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ONTARIO HERITAGE TRUST

JUN 28 2017

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REGISTERED MAIL

June 23, 2017

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

Dear Sirs/Madame:

Re: Designation of Properties

Council, for the Corporation of the City of Windsor, at its meeting held June 5, 2017 passed the following bylaws to designate properties of architectural and/or historic significance under the provisions of *The Ontario Heritage Act*.

By-Law 81-2017
By-Law 82-2017
By-Law 83-2017
By-Law 84-2017

167-181 Ferry Street
942 Victoria Avenue
1478 Kildare Road
1586-1598 Wyandotte Street East

- * A copy of the by-laws outlining the reasons for designation is **attached**. Notice of the designating By-law will be published in the Windsor Star on June 24, 2017.

Yours very truly,

Steve Vlachodimos
Deputy City Clerk & Senior Manager of Council Services

SV/ks
Attachment

ONTARIO HERITAGE TRUST

JUN 26 2017

BY-LAW NUMBER 81-2017

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 167-181 FERRY STREET, 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 5th day of June, 2017.

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.

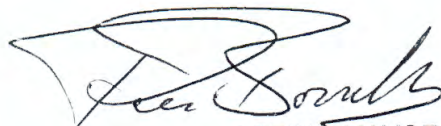
AND WHEREAS upon consideration of the recommendation of the Planning, Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *167-181 Ferry Street*, more particularly described in Schedule "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.

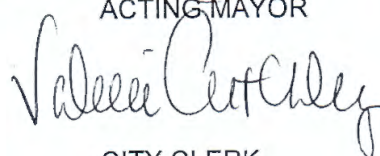
AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *Saturday, March 25, 2017*.

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 *167-181 Ferry Street*, 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).


ACTING MAYOR


CITY CLERK

First Reading - June 5, 2017
Second Reading - June 5, 2017
Third Reading - June 5, 2017

SCHEDULE "A" to By-Law 81-2017

LOT 1 S/S PITT STREET BLOCK B PLAN 120 WINDSOR; LOT 2 S/S PITT STREET BLOCK B PLAN 120 WINDSOR; LOT 3 S/S PITT STREET BLOCK B PLAN 120 WINDSOR; LOT 4 S/S PITT STREET BLOCK B PLAN 120 WINDSOR; LOT 14 NORTH SIDE CHATHAM STREET BLOCK B PLAN 120 WINDSOR; LOT 15 NORTH SIDE CHATHAM STREET BLOCK B PLAN 120 WINDSOR; PT LOT 5 S/S PITT STREET BLOCK B PLAN 120 WINDSOR AS IN R223507; PT LOT 16 NORTH SIDE CHATHAM STREET BLOCK B PLAN 120 WINDSOR AS IN R172585; WINDSOR
PIN 01194-0257 (LT)
167-181 Ferry Street, Windsor

REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE
Windsor Star Buildings
167-181 Ferry Street

Description of Historic Place

The former Windsor Star properties, located at 167-181 Ferry Street, on the west side of the street between Pitt and Chatham Streets, consist of the remainder of two heritage buildings. The north limestone building is designed in Beaux-Arts style with ornate detailing, and the south structure was designed in the Early 20th Century Commercial style. The Windsor Star newspaper and its predecessors have published continuously since 1860, and occupied this property from 1923 to 2011.

Cultural Heritage Value or Interest

Design or Physical Value:

The north limestone building, constructed in 1927 in the Beaux-Arts style, has a grand and monumental design evidenced through its massing, heavy use of masonry and rich classical architectural detailing. This building is symmetrical on the east elevation and appears to have almost the same massing on the north and east sides. The front (east) entrance is surrounded by ornate carved limestone and carved pediment. Massive two-storey carved stone arches are above rectangular columns topped by ornate carved capitals with floral design. These arches are repeated, as is the variety of ornate floral bas relief stone pieces above the columns, in the form of medallions on the second floor and as rectangular panels on the third floor. The recessed arched windows have copper covered mullions, copper panels and steel sashes. The top of the building is lined by an ornate entablature and carved stone balustrade, whereas the base of the building is anchored by continuous polished granite.

The south brick structure is the remaining façade of a converted mid-block apartment building with a flat roof constructed in the Early Twentieth Century Commercial architectural style. The three storey building has a plain, flat appearance, and features patterned masonry walls, shaped parapet rooflines, projected cornice, and group of large openings. It has a high basement, with five bays on the front elevation. A variety of brickwork was used on the building, as well as stone banding above the third floor windows and below the first floor windows, and stone window sills and accent stone insets on window corners. Several pilasters line the building and have stone tops and bottoms. The entryway is framed by a flat roof entablature with stone cornice, above which is a narrow balcony and brick voussoir arch with keystone reaching half of the second floor window height. Decorative tile complete the remaining second bay above the arch.

The north building's facades are excellent examples of the Beaux-Arts style and exude a high level of craftsmanship. The facade of the south structure is a typical example of an Early Twentieth Century Commercial style building.

Historical or Associative Value:

The Windsor Star has the longest publication history of local circulation. Its origins can be traced to 1860, from The Maple Leaf in Sandwich, which then moved to Windsor as The Record and became the top weekly publication in Essex County. The newspaper business changed ownership several more times before Archibald McNee bought the business in 1889, and partnered with John A. McKay to establish the daily publication The Evening Record in 1890, with its operations located at the northwest corner of Sandwich Street (now Riverside Drive) and Old Ferry Street. In 1918, McKay sold the business to W.F. Herman, who renamed the paper The Border Cities Star in 1918 to expand circulation to

surrounding municipalities such as Walkerville, Ford City, Sandwich and Ojibway. Circulation grew and the business required a new location for expanded operations. The company bought the Frederick Dresch apartment building, later known as the Annex/South building, and moved in 1923. Further expansion of the business led to the construction of the north building in 1927. After the border cities amalgamated into the City of Windsor in 1935, the newspaper was renamed The Windsor Daily Star in 1935, then to the current name The Windsor Star in 1959. Through the years, as the business continued to expand, there were several building additions and renovations as well as a new printing facility on E.C. Row. By 2011, the newspaper moved its headquarters to the former Palace Theatres at 300 Ouellette Avenue and transferred their long-time Ferry Street property to the University of Windsor, which renovated it into the facility for the School of Social Work.

The newspaper has played an important role in the development of Windsor. It was the reliable method for people to stay informed with global and local news, and was also a communication tool for local businesses and organizations in all the border cities. The Windsor Star has tremendous influence in Windsor through all the major events and happenings ranging in everything from the Prohibition Era, to amalgamation, elections, and local economics. Windsor Star coverage to the community was especially crucial during the war time, when it published several editions per day to meet the demands for news. Readers were also interested in the public opinion debate provided in columns by the publisher, staff writers, elected officials, and which has evolved from letters by citizens to commentary by readers online.

W.F. Herman, owner and publisher from 1918-1938, led the organization when it relocated to the South building and constructed the North building. He was influential in community affairs, including his support for municipal amalgamation in 1935. He was honoured posthumously for his interest in education when a high school was named after him in 1958.

The north building was designed by architect Albert Harold McPhail (1888-1961), a prominent local architect. He collaborated with Irving Walker between 1915 and 1919 in Windsor, then started his own practice in 1919. His early works focused on Collegiate Gothic styles with symmetrical and brick and stone detailing. His later works in the 1920s adopted more progressive modernist architectural styles. A number of McPhail's works are recognized on the Windsor Municipal Heritage Register, including designated works such as the Canada Building and Edith Cavell School; and listed works Prince Edward School, Riverside Brewery, Victoria School and J.E. Benson School.

Contextual Value:

Along with other Border Cities, Windsor experienced unprecedented growth in the early decades of the twentieth century. Downtown Windsor was a thriving mixture of office, commercial retail, services, hotels, places of entertainment, and community uses. The majority of the non-residential buildings were constructed of brick built to the property line. The Windsor Star properties remain as a physical remnant of the historic streetscape in the early decades of the 20th century. The Windsor Star buildings are also recognized landmark buildings in the downtown core, situated at the prominent corner of Ferry and Pitt Streets.

Character Defining Elements:

Exterior features that contribute to the design or physical value of the Windsor Star Building:

North Building

- Built in 1927
- Three storey building primarily constructed of limestone in Beaux Arts architectural style:

North and East Elevations

- Symmetrical elevation on the east elevation
- Stone carved parapet balustrade

- Entablature with ornate copper covered cornices and continuous stone dentils
- Floral motif carved stone bas relief spaced above each column, in rectangular panels on the third floor and medallions on the second floor
- Recessed one-over-one sash windows on the third floor
- Cornice moulding on wall below third floor windows
- Two storey carved stone arches with rectangular columns topped by ornate carved capitals with floral design
- Recessed two storey arched windows with copper covered mullions, copper panel and steel sash
- Front entrance east side with ornate limestone surround and a carved pediment
- Continuous polished granite base

South Structure

- Built c.1914
- Three storeys plus raised basement red brick building in the Early Twentieth Century Commercial style:

East Elevation

- Five-bay facade
- Simple parapet roofline
- Cornice with corbel
- Stone banding above third floor and below the first floor
- Multiple pilasters with stone tops and bottom
- Variety of brickwork
- Mullion and transom frame mimicking original opening patterns
- Stone sills and stone brackets beneath each window, and upper corner square stone insets
- Brick voussoir arch with keystone reaching half of the second floor window height
- Tiles above voussoir
- Balcony above entrance entablature
- Stone cornice entablature with dentils on first floor entrance

Features that contribute to the historical or associative value of the Windsor Star Building:

- Long-time home to the Windsor Star newspaper, which has the largest and longest history of local circulation
- Reflects the important influence of the local newspaper publication in the development of Windsor, including the influence of W.F. Herman, owner and publisher from 1918 to 1938
- North building is a representative Beaux-Arts style design by prominent local architect A.H. McPhail

Features that contribute to the contextual value of the Windsor Star Building:

- Located at the corners of prominent historic streets at Pitt Street along Ferry Street in the downtown core
- Physical remnant of the streetscape in the early decades of the 20th century
- Recognized landmark building in the downtown