund for repointing of brick and other masonry at Edith Cavell School, 5955 Ontario Street, **BE APPROVED**, provided that funds up to the approved amount will be disbursed when work is complete, according to the submitted design, and work receipts produced. The Chief Building Official and City Planner will determine if work is according to the submitted design, applicable codes and historic standards.

II. That modification of a heritage feature **BE APPROVED**: Remove the awning over the front (north) entryway.

Carried.

CHAIR

(A) COMMITTEE COORDINATOR

Note: The report of the Heritage Planner dated June 7, 2012 entitled "Edith Cavell School, 5955 Ontario Street Community Heritage Fund for Repointing; Modification to North Entry" attached.

Notification

<u>Name</u>	<u>Address</u>	<u>E-mail/Telephone</u>
Windsor Heritage Committee including resource		
Ms. Kristin Allen Danbury Property Management	5795 Tecumseh Road East Windsor, ON N8T 1E1	519-974-3003
Mr. Ken Adair	103-5955 Ontario Street Windsor, ON N8S 1W6	ken_adair@wecdsb.on.ca
Mr. Ida Hary	201-5955 Ontario Street Windsor ON N8S 1W8	519-974-4696

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"

LiveLink REPORT #: 16002	Report Date: June 7, 2012
Author's Name: John R. Calhoun	Date to WHC: June 13, 2012
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

**Subject: Edith Cavell School, 5955 Ontario Street
 Community Heritage Fund for Repointing; Modification to North Entry
 PD#**

City Wide: Ward(s): 6

1. RECOMMENDATION:

- I. That the request by Essex Condominium Corporation 98 for a grant for an upset amount of \$10,845 from the Community Heritage Fund, for repointing of brick and other masonry at Edith Cavell School, 5955 Ontario Street, **BE APPROVED**, provided that funds up to the approved amount will be disbursed when work is complete, according to the submitted design, and work receipts produced. The Chief Building Official and City Planner will determine if work is according to the submitted design, applicable codes and historic standards.
- II. That modification of a heritage feature **BE APPROVED**: Remove the awning over the front (north) entryway.



EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

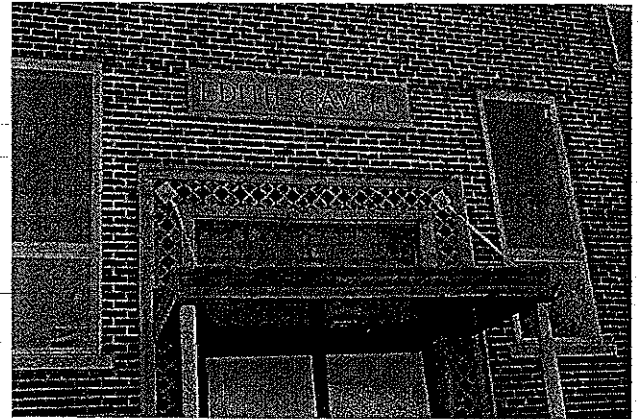
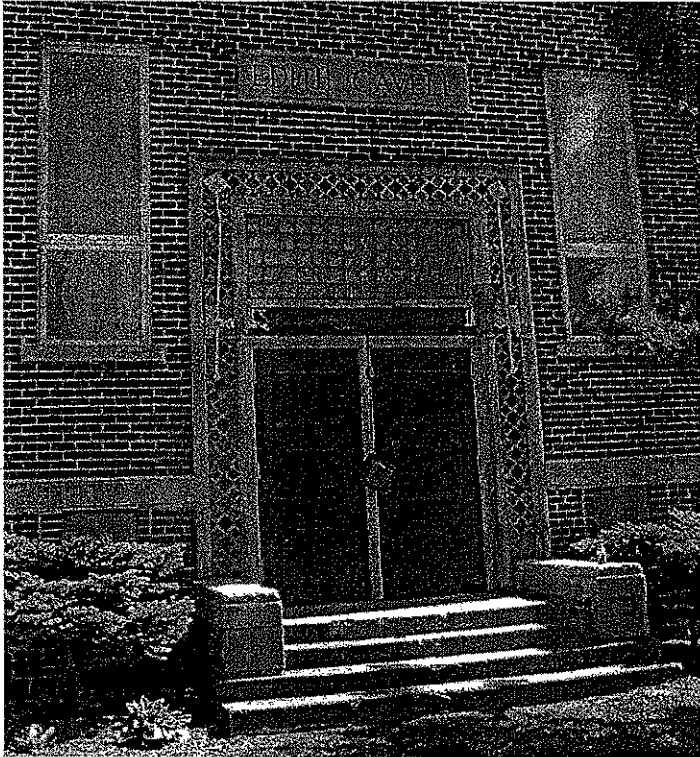
On April 27, 2012, Ken Adair and Ida Hary, representatives of the condominium association ECC 98, submitted a request for \$15,000 from the Community Heritage Fund, to assist with the cost of \$72,297.40 for repointing parts of the walls. Enquiries had begun the previous summer to determine what funds were available and to propose the type of work to be done.

For many years, this property was listed on the "Windsor Heritage Properties Inventory", used as a planning tool to flag properties with cultural heritage value which were not designated. By 2003 the conversion of the school building to residential condominiums was recognized with a

Built Heritage Award. In August 2007, this property was included on the Council-approved first official heritage register of non-designated properties. In October 2008 the Windsor Heritage Committee recommended heritage designation, under provisions of Part IV of the Ontario Heritage Act. Council passed the designation in March 2009. (The by-law's Reasons for Designation is attached as Appendix B.)

At a site visit on April 27, 2012, the heritage planner observed the missing canopy over the north doorway. Discussion with the owner representative and a review of previous photos revealed that the removed canopy was in place when the property was designated. However it had been a

replacement of poor quality and the owners had recently removed because it was structurally unsound. (2003 photo below)



Work on the brick began the following week. The owner representatives were told that there was no assurance of funding until the final Council vote, probably in late summer. However, because the heritage planner reviewed

and photographed the site condition prior to the work, there should be no prejudice against consideration of the grant because of work begun.

3. DISCUSSION:

Proposal:

The recommendations would provide for a City grant for part of the cost of a needed repair, and permit the removal of an item included in the designation features that is determined not to have heritage value.

Legal provisions:

The Ontario Heritage Act (27.(1.1)(c)) includes the requirement for "a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property". Changes to the property that affect the included features are subject to approval by Council (33.1) after review by the Windsor Heritage Committee.

The policies for Community Heritage Fund grants are outlined on the City website (www.citywindsor.ca/residents/historyofwindsor/Heritage/Heritage-Fund/Pages/Heritage-Fund.aspx). This fund (reserve fund 357) is limited to designated properties, and generally for

heritage attributes listed in the designation. The guidelines include a grant maximum of 15% of the cost of the work. The owners also received a higher bid for the work.

Architectural Considerations:

The heritage planner gave owner representatives information about characteristics of old brick and mortar, so that they could select the appropriate materials for repointing. The contractor demonstrated his knowledge of materials to the satisfaction of the owners.

Early photos of the school show a canopy over the north door that is more elaborate than the one recently removed. The canopy installed by 2003 was made of plywood that was rotting and delaminating, wrapped in siding trim, and supported by thin posts; the tie braces were anchored without care to the points of contact with the tile surround.

The owners would someday like to replace the canopy with one of appropriate design, perhaps replicating the original; said design will be reviewed by the Committee. For now, the proposal is to install tiles replicating others in the vertical parts of the doorway surround, clean and repair the cast stone, and install a painted board over the horizontal space that the canopy covered.

Official Plan Policy:

The Windsor Official Plan includes protection (9.3.4.1.). "Council will protect heritage resources by: (c) requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrate that the proposal will not adversely impact the heritage significance of the property ..." Also (9.3.6.1.), "Council will manage heritage resources by: (e) providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means".

4. RISK ANALYSIS:

For the Community Heritage Fund, no City funds will be expended until the project is completed to the design and according to good practices.

5. FINANCIAL MATTERS:

Expenditures in addition to the Community Heritage Fund grant are entirely those of the property owners. The requested grant of \$15,000 is 20.7% of the project cost; the recommended amount of \$10,845 is 15.0%, per guidelines.

6. CONSULTATIONS:

The heritage planner met with the owner representatives to discuss the proper methods of repointing, then to receive the application and discuss design following the canopy removal.

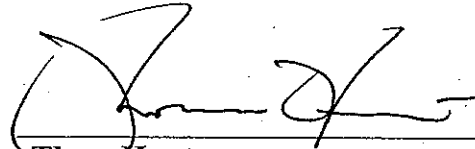
7. CONCLUSION:

It is recommended that the request by Essex Condominium Corporation 98 for a grant for an upset amount of \$10,845 from the Community Heritage Fund, for repointing of brick and other masonry at Edith Cavell School, 5955 Ontario Street, be approved, subject to the stated

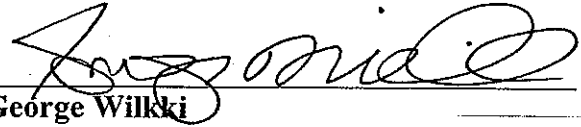
conditions. It is also recommended that the removal of the awning over the front (north) entryway be approved as a modification of a designated heritage feature.



John R. Calhoun
Heritage Planner



Thom Hunt
City Planner / Executive Director



George Wilkki
City Solicitor and Corporate Leader
Economic Development and Public Safety

JC/mf

APPENDICES: A: Application for Community Heritage Fund
B: Schedule "B", Reasons for Designation, from By-law 38-2009

DEPARTMENTS/OTHERS CONSULTED:

Name:
Phone #: ext.

NOTIFICATION:

Name	Address	Email Address	Telephone	FAX
Mr. Ken Adair	103-5955 Ontario St Windsor ON N8S 1W6	ken_adair @wecdsb.on.ca	519-562-7056	
Ms. Ida Hary	201-5955 Ontario St Windsor ON N8S 1W8		519-974-4696	
Ms. Kristin Allen Danbury Property Management	5795 Tecumseh Rd E Windsor ON N8T 1E1		519-974-3003	519-974-6893

Appendix A: Community Heritage Fund application



Windsor Heritage Committee

CITY OF WINDSOR
COMMUNITY HERITAGE FUND

APPLICATION FOR LOAN AND/OR GRANT
(To be completed in full)

APPLICANT/AGENT/OWNER INFORMATION

1. APPLICANT(S): ECC 98 "Edith Cavell Condos"
 Address, City: 5955 Ontario St. Windsor On Postal Code: N8S 1W6
 Email: ken_adair@weedsb.on.ca Telephone: 519 562 7056
2. AGENT/ARCHITECT/ENGINEER/SOLICITOR:
 Address, City: _____ Postal Code: _____
 Email: _____ Telephone: _____
3. REGISTERED OWNER(S): ECC 98
 Address, City: 5955 Ontario St. Windsor Postal Code: N8S 1W6
 Email: ken_adair@weedsb.on.ca Telephone: 519-562-7056

PROPERTY FOR WHICH HERITAGE FUND ASSISTANCE IS REQUESTED

4. HERITAGE NAME OF PROPERTY Edith Cavell
5. MUNICIPAL ADDRESS 5955 Ontario St. Windsor Ontario
6. LEGAL DESCRIPTION (Lot and Plan) ECC 98 (Standard Unit)
7. ASSESSMENT ROLL NUMBER(S) 060-100-04401 -> 04420
8. EXISTING USE residential condo's
9. THIS PROPERTY IS DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT
 YES By-law No. 38-2009 Date Mar 3/2009

REQUESTED HERITAGE FUND ASSISTANCE

10. AMOUNT AND TYPE OF FINANCIAL ASSISTANCE REQUESTED:

Loan \$ 0
 Grant \$ 15,000 TOTAL \$ 15000

NOTE: Details for loan/grant are set out in the attached pamphlet "Windsor's Community Heritage Fund".

11. If a loan is requested, please indicate your term of repayment: 0 years.

12. Are there any outstanding mortgages or liens against this property?

NO
 YES Amount: 0 Institution: 0

13. If your application for a loan, grant or loan/grant combination is in an amount not to exceed \$15,000, you may be required to obtain a property appraisal from a real estate agent or certified appraiser. If your application is in an amount in excess of \$15,000, you may be required to obtain an appraisal from a certified appraiser.

14. Have you previously received assistance from the City for the property named above?

NO

YES Amount: _____ Date: _____

Source of funds: _____

REASONS FOR REQUESTING HERITAGE FUND ASSISTANCE

A. Restoration of Owner's designated property:

15. Describe fully here (or on attached sheets) the proposed work to be undertaken:

- brick and mortar work
- attached estimates & quotes

16. The applicant is responsible for providing at least two written estimates from qualified contractors and/or qualified design consultants for the proposed restoration work. The estimates should contain sufficient detail to permit a review of individual components of the proposed work. Attach estimates to this form when filing. (Some specifications are available from the Heritage Planner – see contact information at the bottom of this page.)

17. Describe any new uses of the property, if different from the existing use.

NO.

18. The application shall include recent, dated photographs of the property, to clearly illustrate the areas of the property that are the subject of the proposed work. Any available architectural drawings should be included as well.

19. Early photographs or drawings showing the property's original appearance should be submitted, if available, to assist in the review of the application.

B. Purchase of designated property:

20. Indicate the full price of the property you wish to purchase: \$ _____ and include a copy of the "offer to purchase."

21. Indicate your other sources of funding, the amount you will receive, and any subsequent liens/mortgages.

C. Architectural/engineering study of Owner's designated property:

22. Indicate the full price of the architectural/engineering study by a restoration specialist: \$ _____ and include a copy of the estimate or invoice from the study.

SIGNATURES

APPLICANT OR AGENT Ken Adair / Ida Harty Date Apr 26 / 2012

REGISTERED OWNER(S) ECC 98 Date Apr 20 / 2012

CHECKED/RECEIVED BY John R. Callahan HERITAGE PLANNER Date April 27, 2012

This application should be completed and filed with the:
Planning Department
Suite 404, 400 City Hall Square East
Windsor, ON N9A 7K6

For assistance and/or information on filing, please contact the Planning Department:
Telephone 519-255-6543 x 6179 Fax 519-255-6544

NOTICE WITH RESPECT TO COLLECTION OF PERSONAL INFORMATION:

I/We also acknowledge that the information requested on this form is required in order to process the application to the Windsor Heritage Committee. Please be advised that the information in this application form may be released to the public in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

Questions about this collection of information can be made Karen Kadour, Committee Coordinator - 519-255-6222 x6430

Dated: April 20th / 2012

Signed: Ken Adair
Signature of Applicant

Ida Harty Ida Harty

Danbury Property Management

Work Order

5795 Tecumseh Rd. E.
 Windsor, Ontario N8T 1E1
 Phone: (519) 974-3003
 Fax: (519) 974-6893

P. O. Number: 1039
Date: April 23, 2012
Authorized by: Kristin Allen

**BARTLETT RESTORATION
 VIA EMAIL**

Charge To:

ECC 98
 5955 ONTARIO ST.
 c/o Danbury Property Management
 5795 Tecumseh Rd. E.,
 Windsor, ON N8T 1E1

Description	Price
As per quote dated September 15, 2011 and as per attached specifications	\$ 66,380.00
Less \$2,400.00 for one time set up	\$ (2,400.00)
PLEASE PROVIDE ALL NECESSARY INSURANCE AND CLEARANCE CERTIFICATE INFORMATION	
	\$ 63,980.00
	Tax rate 13.00%
HST	\$ 8,317.40
Total	\$ 72,297.40

Kristin Allen

23-Apr-12

Employee Signature

Date

Purchase order number must appear on all invoices and correspondence.

FRONT WALL:

Priority #1

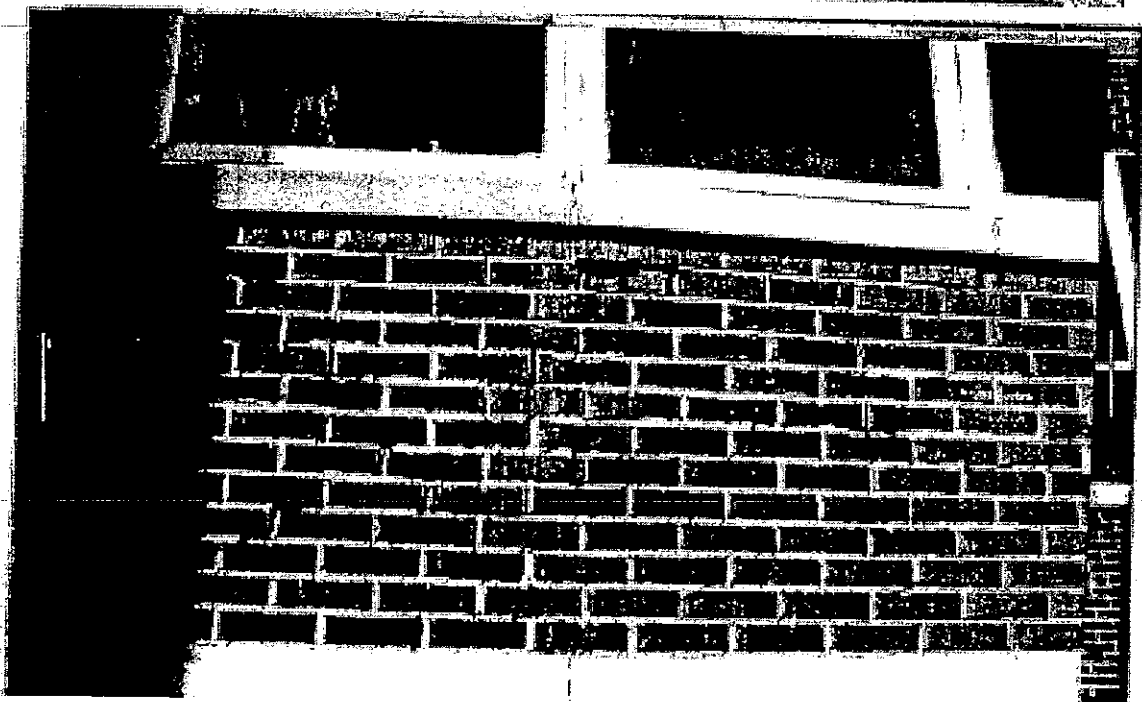
Cut and repoint mortar joints 100% between 2nd and 3rd floor windows on left side of entrance and under 2nd floor windows on right side of entrance.

Cut and repoint all joints in band at top of elevation.

Change approximately 20 damaged bricks with bricks to match.

Price: \$8,870.00

HST Extra



FRONT WALL:

Priority #2

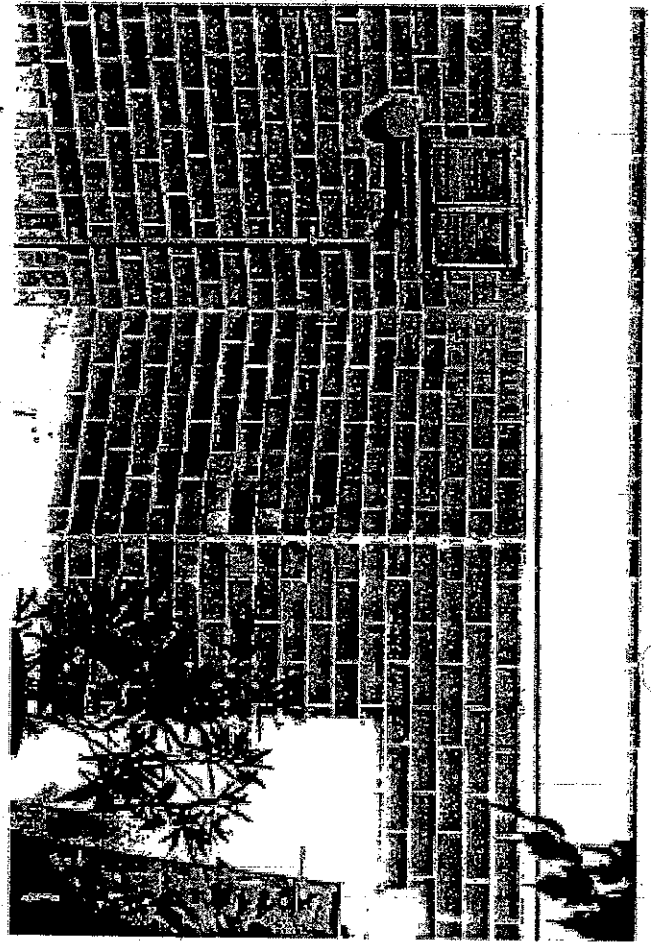
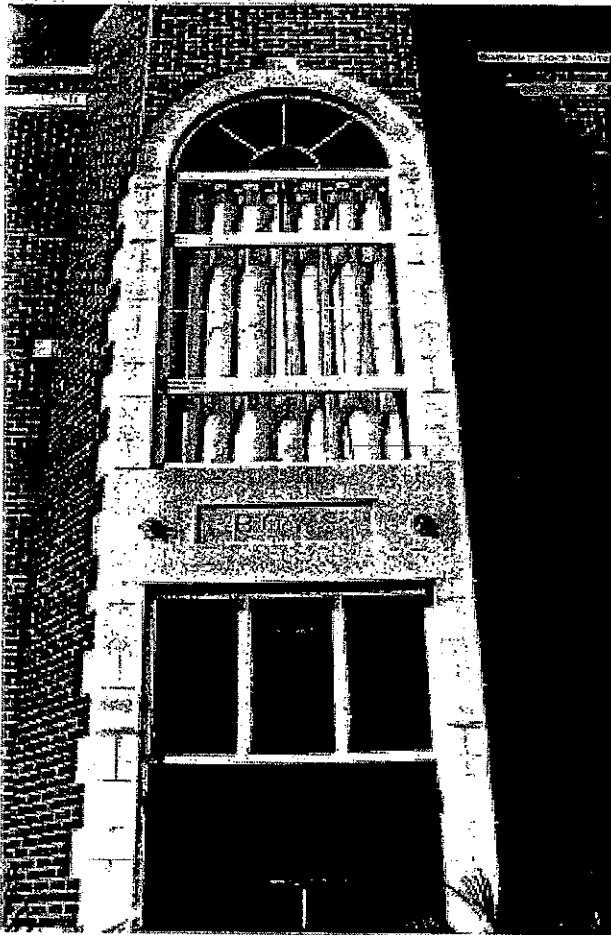
Spot point open mortar joints on entire elevation.

Mortar will match surrounding mortar in colour and texture.

Cut & point stone work at entrance way 100%.

Price: \$9,200.00

HST Extra



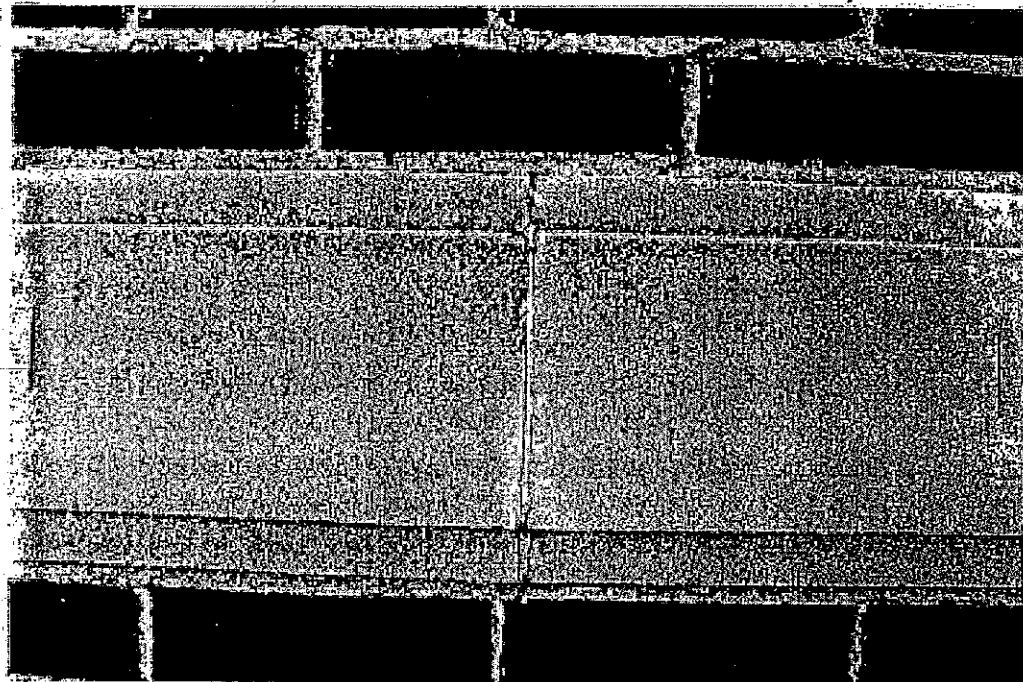
NORTH SIDEWALL:

Priority #1

Repoint 100% of joints on band across top of elevation.

Price: \$5,220.00

HST Extra



Priority #2

Spot point large open mortar joints on entire elevation.

Price \$6,180.00

HST Extra



SOUTH SIDEWALL:

Priority #1

Cut and point 100% of joints between 2nd and 3rd floor windows.

Cut and point 100% of joints under first floor windows.

Change approximately 40 damaged bricks with bricks to match existing.

Price: \$13,040.00



Priority #2

Spot point open mortar joints on remaining wall areas. Mortar will match existing in colour and texture.

Price: \$6,370.00

HST Extra



REAR WALL:

Priority #1

Cut and point 100% of joints on band at top of elevation.

Cut and point joints 100% on area between all 3rd and 2nd floor windows as well as under 2nd floor windows.

Price: 13,180.00

HST Extra



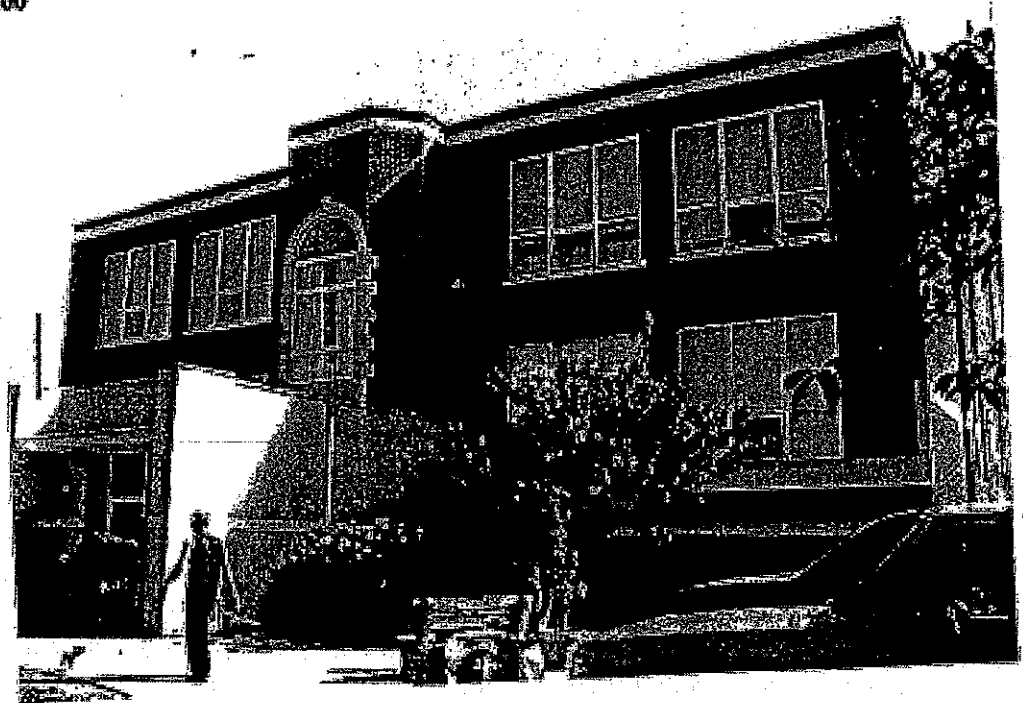
Rear Wall

Priority #2

Spot point open mortar joints on entire elevation.
Mortar will match existing in colour and texture.

Price: \$3,080.00

HST Extra



Priority #3

Cut and point stone window surroundings and archway 100%.

Price: \$1,240.00

HST Extra

Appendix B

From By-Law No. 38-2009, March 3, 2009
Edith Cavell School, 5955 Ontario Street

SCHEDULE "B"

Reasons for Designation:

Description of Historic Place

The former Edith Cavell School is located at 5955 Ontario Street in the former Town of Riverside. The two-storey red brick building exhibits fine detailing that was typical of institutional buildings of the era.

Historical Value

Edith Cavell School was built in 1919 designed by architect Albert H. McPhail. The school was built for the Township of Sandwich East, which was then transferred to the Town of Riverside in 1921. The school has gone through several additions, which displays the expansion of the area with the need for more schooling space. In 1944 the school was renamed to Riverside Continuation School and then in 1956 it became Riverside High School. In 1962 Riverside built a new high school, and the school became a senior public school then later F.J. Brennan High School.

From 2000-2002 the school was renovated and converted into a twenty-unit residential condominium by Elmara Construction. Ltd. – thereby preserving this stately heritage building for future generations. Constructed of brick and stone, the building exhibits fine detailing that was typical of institutional buildings of the era.

Design Value

The building has remained very close to its original character over the years, even after its conversion to a residential building. Former Edith Cavell School is a two storey red brick building that displays typical elements of an institutional building from the era it was built. All four sides of the building host symmetrical designs. The north entrance is outlined in dark and light green diamond decorative tiles. The original awning hangs over the front door secured by cables. Above the awning is a section of prism glass. The east and west entranceways are housed in an octagonal protrusion that creates an open area inside the doors.

The west façade is the only side of the building with significant alterations that are not original. The covered walkway was added in 2002 when the building was converted for condominium use. Other than the new covered walkway the west façade is identical to the east façade.

Contextual Value

The school is located adjacent to other community institutions and the heritage property - Riverside United Church, which is listed on the Windsor Heritage Properties Inventory. The area

is mainly residential with Jefferson and Wyandotte being the closest main intersection. The residential component of the neighbourhood is mainly single detached dwellings making this condo conversion unique to the area.

Character Defining Elements

Items that contribute to the historical value of the former Edith Cavell School include:

- Its early (1919) establishment in the Riverside community as an educational institution.
- Its design by architect Albert H. McPhail.

Exterior features that contribute to the architectural value of Edith Cavell School include:

- Its two-storey red-brick construction with limestone stringcourses at the top and bottom of the structure.
- Its limestone podium at the rear of the building.
- Its front entranceway with green decorative tiles, prism glass, and awning.
- Its limestone “Edith Cavell” decorative element above the doorway.
- Its four sides with symmetrical designs.
- Its octagonal protrusion for the east and west entrances that are framed in limestone with decorative details around the edge.
- Its arched windows above the east and west entrances with a keystone.
- Its decorative brickwork on the north side of the east and west wings.

Characteristics that contribute to the contextual value of the Edith Cavell School include:

- Its location in an established residential neighbourhood in Riverside.
- Its location adjacent to Riverside United Church, which is listed on Windsor’s Heritage Properties Inventory.

