



Subject: City of Windsor Heritage Recognition 2023 (City-wide)

Reference:

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Author: Kristina Tang

Heritage Planner

ktang@citywindsor.ca

519-255-6543 X 6179

Tracy Tang

Planner II- Revitalization & Policy Initiatives

ttang@citywindsor.ca

519-255-6543 x 6449

Planning & Building Services

Report Date: August 21, 2023

Clerk's File #: MBA/2274

To: Mayor and Members of City Council

Recommendation:

- I. THAT the property owners and project team for the recent heritage conservation works at:
 - 787 Ouellette Ave – Former Windsor Utilities Commission
 - Tessonics Corporation (Roman & Elena Maev)
 - Passa Architects (Joseph Passa)
 - Alliance Contractors (Chris Weller)
 - 1958-1998 Wyandotte St E – Strathcona Building
 - Rosati Group (Tony Rosati, Nick Rosati, Vince Rosati Jr.)
 - 1167 Mercer St – Former International Playing Card Co.
 - Greater Essex County District School Board
 - J.P. Thomson Architects Ltd. (Colin McDonald, Adam Wakulchik, Mark Beaulieu)
 - Haddad Morgan Associates (Will Tape)
 - Fortis Group (Joe Maertens)

- 455 Giles Blvd E – Windsor Grove Cemetery
 - Ontario Ancestors, Essex Branch (Pat Clancy, David Hutchinson, Rosemary Lunau)
 - Windsor Grove/Windsor Memorial Gardens (Tony Andary)

BE RECOGNIZED with the 2023 Built Heritage Awards.

Executive Summary: N/A

Background:

City of Windsor celebrates heritage recognition annually to recognize and pay tribute to our land and landmarks, our nation's history, our diverse cultures and our traditions. This celebration typically involves Council recognition of individuals and organizations for their heritage stewardship, exceptional rehabilitations, and heritage preservation efforts through the Built Heritage Awards at a regular Council Meeting. In recent years, the Communications Department has also supported this event through creation of a highlight video that includes features of the recipients with interviews, screened at the Council meeting and posted on the City's social media platforms to reach a wider audience.

The nominations were a result of discussions by the citizen Heritage Committee members, facilitated by Heritage Planning staff.

Discussion:

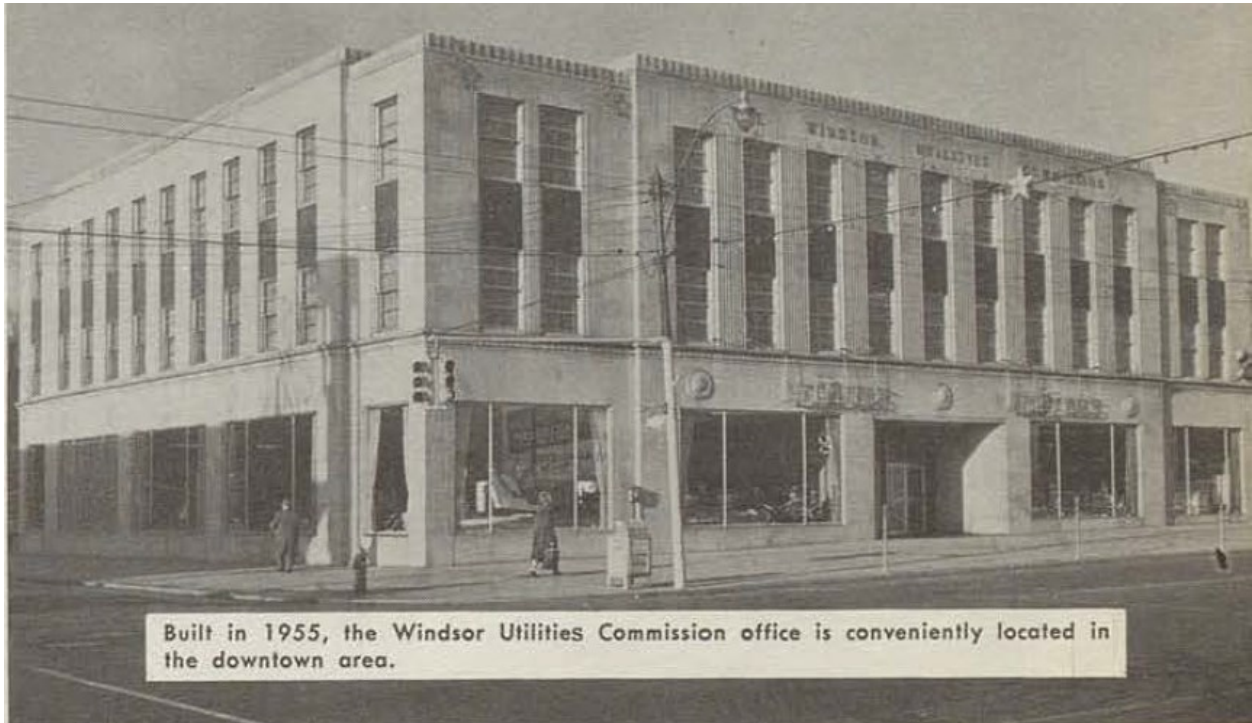
Built Heritage Awards

The following properties/organizations are to be recognized with a Heritage Award:

787 Ouellette Ave – Former Windsor Utilities Commission

787 Ouellette Avenue is recognized on the Windsor Municipal Heritage Register as a listed property, known as the Former Windsor Utilities Commission built in 1955 and designed by locally prominent architect D. J. Cameron. The property owners Roman and Elena Maev of Tessonics Corp. retained the project team (Joseph Passa of Passa Architects and Chris Weller of Alliance Contractors) to clean and restore the facade of the building. The facade improvements include exterior granite panel installation over top of existing limestone along the base of the building, removal of the inappropriate steel exterior band, limestone cleaning, addition of signage, medallions repairs, and patching areas where the limestone is missing for restoration of the medallions along the exterior of the building. The treatment of the building and cleaning methodologies applied are appropriate for the historic character of the building and help preserve the heritage-listed Downtown landmark for future generations. The facade improvements

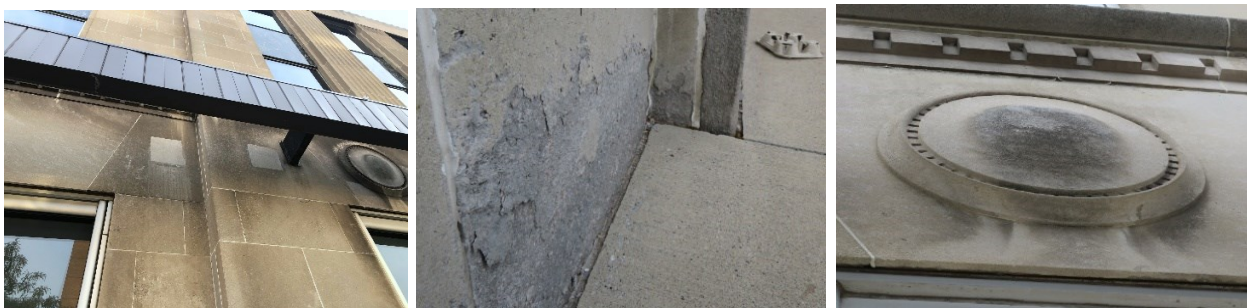
also contribute to the overall revitalization of the downtown and the public realm along the Ouellette Avenue Main Street.



Historic photograph of the Windsor Utilities Commission building from the mid-late 1950s



Google StreetView of the building in March 2021 and December 2020



Photographs of the building in its previous state, showing some erosion, staining, and inappropriate canopy addition



Photographs of the building after cleaning and restoration



Google StreetView of the building post-restoration

1958-1998 Wyandotte St E – Strathcona Building

The Strathcona Building, located at 1958-1998 Wyandotte Street East, was listed on the Windsor Municipal Heritage Register on August 27, 2007. The property is associated with Hiram Walker & Sons' developments and locally significant architect Albert Kahn. In Fall 2021, the Owners of the property (Rosati Construction Inc., represented by Tony Rosati, Nick Rosati, and Vince Rosati Jr.) began discussions with the City about the redevelopment of Strathcona. The Owners worked with City staff to ensure our heritage-conscious recommendations were applied. The project team also consisted of Stephen White of Albert Kahn Associates Inc., Dave McCloskey of D. C. McCloskey Engineering Ltd., Robert Argent of Argent Architecture Design, and Mark Kurzak of Fieldcraft Engineering Ltd.

The scope of the redevelopment work included the removal of layers of paint from the brick facade (which revealed a red brick with purple undertones), masonry repairs, and the restoration of main street-appropriate storefront systems with transoms. The Owners also agreed to recreate the four historic bay windows using modern materials while respecting the original dimensions. They also commissioned a local artist to paint a mural on the rear wall capturing the history of Walkerville, the Strathcona Building, and the land developers. Further, interior improvements were undertaken to accommodate office spaces and restaurants. The Owners and their project team are congratulated for their investment in this historic Walkerville landmark, which may generate future investment and improvement in the surrounding area as well.





Photographs of the building in its previous state, showing some deterioration of storefronts



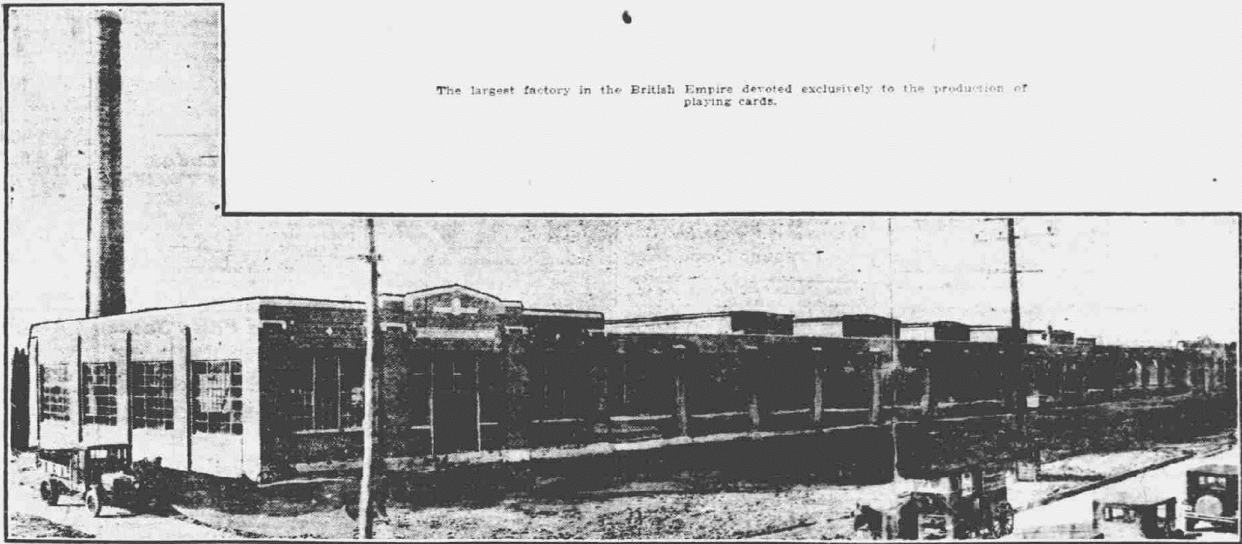
Restoration work conducted and the finished building

1167 Mercer St – Former International Playing Card Co.

This property is designated on the Windsor Municipal Heritage Register as the former International Playing Cards Co. building, constructed in 1930 and designed by architects Pennington & Boyde in simple Art Deco architectural style. Due to its vacancy and severely deteriorated state, the building was originally proposed for demolition.

However, through Council’s heritage designation of the property and great partnership by the Greater Essex County District School Board, their project architect J.P. Thomson Architects Ltd. pursued an alternative approach of adaptive reuse of the building.

The industrial building was transformed into an institutional space, where building walls were carefully salvaged through “deconstruction” and brickwork was reconstructed per original detailed drawings. Careful conservation of historical portions and details, such as repointing and retaining the tall chimney, replacing bricks to a proper match, and sourcing windows that match historic proportions, were incorporated into the project. Further, the new additions took inspiration from the historical use of the former card factory to provide homage in the new design, while salvaged manufacturing equipment are put on display in the library of the new school. The project was completed in late summer of 2022 for the grand opening in September 2022 as the new James L. Dunn Public School. The project is an excellent example of adaptive reuse, and the history of the building can be shared with future generations of the Windsor community. The project team consisted of J. P. Thomson Architects Ltd. (Colin McDonald, Adam Wakulchik, and Mark Beaulieu) as the lead architects, Haddad Morgan Associates (Will Tape) as engineering sub-consultants, Marcus LeTourneau as the third-party Heritage Consultant engaged by the School Board, and Fortis Group (Joe Maertens) as the general contractors for Phase 1 heritage reconstruction of the project.



Historic image of the newly constructed factory building (Border Cities Star, April 14, 1928)



Photographs of the property in its previous vacant state.



Rehabilitated appearance of the property (Courtesy of J.P. Thomson Architects Ltd.)

455 Giles Blvd E – Windsor Grove Cemetery

The Windsor Grove Cemetery is located at Giles Boulevard East and Howard Avenue, and was established by by-law in 1864, making it one of the oldest cemeteries in Windsor-Essex. It was added to the Windsor Municipal Heritage Register on June 9, 2008. Ontario Ancestors, also known as the Ontario Genealogy Society, has a mission to preserve Ontario's genealogical heritage and assist interested persons in historic

research. Through the motto “saving history, one stone at a time”, volunteers with the Ontario Ancestors, Essex Branch have significantly contributed to the heritage preservation of Windsor through their work in recovering headstones, cleaning cemetery markers, and transcribing and documenting the markers as well into a digital database. The Ontario Ancestors, Essex Branch volunteers have previously conducted work at a number of other local cemeteries, including the Assumption Cemetery, Our Lady of the Lake Cemetery (next to Descent of the Holy Ghost), St. Alphonsus Cemetery, St. John’s Anglican Cemetery (Sandwich), and St. Mary’s Cemetery (Walkerville).

Specifically at Windsor Grove (managed by Tony Andary), the Ontario Ancestors, Essex Branch (most significantly Pat Clancy, David Hutchinson, and Rosemary Lunau) and many other volunteers started weekly preservation work in 2019. The volunteers used cemetery maps and probes to identify where markers were missing and uncovered them where they were discovered, used special monument-safe soap and cleaning methods to remove dirt, debris, environmental pollutants, lichen, etc., and documented all the information uncovered or collected. Additionally, the Ontario Ancestors, Essex Branch and the Windsor Grove Cemetery hosted 150 participants during the 2022 Doors Open event, making it a very successful tour location. Notably, in collaboration with the cemetery, they were able to install a cement foundation and a temporary marker for historically significant individual Lindon Clark Brooks, the first electric streetcar motorman and the first black electric streetcar motorman in North America, to keep his name and memory alive. The volunteers work in all weather, rain or shine, and have contributed many hours and efforts in preserving and uncovering the heritage of Windsor so that it can be recognized for years to come.



Photograph of the temporary grave marker that the volunteers and cemetery installed on the unmarked grave of locally significant resident Lindon Clark Brooks (Courtesy of Ontario Ancestors, Essex Branch)



Before and after photographs showing grave marker cleaning and unearthing (Courtesy of Ontario Ancestors, Essex Branch)

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.

Consultations:

The five citizen members of the Heritage component of the Development & Heritage Standing Committee, consisting of William Tape, Joseph Fratangeli, Khassan Saka, John Miller, and Charles Pidgeon, discussed the Heritage Recognition format and convened in past months to discuss candidate sites. The Mayor’s Office and City Communication staff were also consulted and will be involved in media outreach.

Conclusion:

The Owners and project teams for recent heritage conservation work at the properties of 787 Ouellette Ave – Former Windsor Utilities Commission, 1958-1998 Wyandotte St E – Strathcona Building, 1167 Mercer St – International Playing Cards, and 455 Giles Blvd E – Windsor Grove Cemetery, should be recognized for their excellent stewardship and conservation work.

Planning Act Matters: N/A

Approvals:

| Name | Title |
|----------------|--|
| Neil Robertson | Acting 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 |

Notifications:

Notification list of property owners and recipients provided to Clerks.

Appendices: