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JUN 22 2015

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THE CORPORATION OF THE CITY OF WINDSOR

MBA/12178



IN THE MATTER OF THE ONTARIO HERITAGE ACT  
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS  
4187 RIVERSIDE DRIVE EAST IN THE CITY OF WINDSOR  
IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

REGISTERED MAIL

ONTARIO HERITAGE TRUST  
10 ADELAIDE STREET EAST  
TORONTO, ON M5C 1J3

**TAKE NOTICE THAT** the Council of the Corporation of the City of Windsor intends to designate the property, including lands and buildings known as 4187 Riverside Drive East as a property of architectural and/or historical value or interest under Part IV of The Ontario Heritage Act:

**Statement of Significance/Reasons for Designation**  
**4187 Riverside Drive East**  
(Plan 813; PT lots 7 & 8)

**Description of Historic Place**

The Montreuil-Buckland-Vichos House, 4187 Riverside Drive East, was constructed about 1924 at the prominent corner of Rossini Boulevard. It is one-and-one-half-storey, with cobblestone walls. There are elements of Tudor Revival, Bungalow/Craftsman and Queen Anne styles. The Montreuil, Buckland and Vichos families were recognized community members. A large saucer magnolia tree is in front of the house.

**Heritage Value**

**Historical Importance:**

The house was built for Victor D. Montreuil about 1924; the address was 319 Sandwich in the Town of Ford City (later East Windsor before amalgamating into Windsor in 1935). City directories state that he was a real estate dealer and a builder. His relative Charles J. Montreuil was the first Mayor of Ford City, and owned the house across Rossini Boulevard (now 4221 Riverside Drive East). His widow Anna sold the property in 1938.

Harold W. and Avice M. Buckland owned the house from 1945 to 1949; city directories state that he was employed in Detroit (not specified). The property has been identified for many years as the "Buckland House". Several other owners had recognized positions in different companies.

The longest-term owners were Emmanuel and Evelyn Vichos, from 1969 to 2011. Architect Emmanuel Vichos immigrated to Canada from Greece in 1947, and moved to Windsor in 1950. He was a member of several architectural firms, and was a founding partner in 1991 of Architectural Design Associates Inc. His designs have included St. Clair College, the downtown Windsor Public Library, and extensions to Hôtel-Dieu and Metropolitan hospitals. He was also a leader in Windsor's Greek Orthodox community.

**Architectural Importance:**

The Buckland-Montreuil-Vichos House was built in 1924, according to tax data. All walls are of cobblestone, with larger stones at the base transitioning to smaller stones at the top. The home is one-and-one-half-storey, with painted wood trim.

Elements of three styles are used. The overall shape is Tudor Revival, a popular style of the 1920s, with typical steep roof pitch, masonry walls (here cobblestone), arched first-floor windows, stone sills on both floors, stone side chimney centered on the wall, large arched porch piers, and a round-arch plank front door with round 9-pane window; the original roof was tile (replaced). The Bungalow/ Craftsman style was also popular in the 1920s; elements include wide eaves over square beams with triangular brackets, and exposed rafter tails (here "outriggers" with scalloped ends). The spindle-work in the gables and the wraparound porch were used in the Queen Anne style, more typical of 1900.

### **Contextual Importance:**

This property is on the southwest corner of the intersection of Riverside Drive East and Rossini Boulevard. Riverside Drive is the historic river-front road connecting the 18th-century French farms that had narrow river fronts but penetrated some distance from shore in narrow strips. In 1916, the Rossini Park plat included 80 ft wide (24.4 m) Rossini Boulevard, extending from Riverside Drive to south of what is now Wyandotte Street East.

Northeast of the property is a private river-front park at the foot of Rossini Boulevard; it was defined with the original plat. Alexander Park is located just west of this property across Riverside Drive East.

The magnolia tree located along the north face of the home was a species typically planted as original landscaping in the 1920s; it should be protected. The saucer magnolia (*Magnolia x soulangeana*) situated at the front of the property is approximately 70 to 90 years old. Due to its prominent location near the front entrance of the residence, it establishes a prominent landmark to the property as seen from both Rossini Boulevard and Riverside Drive East. Magnolia were commonly used as ornamental trees at the time that house was built, making the tree vernacular to the architectural style of the residence.

### **Character Defining Elements**

#### **Items that contribute to the historical value include:**

- Built for Victor D. Montreuil, real estate dealer of prominent family of Ford City
- Owners included Harold W. and Avice M. Buckland, and others with recognized positions in different companies
- Owners from 1969 to 2011 were Emmanuel and Evelyn Vichos; he was a leading architect in several firms and designed large projects in Windsor and elsewhere

#### **Exterior features that contribute to the architectural value include:**

- Built c.1924
- One-and-one-half storeys
- Tudor Revival elements, including:
  - steep roof pitch
  - cobblestone walls, with larger stones at the base transitioning to smaller at the top
  - arched first-floor windows, including panes in the tops of the arches
  - stone window sills on both floors
  - stone side chimney centered on the east wall
  - large arched porch piers
  - round-arch plank front door with round 9-pane window
- Bungalow/Craftsman elements, including:
  - wide eaves over square beams with triangular brackets
  - exposed rafter tails, "outriggers" with scalloped ends
- Queen Anne elements, including:
  - Spindle-work in the gables
  - Wraparound porch on the northeast corner

**Characteristics that contribute to the contextual value include:**

- Location on Riverside Drive East, the road paralleling the Detroit River from the downtown core of Windsor, at the corner of Rossini Boulevard
- Location at the corner of Rossini Boulevard, platted in 1916 as a wide boulevard
- Within sight of a municipal park and a private river-front park
- Saucer magnolia (*Magnolia x soulangeana*) situated at the front of the property

Any person may, within thirty days of the publication of this notice, send by registered mail or deliver to the Clerk of the City of Windsor notice of his or her objection to the proposed designation together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received, the Council of the Corporation of the City of Windsor shall refer the matter to the Conservation Review Board for a hearing.

**DATED** at Windsor, Ontario this 16<sup>th</sup> day of June 2015  
Steve Vlachodimos, Deputy City Clerk & Senior Manager of Council Services



Steve Vlachodimos  
Deputy City Clerk & Senior Manager of Council Services

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