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THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER

TO OUR FILE NO. MBA/9476

REGISTERED MAIL

RECEIVED

NOV 21 2008

November 14, 2008

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

Dear Sirs:

Re: Designation of 3975 Riverside Drive East

Council, for the Corporation of the City of Windsor, at its meeting held July 30, 2007 passed By-law Number 142-2007 to designate 3975 Riverside Drive 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, November 22, 2008.

Yours very truly,



Steve Vlachodimos
Manager of Council & Committee Services / Deputy Clerk

KK/de
attachments

BY - LAW NUMBER 142-2007

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 3975 RIVERSIDE DRIVE 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 30th day of July, 2007.

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 3975 *Riverside Drive 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 December 2, 2006;

AND WHEREAS notice of objection was withdrawn;

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

1. That the lands municipally known as 3975 *Riverside Drive 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

ACTING CLERK

First Reading - July 30, 2007
Second Reading - July 30, 2007
Third Reading - July 30, 2007

BY-LAW NO. 142-2007

SCHEDULE "A"

Part of Lot 5 and part of Lot 6, Registered Plan 61

P.I.N. 01089 - 0237 (LT)

formerly in the Township of Sandwich East, now in the City of Windsor, County of

Essex

SCHEDULE "B"

**Reasons for Designation
Frank H. Joyce house
3975 Riverside Drive East (Plan 61, Pt. Lot 5, Pt. Lot 6)**

Description of Historic Place

The Frank H. Joyce house, also known as the Holy Rosary Convent, is located at 3975 Riverside Drive East, on the southwest corner of George Street in the former Town of Ford City/East Windsor, now part of the City of Windsor. It is a well-preserved brick and half-timbered Tudor Revival style house, built in the 1920s for industrialist Frank Henderson Joyce. In 1953 it was converted to a convent for the Sisters of St. Joseph and utilized for that purpose until 2006.

Heritage Value

Historic Value

The Frank H. Joyce house is historically significant because it is representative of the quality homes that were being built for prominent citizens along Riverside Drive in Ford City during the early part of the 20th century. The house was built for industrialist Frank Henderson Joyce who made his fortune in the newly-emerging automotive industry. The five car garage and servants' quarters, built in the early 1920s, were incorporated into the main house, built in 1926-1927. The house was sold in 1937 to Thomas E. Walsh, an advertising agency owner. (Walsh's agency was the first to produce Chrysler advertisements when they came to Canada.) It was sold to the Western Ontario Broadcasting Co. (now CKLW) in 1944. Reportedly, the company wanted to move the radio station there, but the neighbours objected, so the house was leased to John Bankhead (uncle of actress Tullulah Bankhead) the United States Vice Council in Windsor. In 1951 it was sold to Paul Tetzloff and one year later (March 20, 1952), was acquired by the Sisters of St. Joseph for a convent. The Sister's convent on Cadillac Street was overcrowded and they were looking for a place to accommodate 40 or more Sisters. After the Sisters purchased the property in 1952, John Boyde, a well known Windsor architect who did a lot of work for the Catholic Church, was employed to plan a new wing off George Avenue and to renovate the main house.

The use of the house as the Holy Rosary Convent from 1953 until 2006 is also significant. The Convent has been a residence for Sisters who taught music and art and for teachers in elementary and high schools throughout the City of Windsor. Later on the Sisters became involved in other ministries, including pastoral work in hospitals and parishes, in counseling and outreach to the aged, the poor and the marginalized.

Architectural Value

The house on the property, designed by renowned local architect George Masson of the firm Sheppard and Masson, is architecturally significant as a well-preserved example of the Tudor Revival style – which reached its height of popularity between the World Wars. The house has design features typical of the style: asymmetrical, grounded, with a steeply pitched gabled roof, and a mixture of materials such as red brick, cut limestone, and half-timbering with stucco infill. Windows are tall with multiple panes and the front door is wooden with an arched cut stone surround. Bay windows are found on the first floor, west of the main entrance, and on the front east gable end. Chimneys are tall and decorative. The iron fence along the north and east property line, installed in 1953, is from the Sister's House of Providence in London.

Contextual Value

The house is located on the south side of Riverside Drive, a two-lane scenic parkway that follows the shore of the Detroit River from the Ambassador Bridge in west Windsor to the Town of Tecumseh border in east Windsor. Windsor's developmental history is evident along the "Drive" – from former railway lands in central Windsor, to Hiram Walker & Sons industry in the former Town of Walkerville, to the Ford Motor Company facilities in the former Town of Ford City (later East Windsor) and the upscale residential areas to the east. Many of the fine homes built along Riverside Drive during the Ford City era have disappeared – replaced by new low-density housing (as the former Henkel estate on the east side of George Ave.) or by medium-density housing (as the townhouse development immediately to the west) or by high-density housing (as the high-rise apartments and condominiums further to the east.) The Frank H. Joyce house / Holy Rosary Convent is a remnant of the original development along Riverside Drive – and due to its long use as a convent, coupled by its aesthetic value (heritage house, expansive landscaped front lawn, and wrought iron fence) it is a landmark structure in east Windsor.

Character Defining Elements

Items that contribute to the historical value of the Frank H. Joyce house include:

- Its association with industrialist Frank H. Joyce, who had the house built in 1926-1927, when the area was part of Ford City. It is typical of the fine homes that were being built for prominent citizens along Riverside Drive during this period.
- Its association with the Sisters of St. Joseph who used the house as a convent from 1953 until 2006. The Sisters have contributed much to Roman Catholic education and community service in our community.

Exterior features that contribute to the architectural value of the Frank H. Joyce house include:

- Its design by George Masson of the prominent local architectural firm of Sheppard & Masson
- The overall Tudor Revival style of the building - asymmetrical, grounded, with a steeply pitched gabled roof
- The ornamental half-timbering with stucco infill
- The brick construction with cut limestone trim
- The tall windows with multiple panes; leaded stained glass panels in the library and stair landing windows; The bay windows (first floor, west of the main entrance, and front east gable end)
- The wooden front door with arched cut stone surround
- The tall decorative chimneys
- The wrought iron fencing

Characteristics that contribute to the contextual value of the Frank H. Joyce house include:

- Its prominent location facing Riverside Drive East – a scenic parkway that follows the Detroit River
- The generous landscaped/treed setback from Riverside Drive that allows an unobstructed view of the house from the street
- Its status as one of the remaining original fine homes built during Windsor's early development when this area was part of the former Town of Ford City
- Its landmark status as the "Holy Rosary Convent" – in recognition of its use by the Sisters of St. Joseph from 1953 until 2006