



Subject: Heritage Recognition 2021 - Presentation of Heritage Designation Plaque and Built Heritage Awards

Reference:

Date to Council: January 11, 2021
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Planning & Building Services
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To: Mayor and Members of City Council

Recommendation:

I. THAT the owners of the Walker Power Building, 325 Devonshire Road, designated by City Council in 2020 **BE RECOGNIZED** with the presentation of heritage designation plaque and 2021 Built Heritage Awards; and,

II. THAT the property owners and architects for the recent heritage conservation work at the:

(a) Honourable W. C. Kennedy Collegiate, 245 Tecumseh Road East, and at

(b) John Campbell Public School, 1255 Tecumseh Road East,

BE RECOGNIZED with the 2021 Built Heritage Awards.

Executive Summary: N/A

Background:

The third Monday of February is Canadian Heritage Day, a day to recognize and pay tribute to our land and landmarks, our nation's history, our diverse cultures and our traditions. Heritage Day coincides with Ontario Heritage Week, which normally takes place every year during the third week of February.

City of Windsor typically aligns local Heritage Recognition in conjunction with the usual National and Provincial heritage celebrations. Traditionally, City Council has presented property owners of newly designated buildings with a heritage plaque that can be

affixed to the exterior of their building. Council would also recognize individuals and organizations for long-time heritage stewardship and/or well-done rehabilitations through the Built Heritage Awards at a Council Meeting held in February.

Due to COVID-restrictions, the celebrations will be conducted differently in 2021. Arrangements are being made for Mayor Drew Dilkens to visit recipient sites to present the plaque and the Heritage Awards in a physically-distanced manner, and have content about the properties shared through the media/social media platforms to have a wider public reach.

In recent months, citizen members of the Heritage component of the Development & Heritage Standing Committee discussed candidates for the Awards. The selected nominations are of three heritage sites that have completed work, and with a focus on preservation, restoration, and rehabilitation/adaptive reuse efforts.

Discussion:

The property to be recognized with the heritage designation plaque and Heritage Award:

Walker Power Building, 325 Devonshire Road:



Views from Riverside Dr. E. (Before, During Construction, and After the Rehabilitation project)

The Walker Power Building is located at the southwest corner of Riverside Drive East and Devonshire Road, and was constructed in c.1911-1913. This property consists of

an early local industrial example of reinforced concrete construction, as well as a railroad turntable feature at the northwest corner of the building which represents association to the railway history of Walkerville. The property is associated with the early growth of the Town of Walkerville through its industrial and manufacturing history, is an excellent remnant of early industrial architecture, and is a prominent landmark in Walkerville.

The current owner, Walker Power Building Inc., bought the property which had been vacant for a number of years and envisioned the transformation of the building into a mix of office and commercial space. The resulting appearance of the rehabilitation project includes the limestone cladded over the originally exposed concrete reinforced concrete structural frame, the retention of the original five-storey tower at the southwest corner, a tripartite glazing system mimicking the appearance of the c.1911 glazing, accompanied by brick infill spandrel panels located beneath the glazing at each bay. Other new alterations to the original structure include the front entrance facing Riverside Drive East, the fifth storey roof addition, and the new/enlarged elevator tower on the south side of the building.

In 2020, City Council adopted a motion to designate 325 Devonshire under authority granted by the Ontario Heritage Act. Walker Power Building Inc. (Piero A. Aleo, Vincent Aleo, Patrick J. Ducharme, and Stephen P. Ducharme) will receive the award.



Views from Devonshire Rd (Historic photo taken c.1913 top left). Before and After Rehabilitation project (courtesy of P. Aleo).

The Built Heritage Awards are also presented to:

245 Tecumseh Road East - Honourable W. C. Kennedy Collegiate

The Honourable W. C. Kennedy Collegiate, designed by Architects Cameron & Ralston and constructed c.1929, had needed large-scale repairs for some time. The Greater Essex County District School Board recently invested approximately \$5 million to conduct extensive exterior repairs and upgrades to the interior facilities. Components of the work include: replacement of the majority of the roof on the school; extensive masonry repointing at multiple locations around the building including the side/courtyard elevations, parapets, and at the towers at the rear; restoration of the masonry front façade including the leaded glass bay windows; installation of refinished front doors; storm lines and sidewalks replacement along the front elevation; renovation of interior spaces such as the library and creation of new offices with new cooling system; and electrical upgrades.



Inspection of underlying steel structure, removal and shipping of precast stone at oriel tracery for repairs



Recasting precast stone using moulds of original pieces for repairs/replacement



Window restoration to match original



Refinished wood entrance doors (before on left, and after on right)
(Photo credits: GECDSB and JP Thomson Architects).



Views after restoration was conducted taken in November 2020.

JP Thomson Architects were the Architect of Record for the entire project, along with ERA Architects Inc. who led in the heritage conservation components. The work undertaken was outstanding and upheld the Standards & Guidelines for the Conservation of Historic Places in Canada. Detailed specifications were provided to

repair elements that were salvageable, using heritage/traditional techniques. Previous repairs were rectified where deficient. Deteriorated exterior caulking were replaced around windows, doors and vents, with matching colour. Leaded glazing and coming were repaired by specialist trades or replaced to match original. Parapet stones were removed, with new flashing installed, and stones reinstalled. Lintels were inspected, treated and reinforced as needed. Hard mortar was removed and historic mortar was tested in the laboratory, to provide information on suitable repair mortar that were selected and tested for match (in compressive strength, vapour permeability, texture, colour, etc) to the masonry. Paints were stripped and repainted with breathable paints at select locations. Where replacements were needed, new elements were specified to match in form, profile, detailing, materials, and colour, texture and finish of the original elements. Decorative pre-cast stones at the front façade were shipped, recasted, and reinstalled. Cleaning techniques were employed that were sensitive to the historic materials.

The School Board and the Architects should be recognized for their tremendous and exemplary work in conserving the heritage elements of this heritage building, and upgrading it for continued use for years to come.

1255 Tecumseh Road East - John Campbell Public School



The John Campbell Public School constructed c.1926-1927 was the work of Architects Nichols, Sheppard & Masson. The School was designated in 2009 and underwent some major work through the combined efforts of the Greater Essex County District School Board, and support from the City. However, repairs continue to be needed and in 2020, the School Board invested approximately \$600,000 in the repair work. JP Thomson Architects were the Architect of Record for the scope of work, which included: 31 units of stone replacements and repointing around the base of the building, repointing and replacements of brick at the north, east and south elevations of the gymnasium, replacement of the deteriorated concrete stairs and landing at the east end of the gymnasium. Future work is also anticipated for exterior door upgrades/refinishing.



Concrete steps needing replacement



(Left) Cracking of masonry at gymnasium; (Right) Typical sections of stone/brick at base needing replacement/repair, and cleaning.

Once threatened with demolition in the late 2000s and claims of being unrepairable, the John Campbell Public School is an excellent example of a heritage building that has survived and continues to stand strong through continual maintenance and upkeep by a supportive property Owner. The Greater Essex County District School Board is to be commended and recognized for this.



Concrete steps replaced and brick repairs at Gymnasium



Results of the extensive repairs of masonry sections (stone and brick) at base all around the building

Risk Analysis: No risk has been identified.

Climate Change Risks

Climate Change Mitigation: N/A

Climate Change Adaptation: N/A

Financial Matters:

A nominal cost will be incurred for the Heritage Awards. The cost of the designation plaque is paid from the Heritage Committee Operating Fund account #0111610.

Consultations:

Citizen members of the Heritage Component of the Development & Heritage Standing Committee discussed the Heritage Recognition format and convened virtually in December 2020 to discuss candidate sites. The Mayor’s Office and City Communication staff were also consulted and will be involved in the February site and media events.

Conclusion:

The owners of the newly designated Walker Power Building property should be recognized by presentation of the heritage plaque and Heritage Awards, while the owner and architects for the recent heritage conservation work at the Honourable W. C. Kennedy Collegiate and John Campbell Public School must also be recognized for their excellent stewardship and conservation work.

Planning Act Matters: N/A

Approvals:

Name	Title
Michael Cooke	Manager of Planning Policy/Deputy City Planner
Thom Hunt	City Planner / Executive Director Planning & Building
Wira Vendrasco	Deputy City Solicitor
Shelby Askin Hager	City Solicitor / CLT
Onorio Colucci	Chief Administrative Officer

Notifications:

Notification list of property owners and recipients provided to Clerks.

Appendices: N/A