

**REPORT NO. 4 of the  
ECONOMIC DEVELOPMENT  
STANDING COMMITTEE**  
of its meeting held June 1, 2011

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**Present:** Councillor Dilkens, Chair  
Councillor Sleiman  
Councillor Valentinis

**Absent:** Councillor Marra  
Councillor Payne

**Referencing:** **REPORT NO. 301 of the  
Windsor Heritage Committee**  
of its meeting held May 26, 2011

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

Moved by Councillor Valentinis, seconded by Councillor Sleiman

That the report from the Heritage Planner entitled "Proposed Demolition, Ernest Wilby House, 1567 Ouellette Avenue" dated May 4, 2011 **BE RECIEVED FOR INFORMATION.**

Carried.

*Clerk's Note:* The Report from the Heritage Planner entitled "Proposed Demolition, Ernest Wilby House, 1567 Ouellette Avenue" dated May 4, 2011 is **attached** for information.

  
\_\_\_\_\_  
CHAIRPERSON

  
\_\_\_\_\_  
DEPUTY CITY CLERK

Notification		
Economic Development Standing Committee		
G. Koski		
G. Katz		
N. Becker		

# ECONOMIC DEVELOPMENT STANDING COMMITTEE

REPORT NO. 301  
of the  
Windsor Heritage Committee  
at its meetings held  
May 26, 2011  
9:30 o'clock a.m.  
Meeting Room 405, 400 City Hall Square East

**Members Present at May 26, 2011 meeting:**

Robin Easterbrook, Chair  
Councillor Al Maghnieh  
Lynn Baker  
Jeffrey Mellow  
Andrew Foot

**Members Absent with regrets at May 26, 2011 meeting:**

Noreen Slack  
Simon Chamely

Your Committee submits the following recommendation:

Moved by Councillor Maghnieh, seconded by L. Baker  
That the report from the Heritage Planner entitled "Proposed Demolition, Ernest Wilby  
House, 1567 Ouellette Avenue" dated May 4, 2011 **BE RECEIVED.**  
Carried

Clerk's Note:

This Report is to be considered with Item No. 1 on the Economic Development Standing  
Committee Agenda of June 1, 2011.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
COMMITTEE COORDINATOR

NOTIFICATION	
Windsor Heritage Committee including resource	
LeeAnne Doyle, Chief Building Official	
Thom Hunt, MCIP, RPP City Planner	
John R. Calhoun, AICP Heritage Planner	
Pat Malicki President, ACO	

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"*

<b>LiveLink REPORT #:</b>	<b>Report Date: May 4, 2011</b>
<b>Author's Name: John R. Calhoun</b>	<b>Date to WHC: May 11, 2011</b>
<b>Author's Phone: 519 255-6543 x 6179</b>	<b>Classification #:</b>
<b>Author's Email: jcalhoun@city.windsor.on.ca</b>	

To: Windsor Heritage Committee

Subject: **Proposed Demolition**  
**Ernest Wilby House, 1567 Ouellette Avenue**

PD#

City Wide: Ward(s): 3

**1. RECOMMENDATION:**

That the Committee make one of the following recommendations:

I That there is **NO OBJECTION** to the proposed demolition of the Ernest Wilby House, 1567 Ouellette Avenue (Plan 358 Block 10, Lot 27 & Lot 28), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act, because the property does not have sufficient cultural heritage interest or value to warrant designation, therefore a demolition permit may be issued upon Council decision.



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

demolition is satisfactory to the City Planner and the Chief Building Official; and provided that the property remains on the Windsor Municipal Heritage Register.

III That **NO ACTION** should be taken in response to the proposed demolition of the Ernest Wilby House, 1567 Ouellette Avenue (Plan 358 Block 10, Lot 27 & Lot 28), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act.

IV That the Ernest Wilby House, 1567 Ouellette Avenue (Plan 358 Block 10, Lot 27 & Lot 28), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act, should **BE DESIGNATED** for the reasons attached.

## 2. BACKGROUND:

On November 5, 2010, Mr. Mel Muroff and others, mortgagees-in-possession, contacted the Heritage Planner to request to demolish the house. He has stated his intent to file for a permit, and is willing to wait for a Council decision in January. No permit was filed for then.

In September 2010, Council added this property (and others) to the Windsor Municipal Heritage Register, under provisions of the Ontario Heritage Act.

Mr. Muroff had been in contact with the heritage planner since early November 2010. On November 23, 2010, his representatives met on-site with the Heritage Planner, a Building Inspector and Fire Prevention Officer. The officer and inspector determined that while there were building deficiencies, those were not sufficient to require an emergency demolition.

On December 8, 2010, the Windsor Heritage Committee deferred a decision on the proposed demolition.

On December 22, 2010, three members of the Windsor Heritage Committee, including architect Simon Chamely, met on-site at the invitation of Mr. Muroff.

On January 12, 2011, the Committee recommended to City Council that the property remain on the Register, but permit the demolition of the additions (option II of the recommendations above). On March 7, 2011, Council "noted and filed" the Committee report, since no action was required before a demolition permit was applied for.

On April 8, 2011, the demolition contractor made a formal request to the Building Department to demolish the entire property. Issuance of a permit was withheld because the property is listed on the Municipal Heritage Register.



On April 13, 2011, the Committee deferred a decision on the request, after the delegation representing the mortgagees-in-possession submitted a drawing from 1964 additions which showed the footprint more than doubled in size from the original. Committee members also raised legal and procedural questions.



3.

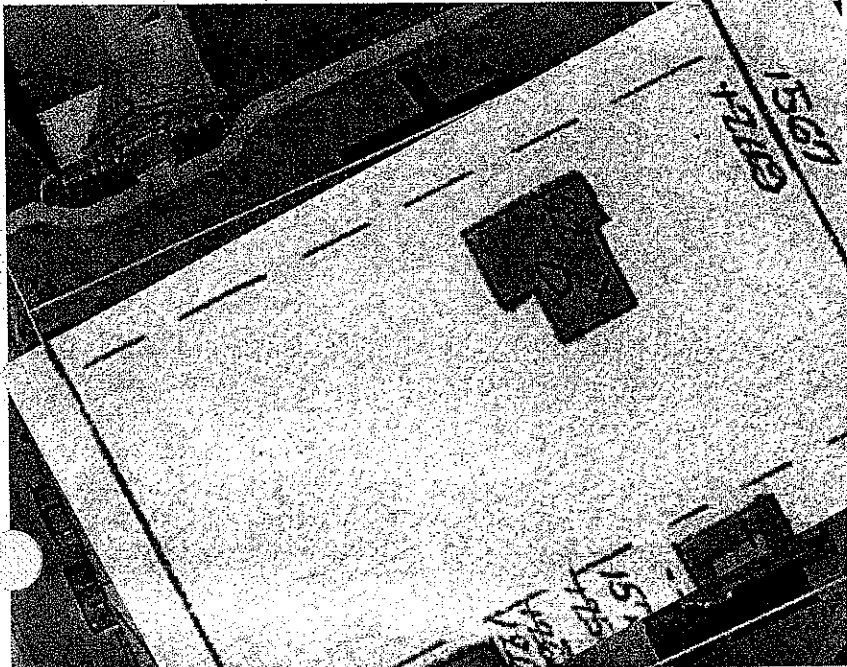
### DISCUSSION:

#### **Property Description:**

The location is on the west side of Ouellette Avenue, in a long block between Shepherd Street and Hanna Street. The property extends through the short block to Pelissier Street. To the north is the former St. Paul's Anglican Church, now an architect's office. To the south are large residential buildings converted to offices.

The house at 1567 Ouellette Avenue

was built in 1930. It is two-storey, in an asymmetrical Tudor Revival style, with dark red brick on the first floor and stucco on the second, and a hipped roof that is slightly flared. On the left side wall is a chimney against a gable, flanked by arched casement windows on the first floor. The shed roof of the centred porch continues over a first-storey room. (elevation photos this and first page from internationalmetropolis.com.)



The original house was L-shaped, two-and-one-half storeys, with a high east-west ridge intersecting a slightly lower

north-south ridge that stopped at a chimney on the south wall. This shape is shown on the 1937 Fire Insurance Map (below), and matches interior observations of the basement and attic.

Additions have tripled the size of this building: Drawings were obtained from the municipal archives at the Windsor Public Library for the 1964 addition for the James H. Sutton Funeral Home designed by architect W.J. Carter; the site plan submitted by the delegation on April 13 is from a different copy of the same set.

The current building is essentially the same as the 1964 changes: The rear wall was removed and extended west. The high east-west ridge was extended west, and a new hip installed over a two-storey extension. From that extension, another north-south ridge provided for a large two-storey addition almost the width of the property. Two flat-roof, one-storey additions were added to the rear; one of these was a garage on the northwest corner. The additions continued most of the original brick patterns and the second-floor stucco.

Changes to the original house were the doors and windows and stucco: The new doors and first-floor windows have diamond panes. The second storey is indicated "install new half timber into existing stucco finish". The only other exterior changes to the original building were new front steps and a small exhaust vent on the north side.



A later addition to the west is vinyl-sided, located between the two rear additions of 1964. Also the two garage doors of the northwest addition were filled in with siding.

### **Proposal:**

The request is to demolish the entire house.

The mortgagees-in-possession state that they bought the property in 1989; since then they have sold it and leased it, and now have retaken possession. The property has been vacant three or more years, has dead animals inside and water leaks, it is costing money to keep it secured, it is a liability and the mortgagees-in-possession do not want to invest additional funds. There is no stated proposal for new construction.

### **Legal provisions:**

Demolition of a property that is listed on the Windsor Municipal Heritage Register, but not designated, requires the owner to file a notice of intent at least 60 days prior to the work, under provisions of the Ontario Heritage Act. During that time, City Council, after consulting with the Heritage Committee, may initiate designation of the property, which stops demolition through the process and/or through appeals including the Ontario Conservation Review Board. The Council could decide that there is no objection to demolition, or take no action (which would allow demolition 60 days after application).

A notice of intent to designate must include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. "Cultural heritage value or interest" is to be considered according to Ontario Regulation 9/06, prescribed for the purposes of clause 29 (1) (a) of the Ontario Heritage Act, Part IV [underlines 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 attributes of the property" are those features that are considered important to retain if any alterations to the property are proposed after designation.

If the Committee would like to pursue designation, the cultural heritage value and the heritage attributes need to be included in the statement about the designation in the recommendation for Council's decision. Designation would identify those parts of the building important to retain. A draft "Statement of Significance" for designation is attached.

The City's Legal Department notes that a contractor may be issued a permit, including demolition, without regard to ownership. (Windsor's Building Department reviews the capacity of the contractor to perform demolition safely and completely, and checks property characteristics such as heritage or demolition-control.) Also (from the Ontario Court of Appeal), "Generally a mortgagee taking possession of the mortgaged property assumes a heavy burden to act as a prudent owner, however, there is no liability on the part of the mortgagee-in-possession to fund the maintenance and upkeep of the property beyond the income receipts to the property."

#### **Architectural Considerations:**

The house at 1567 Ouellette Avenue is a good example of the Tudor Revival style, built in 1930 with an unusual shed roof porch. Many other examples of the popular style are in Windsor, including several on the Windsor Municipal Heritage Register on Victoria Avenue and in Walkerville.

The original house may be readily differentiated from the additions shown in the attached drawings. The large two-storey addition repeated much of the styling elements of the original, including brick dentils and stucco. The one-storey additions kept the brick (except for the later "lean-to storage" with vinyl siding), but have few windows. Although the (now) well-documented additions are 47 years old, there is no assertion that they are of heritage significance. Removal of some or all the additions would challenge a designer to use appropriate materials for newly exposed rear walls, but would minimally affect the Ouellette Avenue view of the original house.

The attached engineer's report identifies building deficiencies, and recommends demolition. However, there is no estimate of costs for possible rehabilitation, given the statement that "the base structure of the building is sound". There is no consideration of demolition of some or all the additions and enclosing the remaining building.

The heritage planner visited the interior of the property in November 2010, and observed some evidence of water damage, mostly blistered wallboard in the additions, but minimal in the original house. The flat roofs had ponds from the previous day's rain, and it was dripping through a hole left by a detached vent. Otherwise, the structure, primarily the two-storey parts, appeared level, plumb, and essentially sound. The basement under the original house was almost dry. Though there was water intrusion, there was no visible hole in roofing materials. The municipal Fire Prevention Officer and Building Inspector who also attended the November 23, 2010 site visit identified building deficiencies, but determined that they were not sufficient to require an emergency demolition.

Windsor Heritage Committee member (and architect) Simon Chamely's observations from December are attached. His summary begins "The overall structure of the original house and addition are in excellent shape with very little damage to the interior and exterior."

#### **Other Considerations:**

Committee member Andrew Foot's website [internationalmetropolis.com](http://internationalmetropolis.com) included this information about the property: "Ernest Wilby was born in England in 1869, moving to Toronto at age 4, and returning to England for college. He graduated college there in 1885, and came back to Canada in 1887. He worked for various firms in the Toronto area, moving to Buffalo, NY in 1895. In February, 1902 he made an important decision and moved to Detroit, MI where he met Albert Kahn. He joined Albert Kahn's office, and quickly became the Chief Designer for Albert Kahn, a position he held from 1903 - 1918. He helped design and supervise many big projects, including the Ford Factory in Highland Park and the Hill Auditorium in Ann Arbor. He joined the faculty of the University of Michigan in 1922, where he remained active as a member of the faculty of the School of Architecture until 1943. According to an article in the Windsor Star from February 20, 1946, Professor Ernest Wilby was awarded an honorary fellowship in the Royal Architectural Institute of Canada. The article credits Wilby as the "originator of the concrete pier and steel sash type of industrial building". The article also said that Wilby had lived in Windsor since 1930, although he is listed in the 1923 directory as well. Wilby's obituary from December, 1957, stated he died at his home at the age of 89. It also credits him with designing and building his house on Ouellette Ave. in 1930. The funeral took place beside his house at St. Paul's Anglican Church (now home to J.P. Thomson, architects), and Wilby is buried in St. Mary's Church Graveyard in Walkerville, a building he personally supervised the construction of. As part of his legacy, there is an Ernest



Wilby Memorial Scholarship that has been awarded every year since 1966. Next time you drive past the old place on Ouellette, give a thought about the man who designed it, built it and died in it, and how his designs while working at Albert Kahn's helped revolutionize how industrial buildings were made."

Albert Kahn, of Detroit, was the designer of many residential and commercial buildings in Walkerville, including Willistead.

The location is on a block of Ouellette Avenue with a mix of styles, ages, types of buildings, and vacant lots and parking lots. The house at 1567 is a remnant of a street once lined with houses, although this house is more visible from the north because of the large front lawn of the former church to the north. Overall, the contextual value is modest.

If this property were to be designated, the emphasis would be on the basis of historical or associative value, for its designer and long-time resident, architect Ernest Wilby.

#### **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)

The Plan sets out criteria for designation (9.3.3.2.). In the case of the Ernest Wilby House, the following criteria are most relevant:

"(a) the property will have been associated with the life of a person or group of persons of local, provincial, national or international importance ...;

"(f) the property will exhibit sufficient features of architectural and/or historical value to merit designation in its present condition ..."

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

Removal of the building, unless replaced, would result in lower municipal property tax revenue.

#### **5. CONSULTATIONS:**

Mr. Mel Muroff, representing the mortgagees-in-possession, has been in ongoing email contact with the Heritage Planner. Mr. Gary W. Turko, another mortgagee, met on-site with the planner, Fire Prevention Officer, and Building Inspector, with the demolition contractor, observing the physical condition of the property. Windsor Heritage Committee member (and architect) Simon Chamely visited the property and provided comments.

## 6. CONCLUSION:

For the property at 1567 Ouellette Avenue, the Ernest Wilby House, determine the Committee's recommendation for demolition or designation, as provided for listed heritage properties under Part IV of the Ontario Heritage Act.

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

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

**APPENDICES:** Engineering report, Valdez Engineering Ltd.  
Contractor estimates, submitted by applicant  
Observations by Committee member Simon Chamely  
Presentation by N.K. (Norm) Becker, P.Eng.  
1964 addition drawings  
Possible designation Appendix A – Reasons for Designation/Statement of Significance

### **DEPARTMENTS/OTHERS CONSULTED:**

**Name:** Andrea DeJong, C.F.E.I., Fire Prevention Officer

**Phone #:** (519) 253-3016 x 274

**Name:** Mark Mantha, Building Inspector

**Phone #:** (519) 255-6611 x 6559

**Name:** Wira H.D. Vendrasco, Senior Legal Counsel

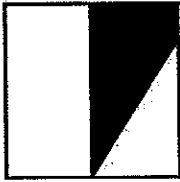
**Phone #:** (519) 255-6100 x 6375

**Name:** Lee Anne Doyle, Chief Building Official

**Phone #:** (519) 255-6267 x 6444

### **NOTIFICATION:**

Name	Address	Email	Telephone	FAX
Mr. Mel Muroff, B.A. L.L.B. Harvey Kalles Real Estate	2145 Avenue Rd Toronto ON M5M 4B2	melmuroff @gmail.com	(416) 441-2888 x420	
Mr. Gary W. Turko, B.Comm., C.A. 823890 Ontario Ltd.	1526 Ottawa St Windsor ON N8X 2G5	gary@freeds.com	(519) 258-6532	(519) 258-7415
Mr. Gerald W. Koski Bondy, Riley Koski	310-176 University Ave W Windsor ON N9A 5P1	gkoski @bondyriley.com	(519) 258-1641	(519) 258-1725
Mr. Ron Schiller, Jr., AMCT, CMM RKS Services Group Inc.		rksservicesgroup @sympatico.ca	(519) 971-7519	(519) 971-9038
Etty Sunarti c/o James Chung Re/Max Preferred Realty Ltd.	6505 Tecumseh Rd E Windsor ON N8T 1E7		(519) 944-5955	
Mr. Francis Lucier			(519) 255-9505	
Dr. N.K. Becker, P.Eng. Becker Engineering	1127 Victoria Ave Windsor ON N9A 4N9	nkbi @sympatico.ca	(519) 256-9389	(519) 256-4176



# VALDEZ ENGINEERING LTD.

consulting engineers  
2397 walker road, windsor, ontario N8W 3P7  
telephone: 519 254 2551 fax: 519 254 4823  
email: valdezengineering@primus.ca

## MEMO

**To:** Gary Turko, Freed's of Windsor  
**From:** Tim Averill  
**Date:** October 12, 2010  
**Subject:** 1567 OUELLETTE AVE.- CONDITION SURVEY  
**Project No.:** 10072

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**INTRODUCTION** Valdez Engineering Ltd. was requested to complete a condition survey and report on the existing building at 1567 Ouellette Ave., Windsor, Ontario. A visual survey was undertaken on October 7, 2010. The building is approximately 5200 square feet building area, 2 ½ storey wood framed with brick and plaster exterior walls. Originally constructed in 1930, the building has undergone numerous additions and renovations. Previous uses include residential, a funeral home, (building addition in 1964), a restaurant (1994) and a call center. The building has been unoccupied and unheated/cooled for approximately 4 years. Various components of the building will be rated to the following scale:

-excellent, -good, -fair, -poor, - extremely poor

**STRUCTURAL** The sloped roof wood framing was accessed from the 3rd storey attic and consisted of 2" x 6" rafters, 1" x 6" sheathing with shake roofing exposed through the sheathing. The wood rafters and hip beams were in good condition. Various flat roofs consist of wood sheathing on wood framing and where accessible were found to be in good condition. The 2 main flat roofs were solid under foot traffic. The small lean-to addition at the south-west corner of the building housing a freezer was found to be in extremely poor condition.

Exterior walls were framed with wood stud and where accessible, found to be in good condition. The original building basement foundation walls consisted of brick masonry and were found to be in good condition. The foundation walls of the south additions were not accessible, although there were no signs of distress or settlement on the exterior walls.

**BUILDING ENVELOPE** The sloped shingle roof was found to be in fair condition. The flat roof sections consisting of built-up asphalt and gravel roofing were found to be in fair condition. The roof over the south-west lean-to addition was found to be in extremely poor condition. The lower level masonry of the original building was found to be in poor condition with mortar deterioration and some cracked brickwork. The newer sections of exterior masonry were found to be in good condition. The upper level plaster walls of the original building were found to be in fair condition. The upper level plaster walls of the newer sections of the building were found to be in poor condition. Where accessible, exterior walls were found to consist of exterior plaster on wood or gypsum lath, insulation between wood studs and interior plaster on wood or gypsum lath. The wood windows were found to be in poor condition. The wood exterior doors were found to be in poor condition.

**1567 OUELLETTE AVE.- CONDITION SURVEY**

October 12, 2010

**EXTERIOR FINISHES**      The exterior finishes varied from fair to poor condition throughout the building.

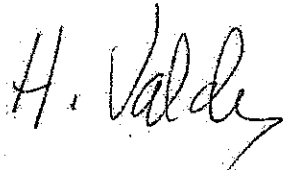
**INTERIOR FINISHES**      Interior finishes throughout the building were found to have considerable water damage and mould. The interior finishes are in poor condition.

**MECHANICAL/ELECTRICAL**

Numerous mechanical/ electrical systems have been installed in the building through the various uses. No effort was taken to ascertain the condition of the mechanical/electrical systems.

**CONCLUSION**              While the base structure of the building is sound, the poor condition of some exterior elements and the poor condition of most interior finishes would deem the building suitable for demolition. The inclusion of the building on the City of Windsor Heritage Register requires a submission to Council and a 60 day grace period prior to issuance of a demolition permit.

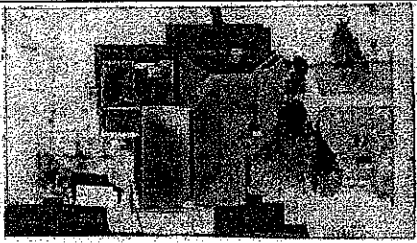


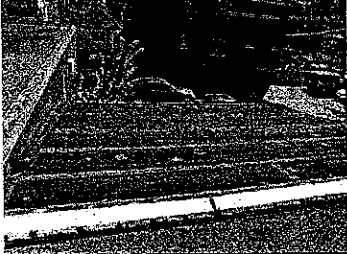

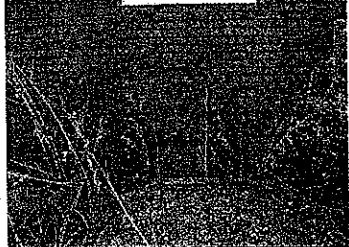
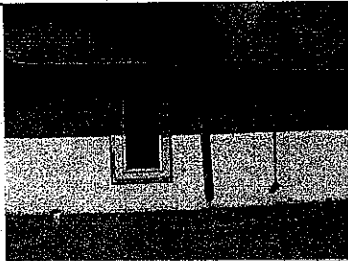
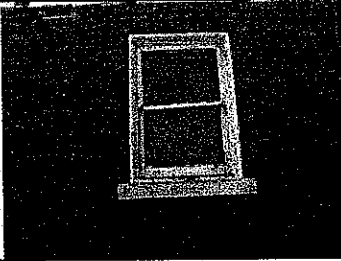




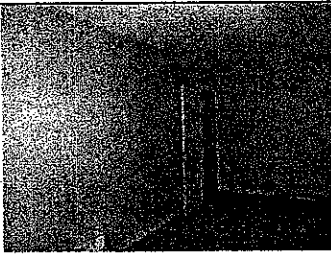

**VALDEZ ENGINEERING LTD.**



per H.R. Valdez, P.Eng.

**1567 OUELLETTE AVE.- CONDITION SURVEY**

October 12, 2010

1567 OUELLETTE AVE. CONDITION SURVEY PHOTOS		
		
AERIAL VIEW	FRONT ELEVATION	SLOPED ROOF FRAMING
		
S.W. LEAN-TO ROOF	ORIGINAL BUILDING BASEMENT FOUNDATION WALL	ORIGINAL BUILDING MASONRY IN POOR CONDITION
		
UPPER LEVEL PLASTER IN POOR CONDITION	WINDOWS IN POOR CONDITION	WINDOWS IN POOR CONDITION
		
WOOD DOORS IN POOR CONDITION	S.W. LEAN-TO IN EXTREMELY POOR CONDITION	EXTENSIVE INTERIOR WATER DAMAGE
		
EXTENSIVE INTERIOR WATER DAMAGE	EXTENSIVE INTERIOR WATER DAMAGE	

Contractor estimates:



RENOVATIONS • PROJECT MANAGEMENT • RESTORATIONS  
Phone (519) 818-4697 Fax (519) 972-7359

0984

1567 Duellville Ave

Attn: Ron e RKS

Quoted To:

519 971 7519

QUOTE	
Date:	JAN 12 2011

Window + Door Packing	
Supply + Install Windows + Doors - 37 windows, 3 main doors, 2 double - All energy star rated, chipping, insulation, clean up	32,700
Demolition - remove + dispose of all mudded drywall to street + clean all debris on all levels + prepare for usual inspection	28,000
Drywall type paint - Supplied + installed - Fibering incl p. 2 allowance Sfff.	48,000
- Electrical, Heating + Cooling, Insulation, Roof to be determined upon inspection. (P)	

RKS Services Group Inc.

Northway Avenue  
Windsor, Ontario N9B 3L9  
Tel: 519-751-7519 Fax: 519-971-9038  
S.T.#854199932



# Estimate

Number: E130  
Date: January 12, 2011

Bill To:  
1567 Ouellette Avenue

PO Number	E.O.	Location/Project

QTY	Description	HST	Amount
	<b>Window and Door Package</b> -supply and instal windows and doors, 37 windows, 3 main doors, 2 double -all energy star rated, capping, insulation and clean up		40,000.00
	<b>Demolition</b> -remove and dispose of all molded drywall and studs and clear all debris on all levels and prepare for visual inspection		36,000.00
	<b>Drywall</b> -drywall, tape and paint-supplied and installed -flooring included @ \$2.00/allowance sq/ft		55,000.00
	Electrical, heating, cooling, insulation, roof to be determined upon inspection <b>ALL ESTIMATES SUBJECT TO HST</b>		
		<b>Sub-Total</b>	<b>\$131,000.00</b>
		HST 13.00% on 0.00	0.00
		<b>Total</b>	<b>\$131,000.00</b>

Report by Simon Chamely:

**Visual Report on 1567 Ouellette**

The following are observations made on December 22<sup>nd</sup> of 1567 Ouellette. Robin Easterbrook and Andrew Foot were also present. Emailed Photos were provided by Andrew.

**Foundation:** The block foundation was in very good condition with no visual cracks and no leaking. The ground water on the exterior all graded away from building and no evidence of block deterioration was found.

**Framing and Brick work:** The framing was excellent with no bowing of exterior walls. The internal floors appeared to be all level and in very good condition in both the original house and the addition. The brick work was again straight with no appearance of step cracking and no de-lamination of the face of the brick. Some areas needed attention with respect to re-pointing, in particular, areas where down spouts were missing or not properly attached. All of the windows appear to be original to the house and were in very good condition. No signs of interior leaking or wood rot were observed.

**Roof:** The main section of the roof was again in excellent condition with perfectly straight framing. Some attention needed to be paid to valleys where the two main sections of the roof join. An addition to the hip roof was observed with a slight step in the shingles at the joint. This is normal and requires no attention. The shingles were in fair condition and may last another five to ten years. The flat roof on the addition was built up roofing and difficult to see (snow covered). A section in what appeared to be an enclosed garage was leaking. The larger section of flat roof showed no signs of leaking, and seemed to be in OK condition. An estimate for the total replacement of the roof would be approximately \$20,000-\$25,000 for the shingled portion of the roof and \$35,000 - \$40,000 for the flat roof.

**Interior drywall, flooring and ceilings:** Most of the original house had hardwood floors in fairly good condition. The addition had commercial finishing with some ceramic and some carpeting. Carpeting was worn and stained in areas and probably should be replaced. Ceramic was in good condition with no signs of cracking.

Several holes were found in the drywall throughout the house. These holes appear to be made by someone trying to investigate the structure of the wall (possibly for demolition purposes).

Most of the ceilings were commercial grade suspended 2 x 4 tiles. Some were damaged and an animal got into the upstairs bathroom and destroyed a few tiles. Quite a few of the other tiles need to be replaced. Most of the original house had plastered ceilings with some lowered with suspended ceilings. Again some tile needed to be replaced.

In summary, the interior was in fair condition and needed some attention. With ceiling tile replaced and some insulation reinstalled in areas damaged by leaking and animal damage, the interior would be ready for commercial tenancy.

My general understanding of commercial tenancy is that the tenant pays for upgrades to the interior.



**Mechanical and Electrical:** Power, water and Gas were turned off in the building and was difficult to assess. My history with utilities are such that when these are turned off for extended periods of time, there will always be issues when they are turned back on.

The internal furnaces (three in total) looked to be no older than ten years, and a visual inspection of these looked good, however there is no knowing if they work or not. The units on the flat roof again (possibly two) are unknown.

The plumbing in the washrooms were all copper and seemed to be in good shape. However when plumbing is turned on leaking may occur. All the bathrooms were stacked and isolated to one section of the house.

The electrical was all upgraded in the usable sections of the whole building. Some Knob and Tube wiring was found in the attic of the original structure.

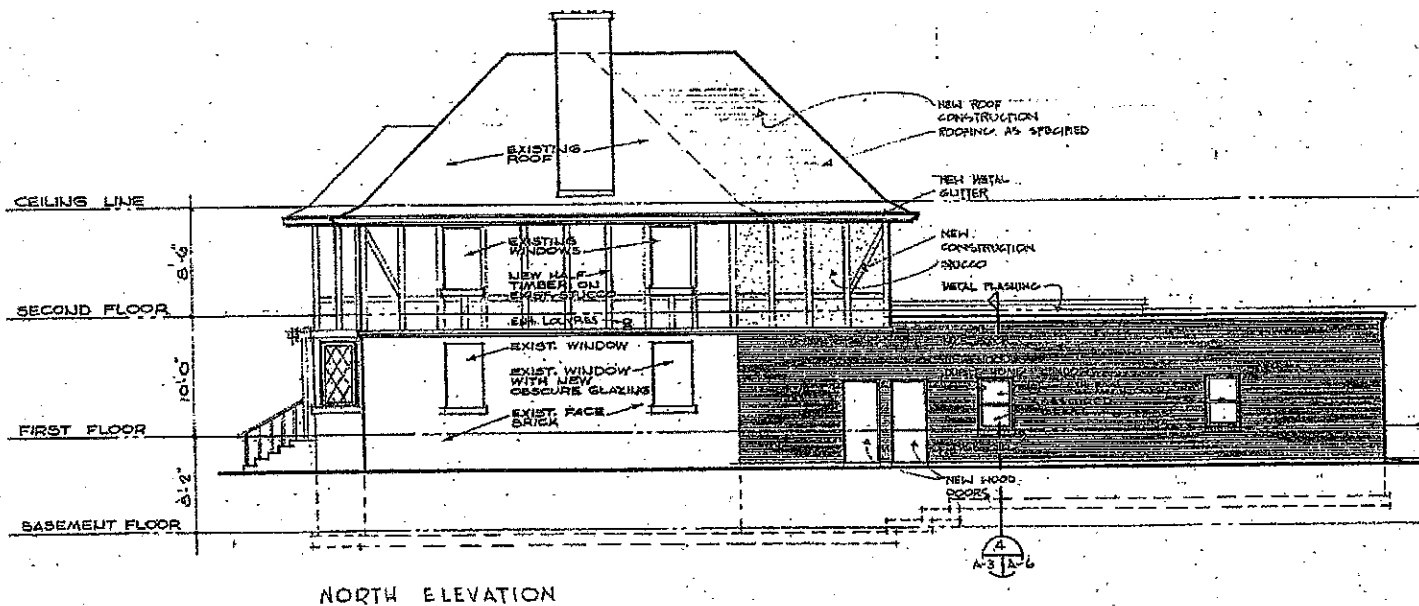
**Summary:** The overall structure of the original house and addition are in excellent shape with very little damage to the interior and exterior. With a proper assessment of the flat roof from a qualified roof consultant, may show that total replacement will be required or simple patching of one section is all that is needed (unknown). The mechanical will need servicing and some replacement may be required. An estimate of roughly \$10,000 - \$15,000 per unit replacement cost will give a good idea (if required). Plumbing is unknown, but seemed to be in good condition.

With the total replacement of both roofs and some spot pointing of the brick, this building can be secured for at least another twenty to thirty years. The cost of the roof replacement is approximated at \$60,000 - \$70,000.

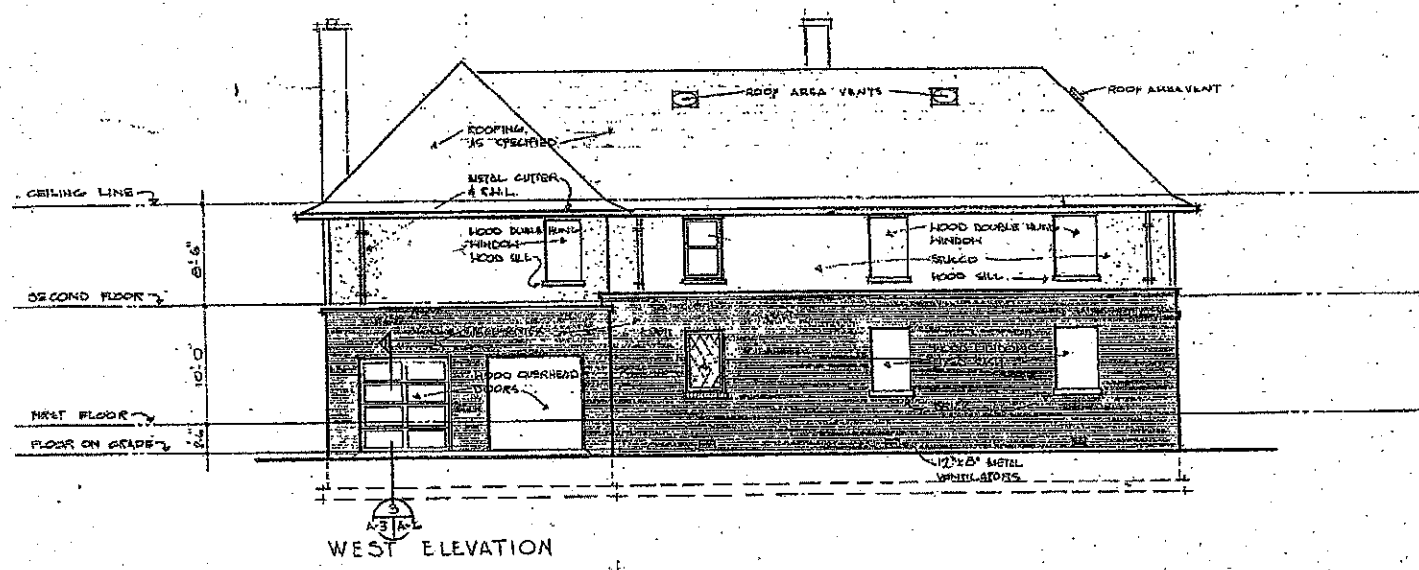
The only question is, "What do you do with the building?"

Simon Chameley

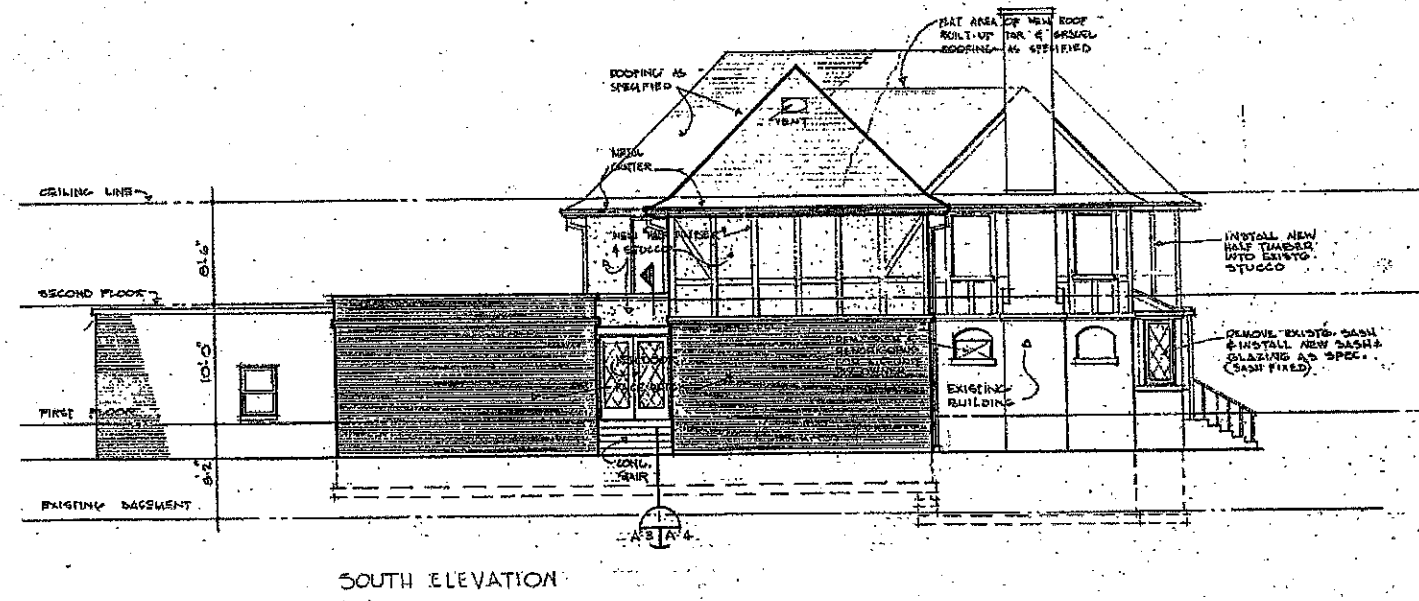




NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Appendix A  
**Reasons for Designation / Statement of Significance**  
**Ernest Wilby House**  
**1567 Ouellette Avenue**  
**(Plan 358 Block 10, Lot 27 & Lot 28)**

**Description of Historic Place**

The Ernest Wilby House is on the west side of Ouellette Avenue, in the middle of the block between Shepherd Street West and Hanna Street West. It is immediately south of the front lawn of the former St. Paul's Anglican Church.

**Cultural Heritage Value or Interest**

**Design or Physical Value:**

The Ernest Wilby House, constructed in 1930, is a good representation of the Tudor Revival style that was popular for large and small houses in the 1920s, and well-developed by 1930. It has two-and-one-half storeys, asymmetrical, with stucco on the second floor and dark red brick on the first, with articulated brickwork on the separating band on the sides. The hipped roof is slightly flared, with exposed rafter tails under the eaves. On the left side wall is a chimney against a gable, flanked by arched casement windows on the first floor. The shed roof of the centred porch continues left over a first-storey room. Windows have cast-stone sills. The original house was L-shaped; the east, north and south walls remain visible after non-significant 1964 additions to the west and south.

**Historical or Associative Value:**

The Ernest Wilby House is associated with its designer and long-time resident, architect Ernest Wilby (1869-1957), whose industrial designs for Albert Kahn were used for large Ford and Packard automobile factories in the Detroit region. He also participated with Kahn in the design of Walkerville properties, including the "Foxley" house, and with Cram, Goodhue & Ferguson for St. Mary's Church.

Ernest Wilby was born in England in 1869, moving to Toronto at age 4 and returning to England for college. He graduated college there in 1885, and came back to Canada in 1887. He worked for various firms in the Toronto area, moving to Buffalo, NY in 1895. In February 1902 he moved to Detroit where he met Albert Kahn. He joined Albert Kahn's office, and quickly became the Chief Designer for Albert Kahn, a position he held from 1903 to 1918. He helped design and supervise many big projects, including the Ford Factory in Highland Park and the Hill Auditorium in Ann Arbor. He joined the faculty of the University of Michigan in 1922, where he remained active as a member of the faculty of the School of Architecture until 1943. According to an article in the Windsor Star from February 20, 1946, Professor Ernest Wilby was awarded an honorary fellowship in the Royal Architectural Institute of Canada. The article credits Wilby as the "originator of the concrete pier and steel sash type of industrial building". The article also said that Wilby had lived in Windsor since 1930, although he is listed in the 1923 directory as well. Wilby's obituary from December, 1957, stated he died at his home, and credits him with designing and building his house on Ouellette Avenue in 1930. The funeral took place

beside his house at St. Paul's Anglican Church (now J.P. Thomson, architects), and Wilby is buried in the graveyard at St. Mary's Church in Walkerville, a building he personally supervised the construction of.

## **Character Defining Elements**

### **Exterior features that contribute to the design or physical value of the Ernest Wilby House:**

- Tudor Revival style, asymmetrical.
- Two and one-half storeys.
- Dark red brick on the first floor, and stucco on the second.
- Centred porch with large timber posts, and shed roof extending to the left.
- Cast-stone window sills first-floor.
- Hipped roof with slight flare, except for gable on south side, with exposed rafters under the eaves.
- Tall brick chimney on the south side, flanked by arched windows.
- L-shaped footprint of the original house.

### **Feature that contributes to the historical value of the Ernest Wilby House:**

- Association with the architect Ernest Wilby (1869-1957), chief designer for industrial and residential architect Albert Kahn, who designed the house for himself.

AA/  
Windsor, Ontario, June 1, 2011

A meeting of the **Economic Development Standing Committee** is held this day commencing at 4:30 o'clock p.m. in Council Chambers there being present the following members:

Members Present

Councillor Dilkens, Chair  
Councillor Sleiman  
Councillor Valentinis

Members Absent

Councillor Payne ( Discloses an interest due to his involvement in the BUHDAG application to quash certain By-laws related to the boarded up houses west of the Ambassador Bridge)  
Councillor Marra

Also present are the following from Administration:

Helga Reidel, Chief Administrative Officer  
George Wilkki, City Solicitor  
Thom Hunt, City Planner  
John Calhoun, Heritage Planner  
Agatha Armstrong, Deputy City Clerk and Supervisor of Council Services

Delegations:

Dr. N.K. Becker  
Mr. Gerald Koski  
Pat Malicki  
Robin Easterbrook

1. Call to Order

The Deputy City Clerk calls the meeting to order at 4:32 o'clock p.m.

2. Election

The Deputy City Clerk calls for nominations from the floor for the position of Chair for the Economic Development Standing Committee. Councillor Sleiman nominates Councillor Dilkens for the position of Chair. The Deputy City Clerk inquires if there are any further nominations. Seeing none, the Deputy City Clerk asks Councillor Dilkens if he accepts the nomination, and Councillor Dilkens responds favourably.

Moved by Councillor Sleiman, seconded by Councillor Valentinis,  
That Councillor Dilkens **BE ELECTED** as the Chair of the Economic Development Standing Committee until November 30, 2011.

Carried.

Councillor Dilkens assumes the position of Chair.

3. **Disclosure of Pecuniary Interest and the General Nature Thereof**

Councillor Valentinis discloses an interest and abstains from voting on Report No. 300 of the Heritage Committee, specifically the portion pertaining to properties in 2100 to the 2200 block of Victoria as he is a property owner in that area.

4. **Requests for Deferrals, Referrals or Withdrawals**

None

5. **Delegations**

Dr. Norm Becker, P. Eng, Becker Engineering on behalf of the Applicants, appears before the Economic Development Standing Committee to provide an overview as to the various reasons why 1567 Ouellette does not merit heritage designation, stating that the entire home from the roof to the interior walls have been modified leaving very little in terms of the original state of the home.

Mr. Gerald Koski,, Agent, representing a numbered company that holds the mortgage for the property at 1567 Ouellette Avenue, appears before the Economic Development Standing Committee to request that the committee endorse the proposed demolition of the Ernest Wilby House, at 1567 Ouellette Avenue, suggesting that the building is full of mould, and concludes by stating that the home is not insured and if not completely demolished, the owner has no plans of restoring the building.

Pat Malicki, representing the Windsor Region Branch of the Architectural Conservancy of Ontario appears before the Economic Development Standing Committee to request that the committee designate 1567 Ouellette Avenue as a heritage building, suggesting that this would be poor planning by demolishing this building, and concludes by asking administration to review the Property Standards By-law from Toronto, which has incorporated sections from the updated *Heritage Act*.

Robin Easterbrook, Chair, of the Windsor Heritage Committee appears before the Economic Development Standing Committee to provide the committee an overview of the steps initiated by the Heritage Committee over the last seven months regarding the property at 1567 Ouellette Avenue, stating that committee members have conducted site inspections of the property, and concludes by stating that the Heritage Committee did not make a decision to recommend a Heritage designation.

6. **Business Items**

**Item 1 Proposed Demolition, Ernest Wilby House, 1567 Ouellette Avenue**

Councillor Valentinis asks if the recommendation of the Heritage Committee is recommendation number II of the report.

Mr. Easterbrook explains that the Heritage Committee had only the recommendation to receive the report of the Heritage Planner.

Councillor Sleiman explains that as a committee member he has a broad understanding of Heritage designation, stating that it is crucial that the experts provide recommendations in order for the committee make sound decisions, and concludes by requesting that Mr. Easterbrook provide his own personal opinion.



The Chair reminds Councillor Sleiman that Mr. Easterbrook is here as the Chair of the Heritage Committee and has already provided the opinion of the committee.

Mr. Easterbrook explains that the Heritage Committee has not recommended that the property at 1567 Ouellette Avenue be designated as a heritage building.

The Chair asks Mr. Easterbrook how the committee arrived at the decision to provide no recommendation to the Economic Development Standing Committee.

Mr. Easterbrook explains that the motion to designate was defeated.

Councillor Sleiman asks about the Property Standards By-law.

Mr. Easterbrook explains that Toronto has a Property Standards By-law pertaining to property standards and heritage buildings.

Councillor Sleiman asks if the building has been vacant for the last 25 years.

Mr. Koski explains the history of the property and that it has been vacant for numerous years.

Councillor Sleiman asks why the Applicants want the building demolished, and if it is due to the inability to sell the property, are the Applicants planning to demolish the building and rebuild on the property, or are the repair costs too high.

Mr. Koski states that the Applicants are not prepared to take a risk and repair the building in order to sell it, as the building has a stigma attached to it as it was a funeral home.

Councillor Sleiman asks if the Applicants own any abutting property.

Mr. Koski states that the Applicants do not own any abutting properties.

Councillor Valentinis asks Administration to explain the next steps.

The City Planner explains that there is a 60 day time frame and that June 7<sup>th</sup> will be the 60<sup>th</sup> day, the Council decision on June 7<sup>th</sup> will result in the designation of the property or the demolition of the property on the 61<sup>st</sup> day.

Councillor Valentinis states that there are only two options available to the committee: to designate the property or to recommend demolition of the property.

The City Planner confirms the two options.

Councillor Valentinis asks if Council has the ability to designate the property if the Heritage Committee has not recommended designation.

The City Planner states that Council has the final decision.

Councillor Valentinis asks what options are available to the Standing Committee and Council.

John Calhoun, Heritage Planner, states that recommendations I, III, and IV are all options.

Councillor Valentinis states that he is not comfortable with the options, and that he is not prepared to recommend that the property be designated, as the Heritage Committee has not recommended designation.

Moved by Councillor Valentinis, seconded by Councillor Sleiman  
**EDSC1/11** That the report from the Heritage Planner entitled "Proposed Demolition, Ernest Wilby House, 1567 Ouellette Avenue" dated May 4, 2011 **BE FORWARDED TO COUNCIL FOR DECISION.**

Carried.

Windsor Heritage Committee Report No. 300

Moved by Councillor Sleiman, seconded by Councillor Dilkens,  
**EDSC2/11** 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.

Moved by Councillor Sleiman, seconded by Councillor Valentinis,  
**EDSC3/11** 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
- 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.”

Carried.

**Windsor Heritage Committee Report No. 301**

Moved by Councillor Valentinis, seconded by Councillor Sleiman

EDSC4/11 That the report from the Heritage Planner entitled “Proposed Demolition, Ernest Wilby House, 1567 Ouellette Avenue” dated May 4, 2011 **BE RECEIVED FOR INFORMATION.**

Carried.

7. **DATE OF NEXT MEETING**

The next meeting of the Economic Development Standing Committee will be held on July 6, 2011 at 4:30 o'clock p.m. in Council Chambers.

8. ADJOURNMENT

There being no further business the meeting is adjourned at 5:10 o'clock p.m.

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**CHAIRPERSON**

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**DEPUTY CITY CLERK**

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