



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

THE CORPORATION OF THE CITY OF WINDSOR

FILE NUMBER: MBA/14619

**IN THE MATTER OF *THE ONTARIO HERITAGE ACT*
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS
400 HURON CHURCH ROAD [ASSUMPTION COLLEGE – HALL #3 & CHAPEL]; 401
SUNSET AVENUE [DILLON HALL & MEMORIAL HALL]; 2629 RIVERSIDE DRIVE WEST
[JOHN H. RODD HOUSE]; 197 SUNSET AVENUE [JOHN STUART HOUSE]; AND 223
SUNSET AVENUE [KAMEN HOUSE] IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

VIA ELECTRONIC WEBFORM

**ONTARIO HERITAGE TRUST
1ST FLOOR, 10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5C 1J3**

RECEIVED
2026/01/30
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor intends to designate the properties, including lands and buildings known as the **Assumption College – Hall #3 & Chapel (400 Huron Church Road); Dillon Hall and Memorial Hall (both at 401 Sunset Avenue); John H. Rodd House (2629 Riverside Drive West); John Stuart House (197 Sunset Avenue); and Kamen House (223 Sunset Avenue)** as properties of cultural heritage value or interest under Part IV of *The Ontario Heritage Act*:

**Statement of Cultural Heritage Value and Interest
Assumption College – Hall #3 & Chapel
400 Huron Church Road**

Description of Historic Place:

Assumption College, comprised of two buildings (Assumption Hall #3 and Assumption Chapel), is a three-storey educational and religious complex located at 400 Huron Church Road on the University of Windsor campus. The cultural heritage value of Assumption College lies in it being an early and rare example of the Collegiate Gothic and Gothic Revival architectural styles; its historical association with the Jesuit Fathers, its link to Assumption Parish and the modern-day University of Windsor, and its association with significant architects S.M. Goddard and Peter Dederichs; and its contextual value as a landmark of the current University of Windsor campus and Sandwich area, its visual and historical link to Assumption Church, which adds to Windsor's layered historical landscape.

Design/Physical Value

The Assumption College property has design value because it is an early and rare example of the Collegiate Gothic and Gothic Revival architectural style on the University of Windsor campus. Gothic Revival emphasizes height to create a sense of grandeur and included elements like stained glass windows, pointed arches, steeply pitched gable roofs, and buttresses.

Assumption Hall and Chapel are all that remain of the original complex, connected to one another by a modest annex.

Assumption Hall (a.k.a., the "Main Wing") built in 1883 in the Collegiate Gothic Revival style, is a three-storey building constructed of a rusticated stone block base, and red brick with limestone banding and accents. Gothic elements include brick buttresses capped with limestone along the façade, pointed arch windows on the ground level, arched windows on the second level, and dormers with lancet windows on the third level. Various windows contain limestone sills, keystones, drip moulds and brick voussoirs, with most including a quatrefoil detail in the archway above. The steeply pitched gable roof features dormers flanking the main entrance and along the entire rear roof line. The building also features a central square steeple entirely clad with copper, comprised of a belfry, spire, and two (2) smaller octagonal copper steeples flanking the north and south roof. A copper cross sits atop the central spire, while the smaller steeples feature a decorative copper finial at the apex.

The Assumption Chapel (a.k.a. the "Chapel Wing") sits at the northerly end of the compound and has an east-west orientation that is typical of Gothic churches. Built in 1907-1908 and designed in the Gothic Revival architectural style, the Chapel Wing mirrors the Main Wing's three-storey height, pointed arch windows, buttresses, and uses similar exterior materials (e.g., a stone block base, red brick cladding, limestone banding and accents, and copper roof detailing). Below the roofline features exaggerated brick dentil moulding. The steeply pitched cross-gable roof, emblematic of a Latin-cross, is a hallmark of religious structures in the Gothic style. The roof intersection contains a square copper steeple comprised of a belfry, spire, and cross at the apex. The roof is also adorned with copper ridge caps, crosses, and finials at the pinnacles. At the north-west corner of the chapel is the cornerstone dated "A.D. 1907."

The interior of Assumption College's Chapel displays a high degree of craftsmanship and artistic merit particularly through its stained-glass windows. The nave is lined with lancet-shaped lead and stained-glass windows, designed by N.T. Lyon & Co. of Toronto. Facing west is the famous rose window with tracery and intricate stained-glass work, depicting religious imagery.

Historical/Associative Value

The complex is comprised of two buildings – Assumption Hall (c. 1883) and Assumption Chapel (c. 1907-1908).

Assumption College has historical value due to its association with the Jesuit Fathers and its link to Assumption Parish and the modern-day University of Windsor. Funds for construction of the original Assumption College Building were established by the Jesuits in 1855 and remains affiliated with Assumption Parish, which was founded in 1767 and still borders the property today. The Jesuits were fundamental to the early development of religious life and education within the Windsor region, rendering the College's association with the religious organization historically

significant. Assumption College officially opened on February 10, 1857, marking it as the first institution of higher education west of Toronto and was one of only four French Jesuit Colleges in Canada by 1875. Assumption College eventually formed the basis for the modern-day University of Windsor.

Assumption College came under the leadership of the Basilian Fathers in 1870, whose plans for a larger and more permanent structure for the College lead to the construction of the Hall and Chapel. Assumption College was originally affiliated with the University of Western Ontario in 1919 and received its own independent degree-granting powers on July 1, 1953, ending its affiliation with Western University; it was rechartered as Assumption University of Windsor in 1956. In December 1962, it became the first Roman Catholic university in Canada to adopt a non-denominational board and join the publicly-funded University of Windsor, where it continues its legacy of faith-based education and academic excellence. Assumption College has historical value because it yields important information that contributes to our understanding of the development of the Windsor community since the mid-nineteenth century and helps one understand the culture of education and the Catholic religion within the area.

Assumption College has historical value due to its association with significant Detroit-based architects S.M. Goddard and Peter Dederichs. Samuel M. Goddard designed Assumption Hall in 1883, one of the most significant commissions of his career. Peter Dederichs specialized in the design of churches, schools, monasteries, and convents for the Roman Catholic Diocese of Detroit. Between 1907-1908, Dederich designed the Assumption Chapel in the Gothic Revival style. Both architects were significant to the Detroit-Windsor borderlands community and to the religious architecture of the region.

Contextual Value

Assumption College has contextual value because it is important in defining and maintaining the character of the early Sandwich area with its architectural components (e.g., towers, spires, pinnacles, etc.) helping to reinforce the Gothic impression of this early heritage region. Assumption College sits south of the historic Assumption Church (1842), north of the present Assumption Cemetery (1859), and to the east of the Ambassador Bridge (1929). The copper steeples create a visual continuity by subtly mirroring the bridge's hue, a continuity that extends to Assumption Church. Assumption College is functionally and historically linked to its surroundings, as it has operated as a religious educational building since its construction and is affiliated with both the Catholic Church and the Jesuits. Further, its role as the foundation for the University of Windsor adds to Windsor's layered historical landscape. Its rare Gothic Revival architectural style makes it a landmark on the University of Windsor campus and in the broader historic Sandwich district, due to its prominence and recognizable features, which include intricate copper work. It is Canada's most southerly located university.

Heritage Attributes:

Exterior attributes that contribute to the design/physical value of Assumption College – Hall #3 & Chapel:

- Built in 1883 (Hall #3) and 1907-1908 (Chapel)
- Early examples of Collegiate Gothic and Gothic Revival architectural styles

- Rare examples, as it is the only one of its kind left as the rest of the Assumption complex was demolished in the 1960s and early 1980s
- Displays a high degree of craftsmanship and artistic merit particularly through the Chapel's stained-glass windows and the Hall's bell tower.
- Assumption College Hall #3, featuring:
 - Three-storey building
 - Rusticated stone block base, red brick cladding, limestone banding and accents, and copper roof details
 - Collegiate Gothic elements include:
 - Steeply pitched gable roof
 - Third-storey dormers flanking the main entrance and along the entire rear roofline
 - Brick buttresses capped with limestone along the façade
 - Pointed arch windows on the ground level, arched windows on the second level, and dormers with lancet windows on the third level
 - Windows with limestone sills and brick voussoirs, and the main entrance windows with limestone keystones and dripmoulds
 - Quatrefoil detail in the archway above the windows
 - A central square steeple entirely clad with copper, comprised of a belfry, spire, and a copper cross
 - Two (2) octagonal copper steeples flanking the north and south roof with a decorative copper finial
- Assumption College Chapel, featuring:
 - Three-storey building
 - Stone block base, red brick cladding, limestone banding and accents, and copper roof details
 - Gothic Revival elements include:
 - East-west orientation, with the altar facing east
 - First-floor pointed arch windows with limestone sills, brick dripmoulds, and voussoirs above
 - Second-storey nave with lancet-shaped and leaded glass windows
 - Large west-facing rose window with tracery and intricate stained-glass work, depicting religious imagery
 - Lancet-shaped lead and stained-glass windows
 - Brick buttresses capped with limestone along the façade
 - Exaggerated brick dentil moulding below roofline
 - Steeply pitched cross-gable roof
 - A square copper steeple comprised of a belfry, spire, and decorative cross at the apex
 - Copper roof ridge caps, cross-shaped pinnacles, and finials at the peaks
 - Two (2) ornamental copper-roofed dormers with crosses
 - Cornerstone dated "A.D. 1907" at the north-west corner

Attributes that contribute to the historical or associative value of the Assumption College – Hall #3 & Chapel:

- Association with the Jesuit Fathers who were fundamental in the development of education and the Catholic religion in the Detroit-Essex region in the 18th and 19th

centuries. The Jesuit Fathers established funds for the construction of the original Assumption College building in 1855

- Continuous affiliation with the Catholic institution of Assumption Parish, founded in 1767
- At the time of its official opening in February 1857, Assumption College was the first post-secondary educational institution for men west of Toronto and one of only four French Jesuit Colleges in Canada by 1875
- Yields information that contributes to the understanding of the Catholic community and culture within the Detroit-Essex border region
- Contributes to understanding the evolution of post-secondary education within the Windsor community
- Reflects the works of S.M. Goddard and Peter Dederichs, prominent architects in the Detroit-Windsor border region and significant church architects throughout the region in the late 19th century

Attributes that contribute to the contextual value of the Assumption College – Hall #3 & Chapel:

- Important in defining and maintaining the character of the early historic Sandwich area through its Gothic architectural features (e.g., towers, spires, pinnacles, etc.), providing a physical link and visual continuity to the adjacent heritage designated Assumption Church (1842)
- Functionally linked to its surroundings due to its continuous operation as a religious educational building
- Historically linked to its surroundings due to its affiliation with the Catholic Church, the Jesuits, and the founding of the University of Windsor
- A landmark on the University of Windsor campus, along Huron Church Road, and in the broader historic Sandwich area due to its prominent massing and recognizable Gothic architectural features
- Canada's most southerly located university

Statement of Cultural Heritage Value and Interest
Dillon Hall
401 Sunset Avenue

Description of Historic Place:

Dillon Hall is a three-storey educational building located at 401 Sunset Avenue within the University of Windsor's campus. The cultural heritage value of Dillon Hall lies in it being a rare example of the Collegiate Gothic Revival architectural style and displaying a high degree of craftsmanship and artistic merit; its historical value being fundamental to the early development and foundation of the University of Windsor, and its associations with Assumption College and esteemed architect Albert James Lothian; and its contextual value as it is physically, visually, and historically integrated with, and a prominent landmark on, the University of Windsor campus just south of Memorial Hall.

Design/Physical Value

Dillon Hall has design value because it is a rare example of Collegiate Gothic Revival architectural style which emphasizes height to create a sense of grandeur and includes elements like towers, buttresses, and ornamental stone. Dillon Hall (c. 1927) is symmetrical in form and is composed of variegated brick laid in a stretcher bond pattern with Indiana limestone elements, and a copper gable roof. The Collegiate Gothic Revival architectural style is evident through its limestone elements, such as its base, banding above the ground floor windows, and quoining framing the two-storey Gothic arch windows that span the second and third floors. Engaged brick buttresses capped with ornate limestone finials extend along the building's perimeter.

The central entrance on the east façade is set within a three-storey cut limestone surround, featuring carved motifs, reliefs, and trefoils, and battlemented roofline. The entrance bay includes a cornerstone engraved with 'Assumption College A.D. MCMXXVII.' The multi-panel wooden double doors are flanked by wooded sash sidelights and a transom above with beveled glass panes. Above the double-door entry is a pointed limestone archway, a carved crest above the 'Assumption College' inscription, and tracery crowning a row of trefoil-shaped windows. Secondary entrances at the north and south ends echo these details, featuring pointed limestone archways above wooden sash double doors, quatrefoils, and large Gothic arch windows with cinquefoils, quoining, and battlements, all framed by limestone and brick buttresses topped with trefoil finials and a gable-end cross.

Dillon Hall also displays a high degree of craftsmanship and artistic merit through its use of copper and Indiana limestone. The roofline features decorative battlements and an octagonal limestone tower, supported by flying buttresses that rise into Gothic pinnacles. The entire roof is clad in copper and features a moderately pitched gable form.

The central roof tower forms the interior rotunda and dome. The interior of the dome features Gothic-style rib vaulting, supported on its eight (8) corners by an engaged column with Corinthian capitals. The third-floor balcony is decorated with a wrought iron balustrade featuring trefoils and scrolls along the perimeter and a second-floor staircase with a wrought iron railing. Pointed arches accentuate each doorway and opening on the second and third floors. The building's architect Albert J. Lothian designed the building so its heating and cooling equipment are contained in the

roof, with both heat and air conditioning coming from its ceiling ducts. Thus, Dillon Hall demonstrates a high degree of technical achievement, being modern design feature for its time.

Historical/Associative Value

Dillon Hall has historical value due to its association with Assumption College (and now the University of Windsor) and local architect Albert J. Lothian. Dillon Hall was once a part of Assumption College, the first post-secondary institution for men west of Toronto and one of only four French Jesuit Colleges in Canada by 1875. Assumption College formed the basis for the modern-day University of Windsor, with which Dillon Hall is now affiliated. Between 1919-1925, overcrowding became a major issue and Reverend Daniel Leo Dillon, President of Assumption College (1922-1928 and 1931-1932), drafted a plan in 1926 to extend the College, resulting in Dillon Hall's construction, which was originally the College's Arts Building.

Dillon Hall was used for both high school and college courses for the first 30 years of operation, when a new Assumption High School was built on Huron Church Road in 1957 and high school classes were moved to its new campus. Thus, the "Arts Building" was renamed Dillon Hall, in honour of Reverend Dillon who spear-headed the College's expansion and subsequent flourishing. By 1956, Assumption College was renamed Assumption University, and the University of Windsor was created on December 19, 1962, with Assumption University as a federated member. Dillon Hall was absorbed into the University of Windsor in 1962 and is still used as an educational building on the University of Windsor campus.

Dillon Hall was designed by esteemed architect Albert James Lothian (1897-1952), who began his architectural career after serving in World War I. During the 1920s and 1930s, Lothian was one of Windsor's pre-eminent local architects, designing dozens of different homes and commercial and industrial buildings, including the Monarch Liqueurs plant on Riverside Drive near Sandpoint Beach (c. 1928), St. Clare of Assisi Roman Catholic Church (now St. Peter's Maronite) on Tecumseh Road West (c. 1930), and the Riverside Town Hall, Police Station, and Fire Station (c. 1930).

Contextual Value

Dillon Hall has contextual value due to its physical, visual, and historical link to Assumption College and Assumption Church. All three of these buildings were part of the original Assumption College campus, which became the University of Windsor in 1962. Dillon Hall was intentionally designed in the Collegiate Gothic style to mirror Assumption College and Assumption Church, also designed in the Gothic style and all three utilize brick construction materials, limestone trim, and copper roofs. Together, they create a unique streetscape across the University of Windsor campus that provides an important link to the architectural heritage of the area.

Today, Dillon Hall is a landmark on the University of Windsor campus and is situated at the heart of the campus. While surrounded by modern buildings, it retains a visual prominence from Patricia Avenue due to its iconic central entranceway/tower on the eastern façade. It is this image from the east that has become the symbol for the University of Windsor, often used in literature to promote the University.

Heritage Attributes:

Exterior and interior attributes that contribute to the design/physical value of Dillon Hall:

- Built in 1927
- Rare example of Collegiate Gothic Revival architectural style
- Displays a high degree of craftsmanship and artistic merit through the use of copper and Indiana limestone, and the Gothic-style octagonal tower of limestone masonry with flying buttresses and connecting gothic pinnacles
- High degree of technical achievement via its heating and cooling system being built into the roof, technologically advanced for its time and still operates today
- Three-storey building with a symmetrical facade
- Constructed of reinforced steel faced in variegated brown brick laid in a stretcher bond pattern
- Indiana limestone elements, including the foundation, banding above the ground floor windows, and quoining framing the windows on the second and third floors
- Central east-facing main entrance, featuring:
 - Large projecting three-storey bay adorned by cut limestone surrounds, ornately carved motifs, reliefs, and trefoils
 - Cornerstone engraved with "*Assumption College A.D. MCMXXVII.*"
 - Multi-panel wooden double doors flanked by wooded sash sidelights and a transom with beveled glass panes
 - Pointed limestone archway above the double-door entry
 - Carved crest inscribed with '*Assumption College*'
 - Trefoil-shaped windows crowned by limestone tracery
- North and south secondary entrances, featuring:
 - Central doorway with glass paneled wooden double doors and pointed limestone surround featuring quatrefoils
 - Large Gothic arch window framed by limestone quoining and battlements, surmounted by a stone cross on the gable end, and featuring a central cinquefoil
 - Engaged brick buttresses capped with limestone finials
- Central octagonal limestone tower supported by flying buttresses rising into Gothic pinnacles
- Pitched copper gable roof featuring battlemented roofline and four evenly-spaced stone cupolas on the ridgeline flanking the octagonal limestone tower
- Two-storey Gothic arched windows spanning the second and third floors
- Interior rotunda and dome, featuring:
 - Gothic-style rib vaulting, supported at the eight (8) corners by engaged columns with Corinthian capitals
 - Pointed arches accentuating each doorway and opening
 - Wrought iron balustrade on balconies and staircases featuring trefoils and scrolls
 - Shield motifs and oculus windows with tracery

Attributes that contribute to the historical or associative value of Dillon Hall:

- Association with the Jesuit Fathers who had Dillon Hall built in 1927 as the Arts Building for Assumption College. They were fundamental in the development of education and the Catholic religion in the Detroit-Essex region in the 18th and 19th centuries.

- Association with Assumption College, which at the time of its official opening in February 1857 was one of the first higher education institutions for men west of Toronto and one of only four French Jesuit Colleges in Canada by 1875
- Contributes to understanding the educational evolution within Windsor, as it originally served both high school and college students until 1957 when high school classes were moved to the new Assumption High School on Huron Church Road
- Association with the building's namesake, Father (Reverend) Daniel Leo Dillon, C.S.B., President of Assumption College from 1922-28 and 1931-32, who spearheaded the expansion of Assumption College and was instrumental in the planning and construction of Dillon Hall
- Reflects the work of influential local architect Albert J. Lothian, who worked in Windsor from the end of World War I to 1933 and designed numerous other heritage-recognized buildings across the city

Attributes that contribute to the contextual value of Dillon Hall:

- Physically and visually linked to Assumption College and Assumption Church:
 - Proximity and location within the same physical landscape on the University of Windsor campus, all three buildings which were part of the original Assumption College campus
 - Intentional Collegiate Gothic architectural style designed to mirror Assumption Church and Assumption College
- Functionally linked to its surroundings due to its continuous operation as an educational building
- Historically linked to its surroundings due to its affiliation with the Catholic Church, the Jesuits, and the founding of the University of Windsor
- A landmark on the University of Windsor campus due to its central location at the heart of the campus, well-preserved Collegiate Gothic architectural style, and its iconic east-facing tower, commonly used as a symbol of the university

Statement of Cultural Heritage Value and Interest
Memorial Hall
401 Sunset Avenue

Description of Historic Place:

Memorial Hall is a three-storey educational building located at 401 Sunset Avenue within the University of Windsor's campus. The cultural heritage value of Memorial Hall lies in it being representative of the Art Deco architectural style; its historical association with Assumption College and as a symbol of the College's wartime history; and its contextual value as part of the original Assumption College site, the modern-day University of Windsor, and as a reflection of the College's post-WWII development and its science curriculum.

Design/Physical Value

Memorial Hall has design value because it is representative of the Art Deco architectural style and a rare example of the style on the University of Windsor's campus. Art Deco incorporates rich modern materials and geometric forms to create streamlined designs. Constructed between 1947-1948, Memorial Hall is symmetrical in form and composed of reinforced steel, brick, and limestone. The building is clad with common bond red brick, with a stacked Flemish bond red brick between the second and third-storey windows. The hall is anchored by a limestone base with limestone banding dividing the first and second storeys, while flat vertical limestone pilasters span two floors and separate each bay of windows on the second and third storeys. An unadorned limestone parapet wraps the building with two (2) limestone crosses resting along the roofline of the north and south end of the main façade. Each window sits on a limestone sill and is divided by horizontal mullions into four (4) symmetrical panes of glass.

The centrally located, east-facing main entrance features double doors, a decorative limestone surround with rounded corners, rounded projecting canopy, and a carved crest with a Latin inscription translating to "Teach me goodness, discipline, and knowledge." The main entrance is flanked by glass block sidelights, a glass block transom above the projecting canopy, and a circular copper plaque dedicated to the building to the left of the door. The two (2) west-facing entrances each feature limestone surrounds with double-doors flanked by glass block sidelights. Above the doors, glass block windows span nearly three storeys and are accentuated by vertical limestone pilasters and Sun Cross – also known as the Solar Cross or Sun Wheel – positioned above.

Several crosses, made of limestone or copper, are found throughout the exterior of Memorial Hall, harkening back to the building's origins as part of Assumption College. A datestone on the main façade reads 'A.D. 1947' and is stamped with four (4) crosses.

Historical/Associative Value

Memorial Hall has historical value due to its association with Assumption College and as a symbol of the College's wartime history. Memorial Hall was once a part of Assumption College, which was the first post-secondary institution for men west of Toronto and was one of only four French Jesuit Colleges in Canada by 1875 when it opened in February 1857. Assumption College formed the basis for the modern-day University of Windsor, with which Memorial Hall is now affiliated.

In the 1920s after its affiliation with the University of Western Ontario, enrollment at Assumption College and High School surged later decreased during World War II (1939-1945). After the war, returning veterans used their GI pensions to enroll in higher education programs, thus Assumption College faced another surge of enrollment. By 1945, however, the College had to turn students away due to lack of classroom space and accommodation, most of whom were seeking an education in the sciences. In April 1945, the college began a fundraising campaign to add on to the facilities at the institution which led to the construction of the Memorial Science Building, now Memorial Hall. The building was created in memory of, and tribute to, the 121 Canadian and U.S. sailors, soldiers, and airmen from Assumption College who lost their lives during World War II. Memorial Hall is a classic example of the "functional" (as opposed to aesthetic sculpture) type of war memorial popular in Canada after World War II, in which military service and death is honoured by providing new amenities for the surviving community.

Influential architect J.C. Pennington designed the building and practiced in Windsor-Essex County for more than fifty (50) years. He was instrumental to the architectural development of Windsor and responsible for the design of numerous recognized heritage properties in the community.

Assumption College ended its affiliation with Western University and received its own university powers in July 1953. In 1954, Essex College was created and by 1956, Assumption College was renamed Assumption University, and with Essex College becoming its non-denominational affiliate and absorbing the Memorial Science Building. The University of Windsor was created on December 19, 1962, with Assumption University as a federated member. By February 1964, the lot on which Memorial Hall sits, was granted to the Town of Sandwich, and thus to the new University of Windsor.

Contextual Value

Memorial Hall has contextual value due to its connection with other historic buildings on the University of Windsor campus, and it reflects the post-WWII development of the original Assumption College and its science curriculum. Memorial Hall is physically and historically linked to Assumption Hall and Chapel (1884, 1908), Assumption Church (1857), and Dillon Hall (1928). These are the four (4) remaining historic buildings from the original Assumption College campus. Memorial Hall is physically linked to this historic campus due to its centralized proximity to these properties. Together, these buildings create a unique streetscape across the University of Windsor campus that provides an important link to the architectural heritage of the area. The Memorial Hall property is integral to maintaining and supporting the historic, collegiate character of the modern University of Windsor campus, which is Canada's most southerly located university. Memorial Hall defines the character of the early campus immediately following World War II and provides a defining link between the late war, the modern campus, and the sciences curriculum in its modern iteration.

Heritage Attributes:

Exterior attributes that contribute to the design/physical value of Memorial Hall:

- Built 1947-1948
- Representative of the Art Deco architectural style and a rare example of the style on the University of Windsor's campus

- Three-storey symmetrical building with a flat roof
- Common bond red brick cladding, with stacked Flemish bond red brick between the second and third-storey windows
- Windows with limestone sills and divided by horizontal mullions into four (4) symmetrical glass panes
- Limestone details, include foundation, datestone on the main façade reads 'A.D. 1947' with four (4) crosses, horizontal banding, flat vertical pilasters spanning two floors, parapet, and two (2) crosses resting along the roofline of the main façade
- Central east-facing main entrance, featuring:
 - Limestone surround with rounded corners, rounded projecting canopy, and carved crest with a Latin inscription
 - Double doors flanked by glass block sidelights
 - Glass block transom above the projecting canopy
 - Circular copper plaque dedicated to the Memorial Science Building
 - Copper cross above the limestone surround
- Two (2) west-facing double-door entrances, featuring:
 - Limestone surrounds with a copper cross above
 - Glass block sidelights
 - Glass block windows spanning nearly three storeys with vertical limestone pilasters
 - Limestone Sun Cross below roofline

Attributes that contribute to the historical or associative value of Memorial Hall:

- Associated with Assumption College and the Jesuit Fathers, who established Assumption College as the first post-secondary institution for men west of Toronto and was one of only four French Jesuit Colleges in Canada by 1875. Assumption College formed the basis for the modern-day University of Windsor
- Demonstrates the work of local architect J.C. Pennington, who was instrumental to the architectural development of Windsor and responsible for the design of numerous recognized heritage properties in the community
- Created in memory of and as a tribute to the 121 sailors, soldiers, and airmen from Assumption College who lost their lives during World War II, yielding information that contributes to the understanding of collegiate institutions and culture post-WWII
- A classic example of "functional" (vs. aesthetic sculpture) type of war memorial popular in Canada after WWII, where military service and death is honoured by providing new amenities for the surviving community
- Originally named the Memorial Science Building, reflecting the post-WWII development of Assumption College and its science curriculum

Attributes that contribute to the contextual value of Memorial Hall:

- Physically and historically linked to Assumption Church (1857), Assumption Hall (#3) & Chapel (1884, 1908), and Dillon Hall (1928) – These are the four remaining buildings that composed the original Assumption College campus. Memorial Hall is in a centralized proximity to these historic educational buildings.

- Important in defining, maintaining, and supporting the historic, collegiate character and streetscape of the University of Windsor campus
- Serves as a symbol of Assumption College's history pre-WWII and its evolution/development post-WWII of both the physical campus and sciences curriculum into the modern University of Windsor, Canada's most southerly located university

**Statement of Cultural Heritage Value and Interest
John H. Rodd House
2629 Riverside Drive West**

Description of Historic Place:

The John H. Rodd House is a two-and-one-half storey brick house located at 2629 Riverside Drive West, between Patricia Road and Vista Court. The cultural heritage value of the John H. Rodd House lies in it being representative of the Prairie and American Craftsman architectural styles; its historical association with John Henry Rodd; and its contextual value as a prior student residence first granted to Assumption University and now as a research centre with the University of Windsor.

Design/Physical Value:

The John H. Rodd House has design value because it is representative of both the Prairie and American Craftsman architectural styles. Prairie style architecture emphasized horizontal lines, hipped roofs and wide overhanging eaves. American Craftsman style commonly featured wide front porches beneath front-facing gables, exposed brackets, beams and rafter ends, and natural materials.

The John H. Rodd House has an asymmetrical façade, low-pitched hipped roof with wide overhanging eaves, and earth-toned exterior façade. Constructed in 1922, the house was built with variegated brown brick and a decorative stone band around the perimeter separates the first and second storeys, emphasising its horizontal lines. The center of the front façade has a low-pitched gabled porch with carved wood rafter ends at the roofline and decorative paneling below a wooden pediment. The porch is supported by large square brick columns with stone bases and retaining walls capped with stone sills. The porch divides the façade with a two-storey bay window on the west and a flat roof porch on the east. The second storey above the porch contains two (2) fixed windows with brick detailing and square stone window accents; the roof features two (2) eyebrow dormers and two (2) large rectangular chimneys flanking the east and west side.

The east-facing façade includes a carport supported by square columns and retaining wall topped with stone caps and banding, with a flat roof and carved wood rafter ends. Above the carport's roof is a prominent seven-pane leaded glass window on the second storey, and an eyebrow dormer on the roof. South of the main building is a detached red brick two-car garage, and a low cobblestone wall separates the property boundary from the neighbouring Milligan House.

Various alterations and repairs have been done to the building since its construction (e.g., window replacements and repair of the northeast chimney (1970); upper brickwork and northwest chimney repaired (1990); concrete slab parking lot laid to the south (date unknown). Before being converted into the Psychological Services and Research Centre in 2018, the University of Windsor undertook various works with an eye towards a high degree of meticulous maintenance and upkeep while respecting the original architectural design of the property. These include, but are not limited to, constructing a wood frame back deck, installing a barrier-free ramp, and erecting a new ground sign.

Historical/Associative Value

The John H. Rodd House has historical value due to its direct association with John Henry Rodd, longtime owner and resident of the property and a highly influential figure in the legal community and broader society. Rodd served two (2) terms on the Windsor city council (1903 & 1904) before being appointed Crown Attorney of Essex County in 1904 and recognized as one of the leading lawyers in Canada. He represented the Liberal Party for the Essex West riding in 1926, was also active in various community organizations, including The Windsor Club, the Ontario Bar Association, the Windsor Grove Cemetery Board, and the Essex Health Association.

When John H. Rodd passed away in April 1945, his daughter Olivia and her family continued to reside in the home. It was acquired by the Institute of the Brothers of the Christian Schools of Ontario in 1960, before being transferred to Assumption University in 1994, a federated institution of the University of Windsor. The site was used for multiple purposes – including a student counselling centre and residence – before financial strain led Assumption University to relinquish it. In 2014, the University of Windsor acquired the property and repurposed it into the new Psychological Services and Research Centre. The building was renamed “The House on Riverside” and the interior converted into ten (10) clinical rooms.

Contextual Value

The John H. Rodd House has contextual value as it maintains the character and scale of the Riverside Drive streetscape; is historically and functionally linked to the University of Windsor; and extends the campus footprint to the Detroit River. As the first house east of the Ambassador Bridge and facing the Detroit River, the John H. Rodd House plays a key role in maintaining and preserving the historical character and scale of the Riverside Drive streetscape through its architectural styles. The house functionally serves an institutional role within the University of Windsor community, operating previously as an extension of Assumption University and today as a psychological services and research centre. Its current use demonstrates an active and ongoing relationship with the university, reinforcing the building’s relevance and adaptability to contemporary academic needs. The John H. Rodd House also acts as a gateway between the core University of Windsor campus and the Detroit River – it is an example of the many gracious homes along Windsor’s riverfront, with views of the Detroit River and Detroit city skyline. Its location effectively extends the institutional footprint of the University of Windsor to Riverside Drive, strengthening the university’s presence in the neighbourhood and symbolizing the integration of educational infrastructure into the broader urban landscape.

Heritage Attributes:

Exterior attributes that contribute to the design/physical value of the John H. Rodd House:

- Built in 1922
- Representative of the Prairie and Craftsman architectural styles
- Two-and-one-half storeys with an asymmetrical earth-toned exterior façade, low-pitched hipped roof with wide overhanging eaves
- Variegated brown brick exterior
- Stone banding between the first and second storeys
- Low-pitched gabled porch, features:
 - Exposed carved wood rafter ends at the roofline

- Wooden pediment with decorative paneling
- Large square brick columns with stone bases for support and retaining walls capped with stone sills
- Carport on the east-facing façade, features:
 - Square brick columns with stone bases for support and a retaining wall capped with stone sills
 - Flat roof and carved wood rafter ends at the roofline
- Multiple square leaded glass windows on the east façade
- Seven-pane leaded glass window on the second storey east façade
- Two (2) fixed windows with brick detailing and square stone window accents on the second storey north facade
- Two (2) eyebrow dormers centered on the north-facing roof and two (2) eyebrow dormers centered on the south-facing roof and one (1) centered on the east-facing roof
- Two (2) large rectangular chimneys flanking the east and west side
- Low cobblestone wall separating the property from the neighbouring Milligan House property

Attributes that contribute to the historical or associative value of the John H. Rodd House:

- Directly associated with longtime owner and resident John H. Rodd, prominent Windsor barrister, former Crown Attorney of Essex County, and Liberal candidate. He was a highly influential figure in the legal community and broader society
- Associated with the Institute of the Brothers of the Christian Schools, a Catholic religious order that expanded to lower Canada in the 1800s, through its use as their student residence
- Associated with the Assumption University, through its use as a psychological research centre

Attributes that contribute to the contextual value of the John H. Rodd House:

- Historically and functionally linked to the University of Windsor, providing services and education to students and the broader community
- Reflects the evolution of the area from a residential neighbourhood to a university-affiliated district
- Maintains the character and scale of the Riverside Drive streetscape and former Town of Sandwich through its Prairie and Craftsman architectural styles, where each house was unique, highly valued, and built for affluent Windsorites

**Statement of Cultural Heritage Value and Interest
John Stuart House
197 Sunset Avenue**

Description of Historic Place:

The John Stuart House is a two-and-one-half storey brick house, located at 197 Sunset Avenue, bounded by Riverside Drive and Patricia Avenue. The cultural heritage value of the John Stuart House lies in it being representative of the Colonial Revival architecture style; its historical association with prominent Windsor businessman John Stuart; and its contextual value as it reflects the opulence of 1910s-1920s Sandwich, its adjacency to Kamen House (another heritage property) and its link to the University of Windsor, maintaining the area's historical identity.

Design/Physical Value:

The John Stuart House has design and physical value as being representative of the Colonial Revival architecture style and displays a high degree of craftsmanship and detail, blending classic historical motifs with early 20th-century construction techniques.

Built in 1922, the house features a symmetrical red brick façade, a prominent frontispiece with a rounded portico supported by fluted columns with Doric capitals, and an entablature with dentil brackets. Design elements include sidelights flanking the main door, windows with decorative shutters, a rounded bay window, wide eave overhangs with exposed rafters, a hipped dormer, and two corbelled brick chimneys. Shortly after the house was built, it was featured as one of the most beautiful homes in the town of Sandwich in a Border City Stars news article published in 1924.

Historical/Associative Value

The John Stuart House has historical value due to its association with John Stuart, who purchased the lot in 1919 and along with his wife Mary was a longtime owner of the property. He served as Chairman of the board of J.T. Wing Ltd, a hardware retailer and distributor and worked as a director of the Windsor Chamber of Commerce in the 1920s. The property was sold to the University of Windsor in 1964 and has since become the residence of the serving President of the University.

Contextual Value

The John Stuart House has contextual value as it defines and maintains the opulent 1910s and 1920s character of the former Town of Sandwich before it evolved into a university-affiliated district. The property plays a vital role in maintaining the former Town's character with its Colonial Revival architectural elements that align with the Sunset Avenue streetscape and its common use of brick. The house sits adjacent to another heritage property, Kamen House (c. 1922) and shares many architectural features (e.g., the red brick façade, dormer windows, frontispiece entrance). Furthermore, the property is physically and functionally connected to the University of Windsor, serving as the residence for the university's acting President.

Heritage Attributes:

Exterior attributes that contribute to the design/physical value of the John Stuart House:

- Built in 1922
- Representative of the Colonial Revival architecture style
- Balanced and symmetrical east-facing façade
- Red brick construction
- Pronounced frontispiece featuring a rounded portico supported by fluted columns with Doric capitals, and an entablature with dentil brackets
- Single front door flanked by sidelights
- Second storey windows with decorative shutters
- Wide eave overhangs with exposed rafters
- Hipped roof and dormer with two corbelled chimneys
- Rounded corniced bay window on north façade
- High degree of craftsmanship – recognized as one of Sandwich's most beautiful homes in 1924

Attributes that contribute to the historical or associative value of the John Stuart House:

- Directly associated with prominent Windsor businessman, John Stuart:
 - Purchased the lot in 1919 and was a longtime owner of the house, along with his wife Mary, until the property was sold to the University of Windsor in 1964
 - Well-known community member through the 1920s-1940s, guided the community's local economy through positions as Chairman of the board of J.T. Wing Ltd, a hardware retailer and distributor, and Director for the Windsor Chamber of Commerce
- Associated with the University of Windsor, through its use as the residence of serving Presidents of the University

Attributes that contribute to the contextual value of the John Stuart House:

- Physically and functionally linked to the University of Windsor, symbolic as the residence of servicing Presidents of the University
- Reflects the opulent 1910s-1920s character of the former Town of Sandwich which evolved into a university-affiliated district
- Integral to maintaining the character and scale of the former Town of Sandwich through its Colonial Revival architectural elements, shared across the Sunset Avenue streetscape where other recognized heritage properties are located

Statement of Cultural Heritage Value and Interest
Kamen House
223 Sunset Avenue

Description of Historic Place:

The Kamen House is a two-and-one-half storey brick house, located at 223 Sunset Avenue, between Riverside Drive and University Avenue West. The cultural heritage value of the Kamen House lies in it being a representative example of the Craftsman architectural style; its historical association with Dr. Royden E. Holmes, a prominent Windsor physician, and Dina & Zalman Kamen, prominent figures in Windsor's Jewish community; and its contextual value as it contributes to the historical Sunset Avenue streetscape and serves as a cultural landmark through its current link to the University of Windsor.

Design/Physical Value

The Kamen House has design and physical value as being representative of the Craftsman architectural style. Built in 1922, the house is characterized by its modest scale, red brick construction, and emphasis on wood architectural details. The symmetrical front façade features a central gabled porch supported by square brick pillars, with curved stone trim atop low brick walls and stone scuppers, designed to direct rainwater away. The gable roof displays hallmark Craftsman elements including exposed rafter ends, wood brackets, simply carved vergeboards, and wide overhanging eaves, which continue across the rooflines of the dormers and side wing.

Additional features include six-over-one or eight-over-one wooden-sashed windows, grouped windows on the south wing above a continuous stone band, and a half-timbered wall with a stucco boxed window on the north end. The gable ends of the second storey and the two dormers are clad in horizontal siding. The house is a fine example of Craftsman style and displays a high degree of craftsmanship and detail. Shortly after the house was built, it was featured as one of the most beautiful homes in the town of Sandwich in a *Border City Stars* news article published in 1924.

Historical/Associative Value

The Kamen House has historical value due to its association with both Dr. Royden E. Holmes and Dina & Zalman Kamen. Dr. Royden E. Holmes purchased the lot from John Stuart (prominent Windsor businessman) in 1919 and had the property built for his family in 1922; the family resided at the property until 1945. Holmes was a prominent Windsor physician who was employed at the Essex County Medical Economic Research Centre. Holmes was considered an x-ray specialist who modernized the use of x-rays in cancer research, thereby greatly contributing to our understanding of cancer research during the early twentieth century. He was an active member of the Essex County Medical Society in the 1920s-1930s.

The house was purchased by Dina and Zalman Kamen in 1945 and remained in the family's possession until 2021. The Kamen family's business ventures – including the Packer's Super Market on Tecumseh Road East, which operated as a community staple for decades – played a key role in catering to the local community. The Kamens were prominent members of Windsor's Jewish community and notable supporters of local art institutions like the Art Gallery of Windsor.

and the Windsor Symphony Orchestra. Known for their philanthropic efforts, the Kamen family endowed an annual scholarship for minority students at the University of Windsor. In 2021, the property was acquired by the University of Windsor upon the passing of Dina and Zalman Kamen's last surviving child, Mary Kamen.

Contextual Value

The Kamen House has contextual value as it maintains and supports the character along Sunset Avenue, a streetscape defined by its stately residences, each distinguished by a unique architectural style. In October 2022, the University of Windsor's Aboriginal Education Council (AEC) established Kamen House as an on-campus Indigenous Space. The AEC plans to retain an Indigenous architect and develop a renovation plan for the property within the next few years. The house is physically and functionally linked to the University of Windsor, currently operating as an important Indigenous space upon the university's campus and physically rests within the campus, serving as a cultural landmark.

Heritage Attributes:

Exterior attributes that contribute to the design/physical value of the Kamen House:

- Built in 1922
- Representative of the Craftsman architectural style
- Red brick construction
- Symmetrical, east-facing main façade, with side wing and low-pitched gabled roofs
- Front porch includes:
 - Low brick walls topped with curved stone trim
 - Stone scuppers
 - Central covered porch anchored by square brick pillars and topped with a pediment, exposed wood ceiling beams, and a gable roof
- Wood brackets, exposed rafter ends, carved vergeboards, and wide overhanging eave along the rooflines
- Two (2) gabled dormers
- Six-over-one or eight-over-one wooden-sashed windows
- Continuous stone band wrapping around the south end wing underneath the grouped windows
- Half-timbered wall and a stucco boxed window on the north end of the house

Attributes that contribute to the historical or associative value of the Kamen House:

- Direct association with Dr. Royden E. Holmes, prominent physician within the Windsor community:
 - Purchased the lot in 1919 from John Stuart (prominent businessman) and had the home built in 1922 for his family. They were longtime residents there until 1945
 - Holmes was employed at the Essex County Medical Economic Research Centre as an x-ray specialist who modernized the use of x-rays in cancer research. He was an active member of the Essex County Medical Society through the 1920s-1930s

- Direct association with Dina and Zalman Kamen, prominent members of Windsor's Jewish community:
 - Purchased the property in 1945 from the Holmes, and remained within their family's possession until 2021
 - Business ventures, such as Packer's Super Market, played a key role in catering to the local community
 - Notable supporters of local art institutions such as the Art Gallery of Windsor and Windsor Symphony Orchestra, and known for their philanthropic efforts such as endowment of an annual scholarship for minority students at the University of Windsor

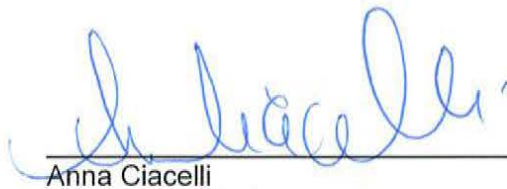
Attributes that contribute to the contextual value of the Kamen House:

- Maintains the character and scale of the former Town of Sandwich, shared across the Sunset Avenue streetscape which is defined by stately recognized heritage dwellings, each distinguishable by a unique architectural style
- Acquired by the University of Windsor in 2021, upon the passing of the Kamen's last surviving child, Mary Kamen
- Physically and functionally linked to the University of Windsor, as it now operates as an important Indigenous gathering space on campus (on-campus Aboriginal Education Council (AEC)) and rests within the University of Windsor campus, serving as a cultural landmark

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 consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day period of publication of this notice.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Intention to Designate as a Heritage Property may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting "Windsor (City): Clerk" as the Approval Authority or by mail to 350 City Hall Square West, Windsor Ontario, N9A 6S1, no later than 4:30 p.m. on March 2, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca If the e-file portal is down, you can submit your appeal to clerks@citywindsor.ca.

DATED at Windsor, Ontario this **31st** day of **January, 2026**
Anna Ciacelli, Deputy City Clerk



Anna Ciacelli
Deputy City Clerk

AC/jl