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THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

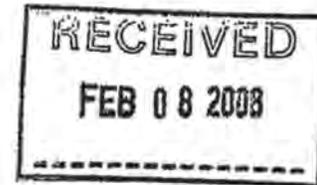
IN REPLY, PLEASE REFER

TO OUR FILE NO. MBA/9860

REGISTERED MAIL

February 4, 2008

Ontario Heritage Foundation
10 Adelaide St. E., 3rd Floor
Toronto, Ontario
M5C 1J3



Dear Sirs:

Re: Designation of 70 University Avenue East

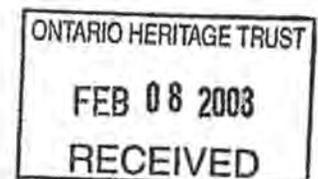
Council, for the Corporation of the City of Windsor, at its meeting held January 14, 2008 passed By-law Number 8-2008 to designate 70 University Avenue East as a property of architectural and/or historic significance under the provisions of the Ontario Heritage Act.

- * A copy of the by-law outlining the reasons for designation is attached. Notice of the designating By-law will be published in the Windsor Star on Saturday, February 9, 2008.

Yours very truly,

Steve Vlachodimos
Manager of Council & Committee Services / Deputy Clerk

KK/ml
attachments



BY - LAW NUMBER 8-2008

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 70 UNIVERSITY AVENUE EAST, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED

Passed the 14th day of January, 2008.

WHEREAS by virtue of the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, the Council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest.

AND WHEREAS upon consideration of the recommendation of the Windsor Heritage Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as 70 University Avenue East, more particularly described in Schedule "A" annexed hereto and forming part of this by-law (the subject lands), to be of cultural heritage value or interest, for the reasons stated in Schedule "B" annexed hereto and forming part of this by-law.

AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *Saturday, November 24, 2007*.

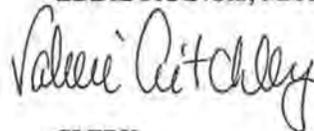
AND WHEREAS no Notice of Objection has been served on the Clerk of the Municipality within thirty (30) days after the date of publication of the Notice of Intention in a newspaper having general circulation in the municipality.

THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. That the lands municipally known as 70 University Avenue East, more particularly described in said Schedule "A" annexed hereto, be and the same is hereby designated to be of cultural heritage value or interest, for the reasons stated in said Schedule "B" annexed hereto.
2. This by-law shall come into force and take effect after the final passing thereof on the day upon which it is electronically registered in the Land Registry Office for the County of Essex (No. 12).



EDDIE FRANCIS, MAYOR



CLERK

First Reading - January 14, 2008
Second Reading - January 14, 2008
Third Reading - January 14, 2008

BY-LAW NO. 8-2008

SCHEDULE "A"

Part of Block A, Registered Plan 91 designated as Parts 3, 5, 7 and 8,

Plan 12R-11163

~~PART OF~~ P.I.N. 01170 - 0518 LT

City of Windsor, County of Essex

**Reasons for Designation
Detroit-Windsor Tunnel Ventilation Building
70 University Avenue East
(Plan 12R 11163 Part 3)**

Description of Historic Place

The Windsor Tunnel Ventilation Building is located on the north side of University Avenue just west of Goyeau Street in the heart of downtown Windsor. Along with its sister building in Detroit, it has been pumping a million and a half cubic feet of air through the tunnel each minute – changing the air completely every 90 seconds – since the international tunnel under the Detroit River was built in 1929-30. It is the only remaining original tunnel building on the Windsor side of the river.

Heritage Value

Historic Value

The Detroit-Windsor Tunnel, opened in 1930, is one of the great engineering wonders of its time. Supervising and design engineers were Parsons, Klapp, Brinckerhoff & Douglas, the firm that also built the Holland Tunnel in New York. In addition to the tunnel itself, about 25 buildings, of major and minor size were built to meet all requirements. These include ventilation buildings on each side of the river capable of pumping a million and a half cubic feet of air through the tunnel each minute – changing the air completely every 90 seconds.

Ongoing improvements to immigration and customs facilities have changed the face of the tunnel plaza over time. In Windsor only the tunnel ventilation building remains of the original 1930 structures. The companion ventilation building in Detroit was covered with white insulated metal siding during a 1980 remodeling.

Architectural Value

The tunnel ventilation building is an eight-storey structural steel, brick clad building with Indiana limestone trim. It has a strong horizontal element in the second floor cornice. Below the cornice the building is virtually free of openings. Above are strong vertical elements – flat pilasters, banks of windows, and a pair of three-storey painted louvers. The building is topped with an ornate limestone cap.

From the fall of 2004 to the spring of 2007 the building was complete renovated. While the inside of the building was modernized, every effort was made to preserve the historical appearance of the buildings exterior.

Contextual Value

Before the construction of the Ambassador Bridge in 1929 and the Detroit-Windsor Tunnel in 1930, the only way for people, cars and trucks to cross the Detroit River between Windsor and Detroit was by ferryboat. The coming of the bridge and tunnel rang the death knell for the car and passenger ferries. The tunnel provides a direct route (approximately one mile) from downtown Windsor to/from downtown Detroit.

The tunnel ventilation building is the only original (1930) tunnel building remaining. It is located over the tunnel in the heart of downtown Windsor (on the north side of University Avenue at Freedom Way) just three blocks south of the Detroit River.

Character Defining Elements

Items that contribute to the historical value of the Tunnel Ventilation Building include:

- Its landmark status as the last original Detroit-Windsor Tunnel building in Windsor
- Its long-time service to the on-going operation of the international Detroit-Windsor Tunnel – one of the great engineering wonders of its time, that changed forever how people/ vehicles/ goods moved between the downtowns of Windsor, Ontario, Canada and Detroit, Michigan, USA. The coming of the bridge and tunnel rang the death knell for the car and passenger ferries, and changed the face of downtown Windsor forever.

Exterior features that contribute to the architectural value of the Tunnel Ventilation building include:

- Its imposing eight-storey structural steel construction
- Its cladding of red brick with Indiana limestone trim.
- Its second floor cornice that provides a strong horizontal architectural element.
- Its virtual lack of openings below the second floor with strong vertical elements above such as flat pilasters and banks of windows
- Its pair of three-storey painted louvers on the north and south facades
- Its ornate limestone/concrete cap.

Characteristics that contribute to the contextual value of the Tunnel Ventilation Building include:

- Its landmark status as the only original (1930) tunnel building remaining in Windsor.
- Its central location over the Detroit-Windsor Tunnel in the heart of downtown Windsor just three blocks south of the Detroit River.