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IN THE MATTER OF THE ONTARIO HERITAGE ACT

AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING
MUNICIPAL ADDRESSES:
IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

REGISTERED MAIL

TO: Ontario Heritage Foundation
77 Bloor Street West
Toronto, Ontario M7A 2R9

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor intends to designate the properties including lands and buildings, at the following municipal addresses, as properties of architectural and/or historical value or interest under Part IV of The Ontario Heritage Act:

I PROPERTY: 245 Mill Street (part Lot 5, Plan 40)

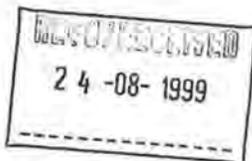
Reasons for Designation:

Historical

- Built in 1895 by the J. D. Perry family, the owners of the adjacent Duff-Baby house.
- Occupied by prominent Sandwich families including the family of Eugene Breault. Eugene Breault (1869-1942) served as Mayor, Reeve, Councillor, Justice of the Peace, Water Commissioner and Police Magistrate for the Town of Sandwich, as well as school trustee for the Separate School Board.
- Long-standing Sandwich landmark that contributes positively to the aesthetic value of the streetscape.

Architectural

- Vernacular Queen Anne Cottage style
- L-shaped with gable ends
- Original wood spindle porch altered to cement block columned verandah on east front (1907)
- Original gingerbread on front gable intact
- Projecting bay at northeast corner with ornamental cornice
- Entrance set off to north side of front facade
- Double hung windows retain their original form, 2 over 2 on the north wing, 6 & 8 over 2 on the front gable with shutters
- Originally had cedar shingle roof, 3 corbelled chimneys, fish-scale shingles on gable ends
- Later rooftop dormers (c1921) emulate original roof style and slope and window design



II 101-139 University Avenue West/315 Pelissier (Lots 6-11, Plan 81)

Reasons for Designation:

Historical

- Built by Marcus A. Loew in 1920 for about \$600,000.
- Original public shares in the theatre were \$100 each.
- Purchased in 1922 by Simon Meretsky of the Windsor Theatre, Edward Glasco of the Empire Theatre and Dr. J. O. Reaume and renamed the Capitol Theatre.
- In 1923 the Capitol Theatre joined the prestigious B. F. Keith vaudeville circuit, thus bringing some of the biggest acts from New York City to Windsor. There was an orchestra pit and a theatre pipe organ.

- Famous Players buys the Capitol in 1929.
- During the 1940-60s live theatre was phased out, while movies continued to show.
- In 1975-6 the Capitol was divided into a movie triplex.
- In 1989 a group of community theatre activists united to try to rejuvenate the Capitol, but the owner, a local developer, was intent on demolishing it and using the site for a parking lot.
- A community effort to save the theatre was organized and in 1993 the Capitol Theatre & Arts Centre became a registered charitable organization and purchased the building.
- In 1994-95 the theatre underwent an extensive interior restoration funded by all three levels of government and the local community.
- On September 8, 1995 the Capitol Theatre reopened, launching a new era of live theatre.

Architectural

- It was designed by Thomas White Lamb, one of North America's most renowned theatre architects.
- Designed for 1,995 seats with standing room at the rear, the Capitol Theatre was once the biggest single-floor theatre in Canada. Instead of having a balcony it had a single floor raked upwards towards the rear. There were four boxes mid way up the theatre and box seats on both sides of the proscenium where free standing chairs were located.
- It has an interior decoration scheme in the Adamesque revival style, featuring molded plaster ornamentation.
- It boasts a domed recess illuminating the ornate curved ceiling which spans the entire auditorium, with Art Deco chandeliers, arched niches and plaster Ionic columns in pairs.
- The original exterior boasted an ornamental marquee, vertical sign and free-standing ticket kiosk as well as limestone columns, brick, wood, plaster and glass panels that were topped by a custom wood and metal cornice.
- Original plans by Thomas Lamb are available to guide restoration.

III 353 Freedom Way/37 University Avenue East (Lots 16-22 and part Lot 15, Plan 333)

Reasons for Designation:

Historical

- The original military facility in Windsor was a collection of wooden barracks in the vicinity of City Hall Square. At the turn of the 20th century, it was determined that these buildings were inadequate and that a more appropriate building should be erected on the main street to house the Twenty-first Regiment of Essex County (Fusiliers). The original main entrance to the building faced Ouellette Avenue across a parade ground. This parade ground was developed for commercial uses during the first two decades of the century, which obscured this impressive main entrance on the west facade. At this time the north-facing troop door became the main entrance.
- In 1994 the Windsor Armoury was officially renamed and dedicated The Major F. A. Tilston VC Armoury, in honour of the Essex Scottish "Hero of the Hochwald" of Second World War fame.
- It is now the home of the Essex and Kent Scottish Regiment, the Windsor Regiment (Canadian Armored Corps), Army Cadet Corps 1086 and the Windsor District Military Band.

- This downtown landmark has hosted almost 100 years of military and civic functions, from welcoming home survivors of the Boer War, World War I and II, the Korean War and peacekeeping/emergency relief missions - to concerts, athletic events, Poor Boy Luncheons and Chili Fests. Through it all the Armouries has retained its aura of greatness - a proud physical link with Windsor's rich and interesting past.

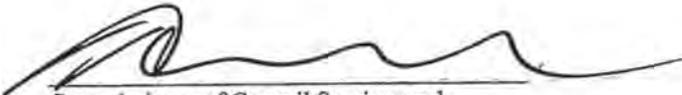
Architectural

- Richardsonian Romanesque architectural style building in excellent condition
- Original two-storey rectangular building started in 1900 and completed in 1902 is 200' x 100'. (architect: David Ewart, Federal Department of Public Works; builder: Sullivan & Langdon, Kingston; cost: approximately \$60,000)
- Octagonal castellated turret at the north corner
- Red brick with cut stone foundation and stone trimming
- Large stone entrance on west side with oak door flanked by sets of five two-storey arched windows. (This was the original front entrance to the Armouries - facing the parade ground.)
- Large stone entrance on north side with oak door flanked by arched two-storey windows.
- Large arched window over door.
- The south elevation with bank of four identical arched windows on the 2nd floor and an arched ½ window on the gable end.
- Roof of galvanized shingles with tar and gravel over the armouries
- The 98' x 68' two-storey red brick, cut stone and reinforced concrete addition (on the east side of the original structure) constructed in 1935 (architects: Sheppard, Masson & Trace, Windsor; builder: R. J. Wilson, Ltd. ; cost: \$65,000)
- The east elevation with 12 pairs of windows on the second storey with eleven windows and a small arched door on the first floor.

Any person may, within 30 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 designations 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 21st day of August, 1999

T. W. Lynd, Commissioner of Council Services and City Clerk, City Hall, Windsor, Ontario



Commissioner of Council Services and
City Clerk

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