

**REPORT NO. 3 of the  
ECONOMIC DEVELOPMENT  
STANDING COMMITTEE  
of its meeting held June 1, 2011**

**Present:** Councillor Drew Dilkens, Chair  
Councillor Ed Sleiman  
Councillor Fulvio Valentinis

**Absent:** Councillor Bill Marra  
Councillor Hilary Payne

**Referencing:** **REPORT NO. 300** of the  
**Windsor Heritage Committee**  
of its meetings held March 9, 2011 and April 13, 2011

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

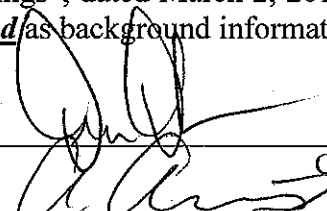
Moved by Councillor Sleiman, seconded by Councillor Dilkens,

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

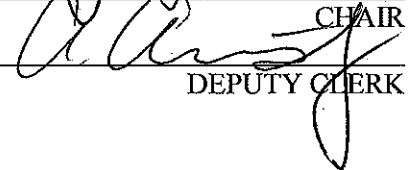
- 2178 Victoria Avenue – House – 1929 – Dutch Colonial Revival – Core
  - 2234 Victoria Avenue – House – 1929 – Tudor Revival – Core
  - 2275 Victoria Avenue – House – 1934 – Arts & Crafts Tudor Revival – Core
  - 2281 Victoria Avenue – House – 1929 – Tudor Revival – Core
  - 2287 Victoria Avenue – House – 1931 – Romanesque Revival elements – Core
- Carried.

Councillor Valentinis discloses an interest and abstains from voting on this matter.

Clerk's Note: The Report from the Heritage Planner entitled "Windsor Municipal Heritage Register – Add and Remove Listings", dated March 2, 2011 and April 7, 2011 and April 14, 2011 is attached as background information.



CHAIR



DEPUTY CLERK

<b>NOTIFICATION</b>	
Economic Development Standing Committee	
LeeAnne Doyle, Chief Building Official	
Thom Hunt, MCIP, RPP City Planner	
John R. Calhoun, AICP Heritage Planner	
Windsor Heritage Committee including resource	

# ECONOMIC DEVELOPMENT STANDING COMMITTEE

REPORT NO. 300

of the

Windsor Heritage Committee  
at its meetings held

March 9, 2011 and April 13, 2011

5:30 o'clock p.m.

Meeting Room 407, 400 City Hall Square East

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**Present at March 9, 2011:**

Robin Easterbrook, Chair  
Councillor Fulvio Valentinis  
Gudrin Bildfell  
Simon Chamely  
Dr. Paul DeMarco  
Noreen Slack  
Jeffrey Mellow  
Janis Marchand  
Andrew Foot

**Present at April 13, 2011:**

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

Your Committee submits the following recommendation:

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

- 2600 Airport Road – Windsor Airport Hangar 401 – 1941 – British Commonwealth Air Training School – Sandwich South
- 705 Brock Street – Sidewalk Slab “Huron St” – Streetscape (R.O.W. only) – Sandwich
- 2545 Chrysler Centre (Ypres Avenue east of Walker Road) – Chrysler Power Plant – 1928-35 – Art Deco; Arch. Hutton & Suter (power bldg. only) – Ford City
- 523 Crawford Avenue – House – c1890 – Queen Anne – Core
- 743 Devonshire Road – Chick-McDougald House – c1930 – Builder George Lawton – Walkerville
- 2335 Dougall Avenue – Elmwood Casino/Fr. Paul Charbonneau Centre – 1944-46 – Streamlined Moderne; Entertainment Venue – South Windsor
- 2345 Dougall Avenue – Elmwood Motor Hotel/Brentwood Residence – 1957 – Curved roofline, Slanted windows – South Windsor
- 74 Ellis Street West – The Nelmes Apartments – c1928 – 3-storey with brick and cast details – Core
- 894-96 Erie Street East / 997 Parent Avenue – Commercial Building – c1925 – Mediterranean Revival Details – Core
- 280 Erie Street West – Garden Court Apartments – 1926 – Brick & Cast Details – Core
- 610 Giles Boulevard East – Shaarey Zedek Synagogue – c1959 – Mid-century Modern; Arch. J.P. Thomson – Core

- 763 Giles Boulevard East – Giles Boulevard United Church – 1923 – Italianate; Corner Tower – Core
- 940 Grand Marais Road East – Fred Meyers Hydro Substation – 1968 – Curved walls; Arch. Johnson & McWhinnie – South Walkerville
- 1310 Grand Marais Road West – Nicola Budimir Memorial Library – 1965 – Arch. Johnson & McWhinnie – South Windsor
- 475 Janette Avenue – House – c1900 – Queen Anne; stained glass, brackets – Core
- 2590 Kenora Street – Michael Patrick Hydro Substation – 1968 – Curved walls; Arch. Johnson & McWhinnie – South Windsor
- 1275 Langlois Avenue – Dom Polski Ludowy – 1930 – Local vernacular – Core
- 664 Moy Avenue – House – c1911 – Queen Anne; Angled corner – Core
- 1563-89 Ontario Street – Marentette Apts. – 1927 – Classical Revival – Walkerville
- 487 Ouellette Avenue – Bank of Nova Scotia – 1949 – Contemporary; Arch. Mathers & Haldenby – Core
- 703-17 Ouellette Avenue & 710 Pelissier Street – Auditorium Bldg. / Knights of Columbus Hall – 1916, 1922 – Arch. Pennington & Boyde – Core
- 1461 Ouellette Avenue – Duplex – c1912 – Prairie School – Core
- 1561 Ouellette Avenue – St. Paul's Anglican Church – 1948 – Arch. J.C. Pennington; adaptive reuse J.P. Thomson – Core
- 2153 Parkwood Avenue – St. Michael's Church – 1954 – Arch. J.C. Pennington; German – South Walkerville
- Peche Island – Hiram Walker Bridge & Canal – c1892 – Transportation to summer residence – Riverside
- 3125 Randolph Avenue – House – c1928 – Tudor Revival – South Windsor
- 1387 Riverside Drive East – House – c1924 – Craftsman; round door – Core
- 1950 Riverside Drive East – Hiram Walker Grain Silos – c1940 – Riverfront Landmark – Walkerville
- Riverside Drive East at Esdras Place – Esdras Place Park – 1913 – Private River-Front Park – Riverside
- 620 Riverside Drive West – Caron Avenue Pumping Station (C.M.H. Woods) – c1969 – Contemporary utility – Core
- 1045 Riverside Drive West – House – c1850 – Two-storey brick vernacular – Core
- Riverside Drive West at Huron Church Road – Assumption Park Washrooms – c1929 – Spanish Revival – Sandwich
- 1965 Rossini Boulevard – House – c1920 – French Eclectic; Conical Tower – Ford City
- 2520 Seminole Street – Croatian National Home – 1947 – Eastern European – Ford City
- 715 Sprucewood Avenue – Canadian Steel Wire Mill – c1932 – Ojibway Industrial – Ojibway
- 44 University Avenue East – Greyhound Bus Station – 1940 – Moderne – Core
- 474-80 Vera Place – Multiple-family – 1911 – Two-storey Victorian – Core
- 887 Victoria Avenue – James Pennington House – c1915 – Prairie & Classical elements – Core
- 942 Victoria Avenue – Sidney E. Rigg House – c1916 – Italianate – Core
- 965 Victoria Avenue – House – c1919 – Bungalow/Craftsman – Core

- 1043 Victoria Avenue – House; Carriage Step – c1927 – Colonial Revival; Streetscape Feature – Core
- 1320 Victoria Avenue – J.C. Pennington House – c1915 – Arts & Crafts, Flemish Revival elements – Core
- 1387 Victoria Avenue – House – c1926 – Arts & Crafts Picturesque – Core
- 2178 Victoria Avenue – House – 1929 – Dutch Colonial Revival – Core
- 2234 Victoria Avenue – House – 1929 – Tudor Revival – Core
- 2275 Victoria Avenue – House – 1934 – Arts & Crafts Tudor Revival – Core
- 2281 Victoria Avenue – House – 1929 – Tudor Revival – Core
- 2287 Victoria Avenue – House – 1931 – Romanesque Revival elements – Core
- 3584 Victoria Boulevard – Mrs. F.E. Currah House – 1929 – Tudor Revival; Arch. Pennington & Boyde – South Windsor
- 5055 Wyandotte Street East – Our Lady of Guadalupe Church – 1962 – Arch. Robert Langlois; A-frame (church only) – Ford City
- 1075 Ypres Avenue – Memorial Park Washrooms – c1926 – French Eclectic – South Walkerville

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

- 532 Bruce Avenue – Edward C. Janisse House – c1890 – Local Vernacular – Core
- 4165 Grand Marais Road East – House – c1895 – Homestead House – Ford City
- 1181 Ouellette Avenue – House – c1905 – Foursquare – Core
- 1493 Parent Avenue – St. Anthony of Padua Church – 1931 – Hungarian R.C. – Core
- 3323 Peter Street – Apartments – 1920 – Row House – Sandwich
- 185 Randolph Place – House – 1910 – Arts & Crafts – Sandwich

III. That the following properties be corrected and changed on the Windsor Municipal Heritage Register ...

From: • 903-23 Wyandotte Street East – Commercial Block – c1911-14 – Commercial – Core

To: • 907-17 Wyandotte Street East – Commercial Bldg. – c1911-14 – Commercial – Core

and • 919-23 Wyandotte Street East – Commercial Bldg. – c1911-14 – Commercial – Core

IV. That the following properties be removed from individual listing in the Windsor Municipal Heritage Register, but remain on the Register as part of the Prado Place Heritage Conservation District:

- 240 Prado Place – House – 1929 – Vernacular Arts & Crafts style Bungalow – Riverside
- 264 Prado Place – House – 1928 – Arts & Crafts, faced with misfired brick – Riverside
- 267 Prado Place – House – 1928 – Arts & Crafts – Riverside

V. That the following statement be added to the Register: “Within those properties that are listed in this Register, but not individually designated or in a heritage conservation

district, secondary buildings and structures less than forty years old are not included in this Register unless otherwise stated.”

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CHAIR

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COMMITTEE COORDINATOR

<b>NOTIFICATION</b>	
Windsor Heritage Committee including resource	
LeeAnne Doyle, Chief Building Official	
Thom Hunt, MCIP, RPP City Planner	
John R. Calhoun, AICP Heritage Planner	

Item No.

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 #:	Report Date: March 2 & April 7, 2011 Consolidated: April 14, 2011
Author's Name: John R. Calhoun	Date to WHC: March 9 & April 13, 2011
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

Subject: Windsor Municipal Heritage Register – Add and Remove Listings  
PD#

City Wide:  Ward(s):

**1. RECOMMENDATION:**

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

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V. That the following statement be added to the Register: “Within those properties that are listed in this Register, but not individually designated or in a heritage conservation district, secondary buildings and structures less than forty years old are not included in this Register unless otherwise stated.”

## 2. BACKGROUND:

For many years, the “Windsor Heritage Properties Inventory” was used as a planning tool; except for properties limited by designation by-laws, there was little legal effect to



being on the list. In 2005, the Ontario Heritage Act was changed to include protection against quick demolition of heritage register 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. The last group of changes was reviewed by the Windsor Heritage Committee (WHC) in July 2010, and approved by Council on September 13, 2010 (M259-2010).

### **3. DISCUSSION:**

#### **Proposal:**

These recommendations change property listings in 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 parcels must be reviewed by WHC, then approved by Council.

The Ontario Heritage Act provides that the owner of a property listed on the register must give the City a 60-day notice of proposed demolition. During the 60 days, the City Council (with Committee consultation) may initiate designation, or decide to take no action.

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

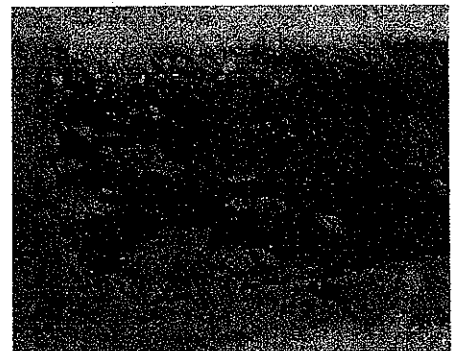
2600 Airport Road – Windsor Airport Hangar 401 – 1941 – British Commonwealth Air Training School – Sandwich South



This large (160x115ft = 49x35m) metal hangar, constructed with heavy wooden trusses and rigid timber columns, is the only building remaining of the #7 Elementary Flying Training School complex, which was part of the British Commonwealth Air Training Plan during World War II. It is now occupied by the Canadian Historical Aircraft Association (source of this information).

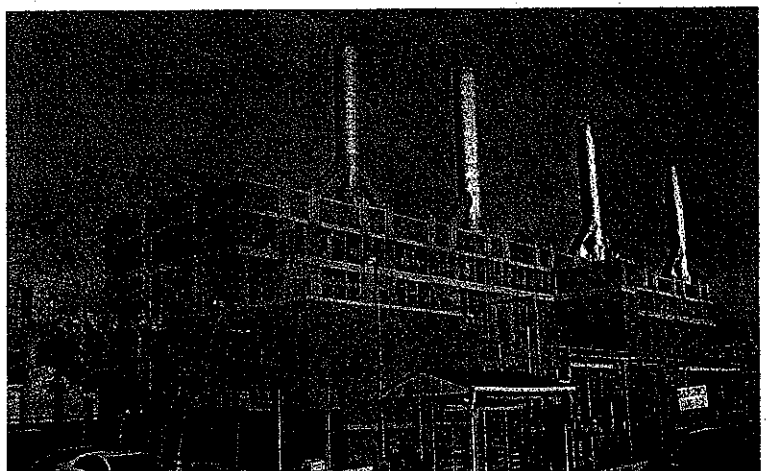
705 Brock Street – Sidewalk Slab “Huron St” – Streetscape (R.O.W. only) – Sandwich

The Register listing for Sandwich sidewalk slabs was removed in early 2010 because no location was stated. Since then, Ms. Mary Ann Cuderman has identified one, near the south corner of Brock Street and Bloomfield Road. “Huron St” is the former name of this part of Brock; the paver is also inscribed.

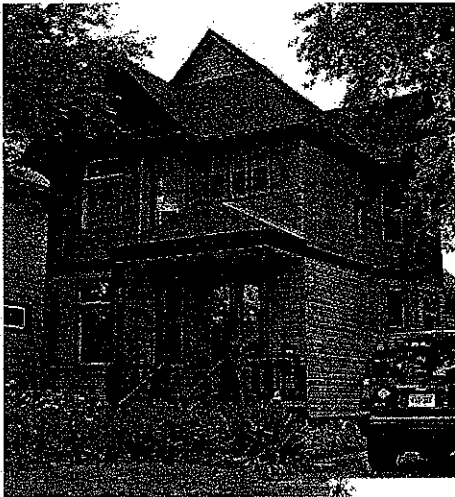


2545 Chrysler Centre (Ypres Avenue east of Walker Road) – Chrysler Power Plant – 1928-35 – Art Deco; Arch. Hutton & Suter (power bldg. only) – Ford City

This three+-storey orange-brick building features concrete details with rounded Deco designs along the parapet, regularly spaced single- and double-height metal windows with layered brick surrounds, concrete bands and four large stacks with rocket silhouettes. The first (north) section was built in 1928 just west of a railroad line (now removed) that separated it from the main plant,



which is not part of this listing. (information from Andrew Foot)



523 Crawford Avenue – House – c1890 – Queen Anne  
– Core

This two-storey house retains some original details such as milled porch spindles, segmented band between floors and eave brackets at the front bay window. Fish-scale (asphalt) shingles have been applied in the front gable and on the porch.

743 Devonshire Road – Chick-McDougald House –

c1930 – Builder  
Lawton –  
This L-shaped  
Revival house has  
entry in the inset  
hipped and gabled  
corbelled chimney  
side; the half-  
second story of the  
overhangs the  
Lawton also  
the Low-Martin  
Roderick B.  
was the traffic manager of the Ambassador Bridge.



George  
Walkerville  
Tudor  
an arched  
corner,  
roofs, and a  
on the left  
timbered  
front wing  
lower floor.  
constructed  
House.  
McDougald

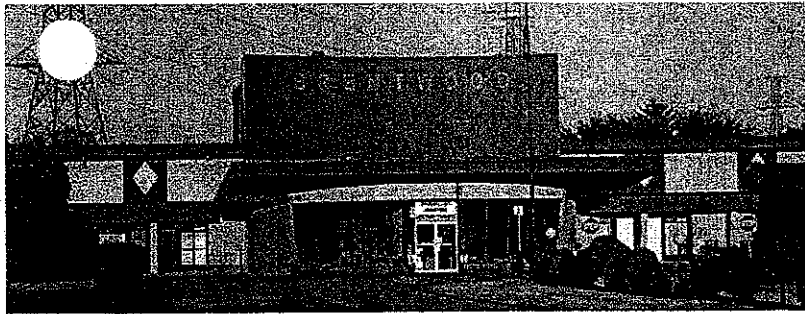


2335 Dougall Avenue –  
Elmwood Casino/Fr.  
Paul Charbonneau  
Centre – 1944-46 –  
Streamlined Moderne;  
Entertainment Venue –

South Windsor

Construction begun during World War II was stopped for violating restrictions on materials for civilian use. Though never a gambling casino, from 1946-74 this was the stage for many famous entertainers, such as Ella Fitzgerald, Paul Anka, Tom Jones, Sammy Davis Jr., Liberace, Roberta Sherwood, Sophie Tucker and many more. In the 1950s it advertised as the “Canada’s largest and gayest supper club”. Since 1984 it has been the Brentwood Recovery Centre, now named for founder Father Paul Charbonneau. The arch above the entry is an addition. (photo and information from InternationalMetropolis.com)

2345 Dougall Avenue – Elmwood Motor Hotel/Brentwood Residence – 1957 – Curved



roofline, slanted windows – South Windsor

The entry area and front includes several features of 1950s exuberant Contemporary style, including rounded outside walls and a soaring roof. (photo and information from InternationalMetropolis.com)

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Ellis Street West – The Nelmes Apartments – c1928 – 3-storey with brick and cast details – Core

This three-storey (plus basement) red-brick apartment building features a symmetrical façade, with arched entry, concrete bands and details, dark brick verticals, and a large name

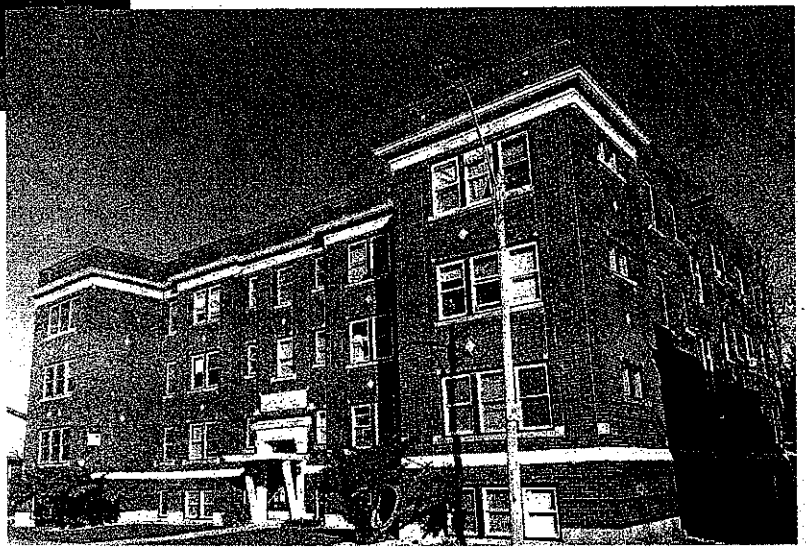
plate at the top.



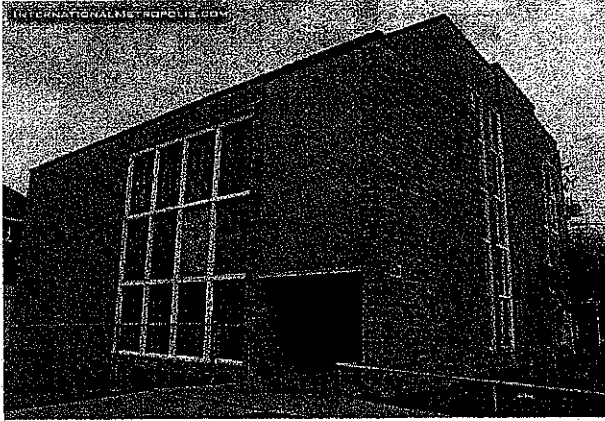
894-96 Erie Street East / 997 Parent Avenue – Commercial Building – c1925 – Mediterranean Revival Details – Core

This two-storey brick building has storefronts on the ground floor and apartments above. Most of the upper windows have arched surrounds. The part of the building

facing Erie Street has a flat roof with concrete diamonds in the parapet. The other part, which is structurally separate, has a red-tile gabled roof, and has a secondary entry inset from Parent Avenue.



280 Erie Street West – Garden Court Apartments – 1926 – Brick & Cast Details – Core  
 This three-storey (plus raised basement) apartment block, with 32 units, has many brick and cast-stone details, including a shelf below the parapet, band at first-floor level, projected window sills, and squares and diamonds. The entrance includes a pair of multi-paned doors, fluted pilasters, and a cast name plate is above.



610 Giles Boulevard East – Shaarey Zedek Synagogue – c1959 – Mid-century Modern; Arch. J.P. Thomson – Core

Congregation Shaarey Zedek was the first Orthodox Jewish group in Windsor, founded in 1893 after meeting in homes. This, their third building, was constructed to accommodate a growing congregation. It was designed by Windsor architect J.P. Thomson. The name is Hebrew for “gates of righteousness”. (photo and information from InternationalMetropolis.com)

763 Giles Boulevard

– Italianate;  
 This two-building has arches over round panes upper level. the main a second opposite now a child information



Boulevard East – Giles United Church – 1923  
 Corner Tower – Core storey red-brick thick stone rounded the windows, including accenting those on the The main entry is into tower, up a set of steps; small tower is at the corner. The building is care centre. (photo and from

InternationalMetropolis.com)

940 Grand Marais Road East – Fred Meyers Hydro Substation – 1968 – Curved walls; Arch. Johnson & McWhinnie – South Walkerville

This brick structure, a blind concealing electrical equipment, is composed of convex and concave masonry sections, with arches and iron grilles. A similar design is used at 2590 Kenora Street, below.



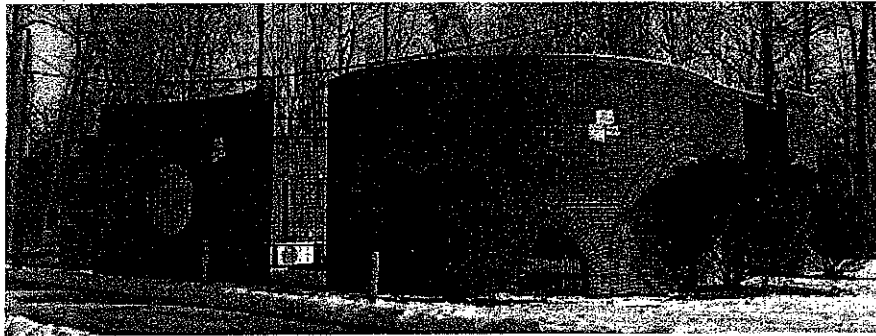
1310 Grand Marais Road West – Nicola Budimir Memorial Library – 1965 – Arch. Johnson & McWhinnie – South Windsor

This Contemporary-style building features cast concrete panels and a centred entry, with artwork (a gift of



the architect) below the projected canopy.

475 Janette Avenue – House – c1900 – Queen Anne; stained glass, brackets – Core  
Front and right-side windows include multiple panes of stained glass in the transoms, and the first-floor bays retain the original wood brackets.



2590 Kenora Street – Michael Patrick Hydro Substation – 1968 – Curved walls; Arch. Johnson & McWhinnie – South Windsor

This brick structure, a blind concealing electrical equipment, is composed of convex and concave masonry sections, with arches and iron grilles. This unit is located on a street corner surrounded by woods; its twin at 940 Grand Marais Road East is between houses.



1275 Langlois Avenue – Dom Polski Ludowy – 1930 – Local vernacular – Core

This brick, two-storey meeting hall is still used by the Polish community. Its name translates to “Polish People’s Home”. A plaque commemorates its history as a recruiting centre for the Polish military in World War II. It features a front-gabled roof, symmetrical façade, and a wide

rectangular canopy over the entry doors up a flight of steps.

664 Moy Avenue – House – c1911 – Queen Anne; angled corner – Core

This two-and-one-half-storey, brick house includes a flared-roof gable projecting diagonally from a corner, plus stained-glass windows, wrap-around porch, and a gallery above the left-side carport. It is said to have been built for a ship’s captain.



1563-89 Ontario Street – Marentette Apts. – 1927 – Classical Revival – Walkerville

This three-and-one-half-storey building, with 16 units, includes patterned brickwork below window sills, arched stairway windows, and cast-stone details such as wide parapet bands, shields, a band below the



first-floor windows, and urns atop the parapet. Details of the door surrounds are partly covered by new awnings.



487 Ouellette Avenue – Bank of Nova Scotia – 1949 – Contemporary; Arch. Mathers & Haldenby – Core  
The front of this downtown building has a two-storey window wall with aluminum framing, surrounded by smooth-finish stone. The base is a black stone. The doorway is centered with a small canopy. (information from InternationalMetropolis.com)



703-17 Ouellette Avenue & 710 Pelissier Street – Auditorium Bldg. / Knights of Columbus Hall – 1916, 1922 – Arch. Pennington & Boyde – Core  
The two-storey section on Ouellette Avenue, across from the end of Tuscarora, was designed by local architect J.C. Pennington in 1916.



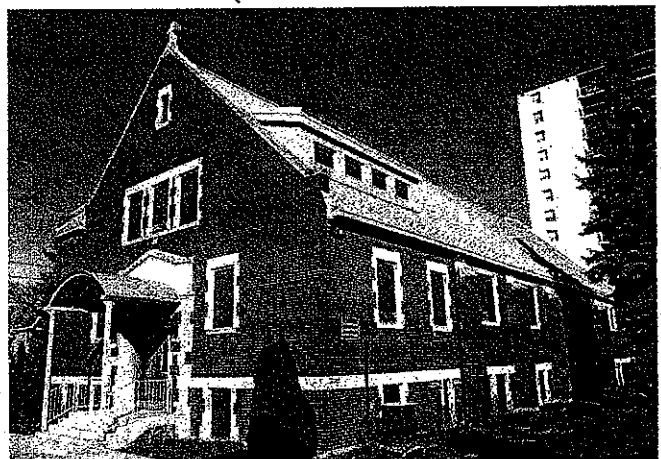
His later firm Pennington & Boyde designed the connecting building, the Knights of Columbus hall facing Pelissier Street; it retains the KofC monogram in an opening. (information and photos from International Metropolis.com; the pink has been repainted brick red)



chimney with two pots, and shaped-block foundation.

1461 Ouellette Avenue – Duplex – c1912 – Prairie School – Core

This two-storey building has a symmetrical façade with entry porches on each corner (with brick columns), two-storey bay window sets flanking the front centre (with cast-stone bands), dark grey-red brick, hipped roof, shed dormer,



1561 Ouellette Avenue – St. Paul’s Anglican Church – 1948 – Arch. J.C. Pennington; adaptive reuse J.P. Thomson – Core

Constructed as the church hall, this building was set far back from Ouellette Avenue, anticipating a large auditorium that was never built. The design features cast-stone window surrounds with quoins. J.P. Thomson Architects received a Built Heritage Award for their adaptation in 2005.

2153 Parkwood Avenue – St. Michael’s Church – 1954 – Arch. J.C. Pennington; German – South Walkerville

This blond-brick “Katholische Pfaarkirche”, just west of John Campbell School, features a symmetrical façade (facing Tecumseh Road East) with a large cross over a round window, window bands in corner columns, stone surround of four glazed wood doors, and gable-edge topped with a cross. The Parkwood side includes extensions for secondary entrances, and a large mosaic portrait.



Peche Island – Hiram Walker Bridge & Canal – c1892 – Transportation to summer residence – Riverside

American distillery magnate Hiram Walker built a large summer home, outbuildings, and an orchard; of these only building foundations remain, and are not part of this proposed listing. The “canal”, a masonry-lined channel, connects the Detroit River with a lagoon next to the home site. The stone bridge crossing the canal includes corner piers and balustrades on each side.



The entire island is now a City park.

3125 Randolph Avenue – House – c1928 – Tudor Revival – South Windsor

This two-storey house is covered with thin red brick varying in depth and length, including dark brick pieces. A large tapered chimney is on the front, and topped with three pots. A front gable, slightly projected, includes the front entry and has flared roof. This house is believed to be the “Collegiate” featured in a 1928 advertisement for developer Henry C. Malow. (information from [InternationalMetropolis.com](http://InternationalMetropolis.com))





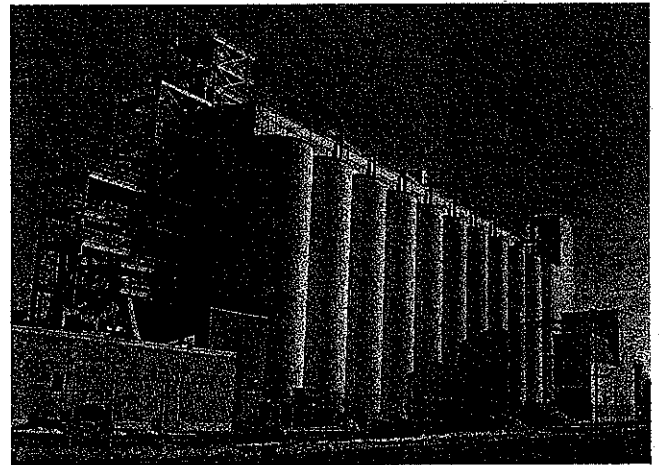


1387 Riverside Drive East – House  
– c1924 – Craftsman; round door –  
Core

This one-and-one-half-storey house, in brown-red brick, includes such details as hipped dormers, exposed rafter tails, shed hood over round door, and cast-stone sills. The Moy Avenue Cairns are at the same corner, in the City right-of-way.

1950 Riverside Drive East – Hiram Walker Grain Silos – c1940 – Riverfront Landmark – Walkerville

This massive structure (about eight storeys tall) was built on the site of the Walkerville ferry dock and customs facilities at the foot of Devonshire Road, replacing a smaller structure to the east. It is now the first large structure on the waterfront east of downtown, where parks have replaced industrial facilities. A huge neon sign was removed from the top about ten years ago.

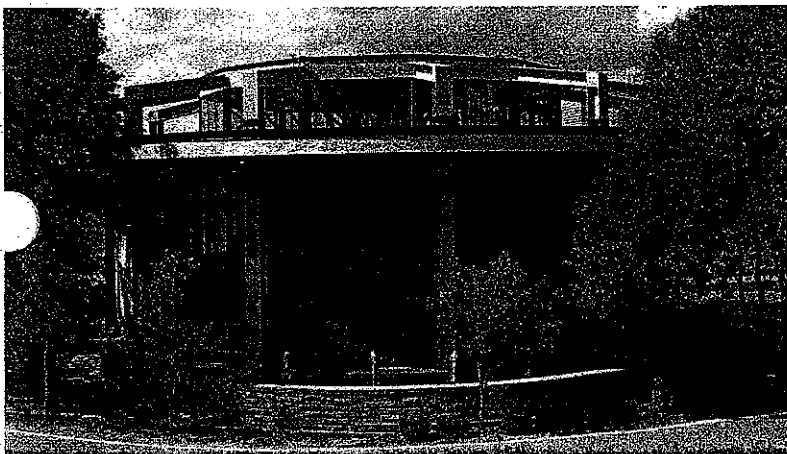


Riverside Drive East at Esdras Place – Esdras Place Park – 1913 – Private River-Front Park – Riverside

This 100ft (30.5m) wide “private park” was included by Gilbert Parent and Wm. A. St. Louis in the 1913 plat (RP 675) of lots between “River Front Road” and what is now Wyandotte Street, both sides of Esdras Place and the east side of Reedmere Road. The park is owned by Riverside Drive property owners and used by owners of the original plat. The park at the foot of Rossini Boulevard and this one remain private; others have become municipal or have been redeveloped. (information from Lynn



Baker)



620 Riverside Drive West – Caron Avenue Pumping Station (C.M.H. Woods) – c1969 – Contemporary utility – Core

This unusual structure features 12 I-beams sloping from a centred roof and angling down in a larger circle, with walls of concrete, smooth stone and full-height windows. Since 1995 it has been landscaped as part

of the riverfront park. A 2001 addition was constructed toward the Detroit River in a minimal style. C.M.H. (Kit) Woods was a long-time engineer for the City, and retired a few years ago as executive director of environmental services.

1045 Riverside Drive West – House – c1850 – Two-storey brick vernacular – Core

This side-gabled house from mid-19th century is set further back and on a different angle from its newer neighbours. It includes fish-scale shingles in the centered front gable, stone foundation, small eaves, and a chimney inside the right wall. The full-width porch shown on the 1937 Fire Insurance Map has been removed, and a centred balcony added. Brick arches are visible above the modern window frames.



Riverside Drive West at Huron Church Road – Assumption Park Washrooms – c1929 – Spanish Revival – Sandwich

This small building, almost underneath the Ambassador Bridge, has a flared roof with ridge points, eave brackets, arched doorways, and stucco and brick walls. It is across Riverside Drive from the heritage-designated Assumption Park.

1965 Rossini Boulevard – House – c1920 – French Eclectic; Conical Tower – Ford City

This large two-storey tan-brick house has a round room inset into the L-shaped building, with an arched entry door. Most windows are casement with diamond panes, with brick sills, and second-floor windows are inset into the roof hips. A large chimney is against the right side.



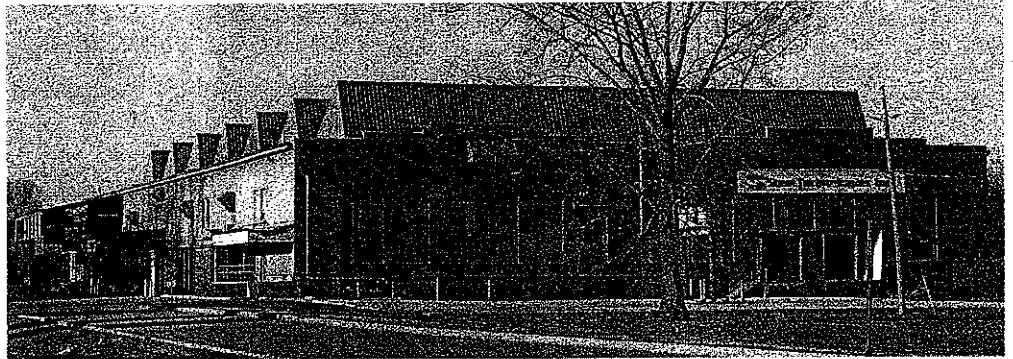
2520 Seminole Street – Croatian National Home – 1947 – Eastern European – Ford City

This two-storey (plus basement) brick-fronted building has a symmetrical façade with arched second-floor windows. The English and Croatian (“Hrvatski Narodni Dom”) names are centered on the stone parapet. It is one of several halls that

served eastern European immigrants working in the factories of the former Ford City.

715 Sprucewood Avenue – Canadian Steel Wire Mill – c1932 – Ojibway Industrial – Ojibway

In the far southwest corner of what is now Windsor, between the Detroit River and the Essex Terminal Railway, the Canadian Steel Corporation Ltd. platted the town of Ojibway, and built a steel mill, with blast furnaces, pump works, tin mill, an office building, canals, and this building used for wire fabrication. The hope was the start of the Gary (Indiana) or Pittsburgh of Canada. Instead, few streets were built, the mill went bust after partial development, and the town became part of Windsor. This is the only surviving building, a large masonry structure with a stepped parapet and sawtooth roofline; side sheds are over the former railroad spur.



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44 University Avenue East – Greyhound Bus Station – 1940 – Moderne – Core

This two-storey building was designed by local architects Sheppard & Masson, working with architects Bonfield & Cumming of Cleveland. The Cleveland architects also designed the station still in use in Ann Arbor, which has a similar style and original materials. The original style was “Moderne”, characterized by curved walls, smooth materials, and large multi-pane windows.



In the late 1970s, the building was remodelled with gravel panels on the first floor and vertical metal siding on the second. The back side retains its original smooth buff brick, including curved wall elements.

474-80 Vera Place – Multiple-family – 1911 – Two-storey Victorian – Core

This red-brick building features a symmetrical façade with corner entries, two-storey front bay windows, cast-stone sills, hipped dormers, and shaped-block foundation. Side entries with spiral stairs are added. A shaped-block garage is in the rear.





887 Victoria Avenue – James Pennington House – c1915 – Prairie & Classical elements – Core  
 This 2½-storey, side gabled, brick house has a large left-side chimney, eave brackets, right-side wood-framed stair projection, front wall dormer with shed roof, first floor front window projection, and corner porch (columns replaced with thin posts). Pennington owned the property 1911-48, but was not a resident in 1937. (He was was a contractor, of the firm Pennington & Laing, not architect J.C. Pennington.)

942 Victoria Avenue – Sidney E. Rigg House – c1916 – Italianate – Core

This two-storey house features a symmetrical façade with arched windows, eave brackets, hipped roof flared at the base, eyebrow dormer, and side chimneys. The entry has an elliptical hood, classical columns, and a multi-paned door with a transom.



965 Victoria Avenue – House – c1919 – Bungalow/Craftsman – Core

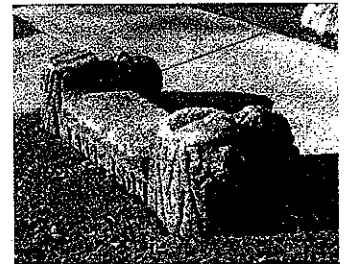
This side-gabled house has red brick on the first floor and stucco on the second. Typical Bungalow style features include exposed rafter tails and eave brackets. The projected center-right porch has a front-gabled roof supported by square brick piers. There is a left side chimney and front bay window; upper storey front windows are under gabled dormers.

1043 Victoria Avenue – House; Carriage Step – c1927 – Colonial Revival; Streetscape Feature – Core

This two-storey, red-brick house is side-gabled, with exposed rafter tails and left-side chimney.

The right-front entry features an arched hood with classical columns and fanlight. The first-floor window set is a ribbon of five casements with transoms, with a keystone centred above, soldier-course lintel and cast sill.

Between the sidewalk and curb is a feature labelled “J ANDERSON”, cast with a step in shapes of tree sections; it is said to have been used for carriages. The Anderson family



was there in 1937; it is not documented if the step is an artefact from elsewhere.

1320 Victoria Avenue – J.C. Pennington House – c1915  
– Arts & Crafts, Flemish Revival elements – Core  
Architect James Carlisle Pennington (1885-1963) was one of the most influential designers in Windsor, including over two dozen properties on the Register. This two-storey house features a stucco first floor, shingled second, exposed rafter tails, clipped roof gables, and a centre-right porch (with added enclosure).



1387 Victoria Avenue – House – c1926 – Arts & Crafts Picturesque – Core

This two-storey brick house, across from Victoria School, has a hipped roof with horns at the ends of the ridge, shed dormer with diamond-pane windows, right side chimney with two turned flues, front gable with radials above second-floor window and ski-slope roof extending to the first floor, front second-storey stucco wall sections, octagonal front-centre porch with flat roof, cast window sills, two arched window sets, and wing walls. The porch foundation has been covered with out-of-character stone.



2178 Victoria Avenue – House – 1929 – Dutch Colonial Revival – Core

This two-storey house has dark red brick on the first floor and wood shingles on the second (with flare at the base). The roof has an unusual gambrel cross-gable. There is a small gabled vestibule at the front left, and a ridge chimney with two pots.

2234 Victoria  
– Tudor Revival  
This two-storey typical features timbering on the with window brick piers keystone, and There are and right-side



Avenue – House – 1929  
– Core

red-brick house has such as stucco half-low front gables (one projection), porch with leading to an arch with windows in 2s and 3s. decorative verge boards, and left wall chimneys.



2275 Victoria Avenue – House – 1934 – Arts & Crafts Tudor Revival – Core

This two-storey red-brick house has a massive chimney centred on the front, stucco half-timbering on part of the second floor (including a shed-roof wall dormer), left side flared wall, right front doorway with slanted stone sides and layered arched brick top under a front-facing gable.

2281 Victoria Avenue – House – 1929 – Tudor Revival – Core

This 2½-storey house has dark-red-brick on the first floor and stucco half-timbering on the upper floors. The centre roof is hipped, with large side gables and a front gable that extends to a pent roof above the first floor. There is a large left side chimney. The front left vestibule has a small gable with flared roof, and an arched door flanked with quoins.



2287 Victoria Avenue – House – 1931 – Romanesque Revival elements – Core



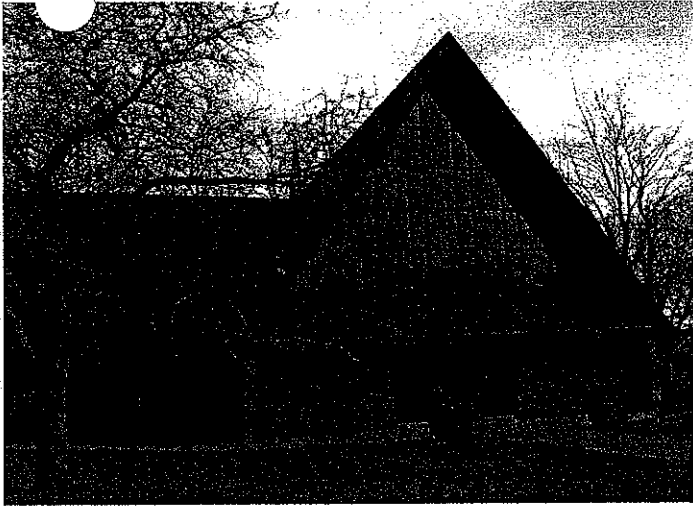
This two-storey, red-brick house has cast-stone details including quoins surrounding the front windows and door, and hipped roof. The entry is in a two-storey angled section; the door has a peaked arch, and the window above has diamond panes. The front left has a bay projection; above it is a wall dormer with curved corners. Most windows are metal casement; there is a large left-side chimney.



3584 Victoria Boulevard – Mrs. F.E. Currah House – 1929 – Tudor Revival; Arch. Pennington & Boyde – South Windsor

This two-storey, stone and brick house includes stucco half-timbering, a massive front

chimney with a cast-stone crest, varying window patterns with shields inserted, and slate roof. Mrs. Currah was the manager of Windsor Supply Co. (photo and information from InternationalMetropolis.com)



5055 Wyandotte Street East – Our Lady of Guadalupe Church – 1962 – Arch. Robert Langlois; A-frame (church only) – Ford City  
This contemporary brick church features a cross-shaped floor plan, with three wings having large glassed-in gables and pent roofs. A spire topped with a cross is at the intersection of the wings. The front wing, facing Wyandotte, has stained glass behind the clear glass; the wall at the base has brick crosses, and a centred doorway with panelled wood doors. The two older buildings on the property are not included in the listing. (architect information from International

Metropolis.com)

1075 Ypres Avenue – Memorial Park Washrooms – c1926 – French Eclectic – South Walkerville

This one-storey brick building has a symmetrical design, with corner and column quoins, flared hipped roof with eyebrow dormers, concrete foundation, and brick ribs. Centred Women and Men entries (on opposite sides) have cast surrounds with rosettes.



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

532 Bruce Avenue – Edward C. Janisse House – c1890 – Local Vernacular – Core



The 1980 photo on the left shows the detailed window and porch trim that has been removed. The result looks like any other old house with minimal features.

4165 Grand Marais Road East – House – c1895 – Homestead House – Ford City

This house, formerly (left) with horizontal siding, has been clad in brick, and the porch has been extended with a large stone arch. The character has thus been severely altered.



1181 Ouellette Avenue – House – c1905 – Foursquare – Core

1493 Parent Avenue – St. Anthony of Padua Church – 1931 – Hungarian R.C. – Core

These properties were demolished in August and December, 2010, after the Committee and Council determined not to designate them when the owners requested demolition. St. Anthony of Padua had been determined to be structurally unsound.



3323 Peter Street – Apartments – 1920 – Row House – Sandwich

This one-storey house is typical for the neighbourhood, with no known distinction for placing it on the Register. The file for this property erroneously included the description and photo for the two-storey apartments at 3385-91 Peter Street, which was added to the Register in early 2010.



185 Randolph Place – House – 1910 – Arts & Crafts – Sandwich  
Since the 2007 picture at left, remodelling removed or covered all distinctive Arts & Crafts style





elements; these included shingled walls, main and porch gable details, rafter tails, diamond panes, and side windows. Only the overall shape is retained.

### III. Correction and Change in the Register:

From 903-23 Wyandotte Street East – Commercial Block – c1911-14 – Commercial – Core

To 907-17 Wyandotte Street East – Commercial Bldg. – c1911-14 – Commercial – Core

and 919-23 Wyandotte Street East – Commercial Bldg. – c1911-14 – Commercial – Core

These three abutting buildings were of similar design, and were given a single listing in the Register. They have separate ownership. The westmost building (903-05) has been remodelled with fake stucco, thus hiding the original brickwork; it should be removed from the Register. The remaining two buildings retain their brick banding, arched second-storey windows with keystones, and stone sills.



### IV. Status Change in the Register:

240 Prado Place – House – 1929 – Vernacular Arts & Crafts style Bungalow – Riverside

264 Prado Place – House – 1928 – Arts & Crafts, faced with misfired brick – Riverside

267 Prado Place – House – 1928 – Arts & Crafts – Riverside



When the Prado Place Heritage Conservation District (HCD) was designated in December 2005, these three properties were already on the Inventory. When parts of the Inventory were made an official Heritage Register in 2007, they were included there as well. The district status provides more heritage protection than register listing. The current dual status of both district and listing could create legal confusion; thus it is recommended that the Register status be changed just to the HCD.

### V. Add statement to the Register:

“Within those properties that are listed in this Register, but not individually designated or in a heritage conservation district, secondary buildings and structures less than forty years old are not included in this Register unless otherwise stated.”

Generally, listing of a property on the Register is intended to include the entire property, unless more than one building is listed. Now when there is a proposal to remove a modern secondary feature, such as a storage building, fence, or temporary building (such as supplemental classrooms), the request should go to the Committee and Council. The intent here is to avoid such effort on minor, non-descript features. For the rare case that

such a feature should have Register protection, the listing could explicitly include it. The current Register does not include any such features.

Changes to secondary features within individually designated properties and heritage conservation districts are considered according to the designation by-laws.

**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. FINANCIAL MATTERS:**

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

**5. CONSULTATIONS:**

Heritage Planner files compiled over several years from multiple sources were utilized. Some research was derived from Committee Vice-Chair Andrew Foot's website, [www.InternationalMetropolis.com](http://www.InternationalMetropolis.com). Legal staff was consulted about the dual status of properties on Prado Place. The Heritage Planner will send letters to owners after Council action.

**6. CONCLUSION:**

Fifty-one properties should be added to the Windsor Municipal Heritage Register, six listings removed, one corrected and changed, and three to change their status, as noted above. A statement should be added to exclude modern secondary features.

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

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

**APPENDICES:**

**DEPARTMENTS/OTHERS CONSULTED:**

**Name:** Legal / Wira H.D. Vendrasco  
**Phone #:** 519 255-6100 ext. 6375

<b>NOTIFICATION:</b>				
<b>Name</b>	<b>Address</b>	<b>Email Address</b>	<b>Telephone</b>	<b>FAX</b>