



Subject: City of Windsor Heritage Recognition 2022- City Wide

Reference:

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Clerk's File #: MBA/2274

To: Mayor and Members of City Council

Recommendation:

- I. THAT Council **BE INFORMED** of the joint partnership between the City of Windsor Heritage Recognition 2022 with Doors Open Windsor 2022 and that Administration **ASSIST** in cross promotional efforts.
- II. THAT the property owners and project team for the recent heritage conservation work at:
 - 1008 Drouillard Road
 - Hiram Walker Bridge (Peche Island) Restoration
 - 1785 Walker Road- Teron Building
 - 225 Giles Boulevard W.- William T. Wesgate House
 - 3277 Sandwich Street- Mackenzie Hall Masonry Restoration Project

BE RECOGNIZED with the 2022 Built Heritage Awards.

- III. THAT the property owners of Neils C. Ortvad House, 766 Devonshire Road, and 436 Askin Avenue **BE RECOGNIZED** with a heritage designation plaque.

Executive Summary: N/A

Background:

In past years, City of Windsor celebrated heritage recognition in February, alongside National and Provincial heritage celebrations to recognize and pay tribute to our land and landmarks, our nation's history, our diverse cultures and our traditions. City Council would present 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 their heritage stewardship and/or well-done rehabilitations through the Built Heritage Awards at a regular Council Meeting.

Because of COVID-restrictions, a different approach was suggested by citizen Heritage Committee members and attempted last year through the support of the Mayor's Office, Communications and Facilities staff. Mayor Drew Dilkens visited recipient sites to present the Heritage Awards. The event was successful in obtaining media coverage on the Awards. Video content with interviews of the recipients was screened at a later Council meeting and posted on the City's social media platforms to reach a wider audience.

This year, a similar approach is planned for presentations of recipients on/near some recipient sites. The nominations for the Awards were selected by citizen members of the Heritage component of the Development & Heritage Standing Committee. Additionally, the celebrations are planned in conjunction with Doors Open Windsor 2022, with hopes of hosting the presentations at the same week as Doors Open Windsor. Doors Open Windsor is a city supported event which opens doors to places that are not usually available for public tours, many featuring the city's architecture, culture and heritage. The intent is to explore synergies of a collaborative effort in promoting and celebrating Heritage in the City.

Discussion:

Partnership with Doors Open Windsor 2022

In partnering with Doors Open Windsor to hold a joint heritage celebration, there are opportunities for activities and promotions that may generate more awareness and thus more community presence at both events. Below are some potential activities that are planned, subject to resources and timing:

- Presentation by project team for Mackenzie Hall Masonry Restoration Project
- Built heritage scavenger hunt with a prize component
- Social media-based contests for photography/artwork

- ESRI StoryMaps online mapping platform of Doors Open locations and Built Heritage Award nominations

These activities are planned to take place in September during the week of the in-person Built Heritage Awards and leading up to the Doors Open Windsor weekend, to create more interest and excitement for both events together. Additionally, some local community interest groups (such as the Architectural Conservancy Ontario- Windsor Branch, etc.) have expressed their willingness to support the joint heritage celebrations through promoting the events and activities on their social media pages and within their networks.

City of Windsor staff will collaborate with the Doors Open Windsor 2022 Committee to explore these options and establish the resources required to successfully execute them.

Built Heritage Awards

The following properties/sites to be recognized with the Heritage Award:

1008 Drouillard Road

The property owner (Kyle McDonald) and project team (Archon Architects) removed the cornice that was original to the building and the canopy fixture that was obscuring views into the storefront. Wall plates were used to reinforce the building which matched well with the individual lettering of the signage for the storefront. The windows replaced on the second floor imitated some of the proportions of the original windows in its horizontal and vertical alignments. The previously bricked in storefront on the ground floor was removed to introduce a compatible storefront glazing system with imitation of transom at upper portions. The treatment of the building is appropriate for the Mainstreet context and enhances character of Ford City/Drouillard Road. The retail tenant (City Cyclery) has also added much interest and activity to the area.



1008 Drouillard is the Building on right of the historic photo which had been modified on the years. The picture on right shows inappropriate modifications to the building



Hiram Walker (Peché Island) Bridge Restoration

The Peché Island Bridge is known on the Windsor Municipal Heritage Register as the Hiram Walker Bridge & Canal, constructed c1892, to provide transportation to Hiram Walker's summer residence on Peché Island. The bridge featured wing walls, corbels, brackets and balustrades in classical style. Over the years, the reinforced concrete bridge deteriorated and in 2018 Parks Design & Development Department staff (Darron Ahlstedt was Project Manager) began the project of conducting repairs to the bridge. The historic sensitivity of the bridge was taken into consideration at the project start with the PJ Material Consultants (specialty materials consultants) being hired to conduct a Condition Assessments of the Bridge, who guided the project team according to the *Standards & Guidelines for Conservation of Historic Places in Canada*. In addition to the structural reinforcements that were needed at the girder and corbels, the repair methods, materials and their finishes were evaluated through mock-ups to visually blend with the historic appearances. Besides the heritage considerations, the project team also had to work around tight timelines for in-stream work, and different governing bodies for environmental and species considerations. The project was successfully completed through the collaborative efforts of the project team which also included Landmark Engineers Inc. and Facca Incorporated who were the contractors.





Photos of some of the visible deteriorated conditions of the bridge



Repair work conducted and the finished work.

1785 Walker Road- Teron Building

The property is listed on the Windsor Municipal Heritage Register as the Teron building, constructed in c.1949 in simple Art Deco Streamlined architecture style. Previous owners vacated the property and the building was at risk of being requested for demolition. The current Owner (Scott Woodall) purchased the vacant industrial/office building in December 2019 with the intention of keeping and investing in it to create new business office unit with accessory research and development facility “Brave Control Solutions” in the north 2 storey section. As the building was in poor shape at time of purchase, extensive work went into the transformation of the property, including structural upgrades, roofing, brick pointing, and interior and exterior renovations to the sum of over two million dollars. New glazing consistent with the architectural style of the building was installed, as well as a faux canopy metal band stretching across the building which highlighted and enhanced the horizontal streamlined style. As the sides of the building were originally constructed of cement blocks, new siding with an appropriate colour scheme was used to reduce water penetration into the building. The project team included ADA Architects and Lester Group.



Early photo & google streetview of property in previous vacant state.



Pre-renovation photos. (Source: Lester Group).



Rehabilitated appearance of the property. (Source: Lester Group)

225 Giles Boulevard W.- William T. Wesgate House

Kathleen Pistor is a long-time Owner and steward of this heritage designated property. The property sits on the corner of Giles Boulevard W and Victoria Avenue, and features a distinctive red tile roof amongst other Colonial Revival features. The roof was in need of repair or risk of replacement and with the challenge of materials and trades people, a less heritage-conscientious owner would have changed the roof to another material. The owner however spent intensive efforts sourcing for reclaimed clay tiles that were with correct dimensions and appropriate match for the tile repair, as well as skilled trades to repair the tile roof. The recent work done on the property included repairs to the clay tile roof both on the primary building and accessory detached garage building, eavestrough and flashing work, waterproofing and balcony repair work. In years past, the Owner had also always ensured that the right types of replacement/repair materials were used on the property to preserve its heritage attributes for years to come.



Tile work that needed repairs, and view of front arched dormers and rear shed dormer.



3277 Sandwich Street- Mackenzie Hall Masonry Restoration Project

Mackenzie Hall was the Essex County Court House. Constructed in 1855, it was recognized as one of the first heritage designated properties in the city, and its significance is also indicated by the Ontario Heritage Trust conservation easement on the property. The City has committed to investing about \$3 million over the next decade to conserve this landmark property. The first phase of work was the extensive Masonry Restoration project. Some walls sections had mortar failing badly and crumbling upon touch, as well as water retention issues. Portland cement mortar had been used in the stone walls, trapping moisture in the walls and causing the stone to deteriorate before the mortar. The Facilities Department led a successful project alongside the heritage architect/consultants GBCA and studio g+G inc. The right coloured mortar, texture and composition were used following laboratory investigation to ensure that the mortar used would be chemically, physically and visually compatible with the historic stone and other sound historic mortar. The project team specified and conducted several mock-ups with the experienced masonry contractor Roof Tile Management (RTM). Organic growth, staining and abandoned objects were removed to clean up the facade. Back-pointing filled voids in mass wall cavities. The repointing was careful to replicate the pointing joint styles used on the building. For stones that were cracked or deteriorated, Dutchman stone repairs as well as Jahn mortar stone repair was used. The skilled masons of RTM was able to replicated curvatures and patterns such as convict's pick to provide a visually compatible finish between the original stone and the repairs. Lead coated copper flashing work was conducted around stone projections on the sandwich

(west) elevation and there was also replacement of solid wood window sill replacements. JOS and TORC Cleaning systems sensitive to historic masonry materials were used to remove various types of staining and organic material that allow for proper “breathability” of the masonry walls as well as improve aesthetics. While other phases of investments into Mackenzie Hall are still anticipated, the masonry restoration represents a significant scope of work and the project team has provided an example of excellent conservation work.



Front view of Mackenzie Hall



Variety of issues at the building including deep voids, cementitious mortar, organic growth and staining.



Lead coated copper flashing work above stone projections and the JOS & TORC Cleaning systems.



Removal of inappropriate cement mortar for repointing work



Jahn mortar repairs with appropriate texture and form to match and solid wood window sill repairs

Recent Designated Properties

The Neils C. Ortved House at 766 Devonshire Road, and 436 Askin Avenue were recent individual heritage designations approved by the City Council. Neils C. Ortved House is an Arts & Craft & Tudor Revival style property designed for the Chief Chemist for Hiram Walker and Sons Ltd., while 436 Askin Avenue is a well-preserved Tudor Revival style property with interesting decorative brickwork. Willing property owners of these recent designated properties will receive a designation plaque for display on the exterior of their buildings.



Photo of 766 Devonshire Road on left and 436 Askin Avenue on right.

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 past months to discuss candidate sites. The Mayor's Office and City Communication staff were also consulted and will be involved in the September site and media events. Doors Open Windsor 2022 Committee, and Facilities Department staff have also been involved in the discussion.

Conclusion:

The City of Windsor will be celebrating Heritage Recognition in joint partnership with Doors Open Windsor 2022. The owners of the newly designated properties (766 Devonshire Road and 436 Askin Avenue) should be recognized with a heritage plaque while the Owners and project teams for recent heritage conservation work at the properties of 1008 Drouillard Road, Hiram Walker (Pêche Island) Bridge, 1785 Walker Road, 225 Giles Boulevard West, and Mackenzie Hall, should 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 & Development Services
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Joe Mancina	Chief Administrative Officer (Acting)

Notifications:

Notification list of property owners and recipients provided to Clerks.

Appendices: N/A