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THE CORPORATION OF THE CITY OF WINDSOR  
**THE CITY OF WINDSOR**

VALERIE CRITCHLEY  
CITY CLERK

COUNCIL SERVICES DEPARTMENT

IN REPLY, PLEASE **MBA/11738**  
TO OUR FILE NO. \_\_\_\_\_

IN THE MATTER OF THE ONTARIO HERITAGE ACT  
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS  
185 OUELLETTE AVENUE IN THE CITY OF WINDSOR  
IN THE PROVINCE OF ONTARIO

ONTARIO HERITAGE TRUST

NOTICE OF INTENTION TO DESIGNATE

NOV 06 2013

REGISTERED MAIL

RECEIVED

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

**TAKE NOTICE THAT** the Council of the Corporation of the City of Windsor intends to designate the property, including lands and buildings known as 185 Ouellette Avenue as a property of architectural and/or historical value or interest under Part IV of The Ontario Heritage Act:

**Statement of Significance/Reasons for Designation**  
**185 Ouellette Avenue**

**Plan 84, Lot 2 to Lot 5, part lot 1 & part lot 6, Block L; Registered Plan 120; Lot 1 to Lot 3, Block A**

**Description of Historic Place**

The Federal Building in Windsor, also called the Dominion Public Building and named for Paul Martin, is an imposing, six-storey masonry office block on the main thoroughfare in the city's central business district. It is deserving of municipal designation because of its historical associations, and its architectural and contextual value.

**Cultural Heritage Value or Interest**

**Design or Physical Value:**

The Federal Building, opened in 1934, is valued for its very good aesthetic and functional design. The design is a modernist interpretation of the Beaux-Arts inspired federal office building and was a large commission for its well-known local architects Sheppard and Masson with Trace and Buller-Colthurst. The sophisticated handling of mass and the treatment of the building as a sculptural whole represent a new approach to official architecture in the 1930s. The building was planned with the intention of concentrating the work of federal government departments in one location and of providing more adequate public and working space for postal and customs services. The building is also valued for its striking and high quality materials and craftsmanship evident in its masonry work including Canadian decorative motifs.

Features of the building include its recessed bays of windows, giant fluted pilasters in high relief, and the fluted cornice. There are Canadian crests on each of the street-facing sides. The interior public areas include highly detailed marble walls, plaster ceilings and terrazzo floors.

### **Historical or Associative Value:**

The Federal Building is associated with the increasing complexities of the corporate structure of the Dominion Government in the 1920s and with its activities at the local level. This resulted in the development of a new type of government building. The Federal Building is a relatively early example of an approach to public building, which became more widespread in the late 1930s.

In Windsor, the site had already been used for a smaller post office for several decades. The new building accommodated the regional population and trade growth. And construction provided many jobs during the Great Depression.

### **Contextual Value:**

The Federal Building is located on Ouellette Avenue, spanning a full block on the main commercial artery of downtown Windsor, and is two blocks south of the Detroit River. It has been a dominant structure on the north end of Ouellette Avenue. Its imposing presence remains a downtown landmark.

### **Character Defining Elements**

#### **Exterior features that contribute to the design or physical value of the Federal Building / Dominion Public Building / Paul Martin Building:**

- Six-storey massing;
- Light grey-brown Tyndall limestone walls;
- Three classically inspired stages including the base, underscored by a broad horizontal band of black granite and the pronounced stringcourse that marks the transition from base to shaft, the intermediary section which rises four storeys in a strong vertical thrust, and the top storey which echoes the horizontality of the base;
- Giant fluted pilasters in high relief and at attic level, the octagons in low relief and the fluted cornice band punctuated with carved roundels;
- Recessed windows;
- Small detailing such as the band of medallions with motifs such as the maple leaf, the rose, thistle, shamrock, and fleur-de-lis;
- Stone band above the first floor with carved "Dominion Public Building" and "Post Office", and Canadian crests above;
- Ouellette Avenue entrance flanked by quarter-oval black granite pilasters;
- Bronze plaques on first floor identifying "Post Office" and "Customs and Excise".

#### **Interior feature that contributes to the design or physical value of the Federal Building / Dominion Public Building / Paul Martin Building:**

- Public spaces – Ouellette Avenue entry lobby and Post Office lobby – with walls lined with marble, ceilings decorated with polychrome plasterwork and floors with geometric terrazzo designs.

#### **Features that contribute to the historical value of the Federal Building / Dominion Public Building / Paul Martin Building:**

- Association with Windsor architects Hugh Sheppard, George Masson, John E. Trace and Guy Buller-Colthurst, instead of Federal government architects;

- Association with the increasing complexities of the corporate structure of the Federal government after the 1920s and with its activities at the local level, which resulted in a government building combining many functions including customs and post office;
- The site had been a post office from the 19th century.

**Features that contribute to the contextual value of the Federal Building / Dominion Public Building / Paul Martin Building:**

- Its overall scale, massing, and materials, which are compatible with its streetscape surroundings and adjacent buildings.

Its block-wide presence on the main street in downtown Windsor, which makes it a familiar landmark in the city.

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 refer the matter to the Conservation Review Board for a hearing.

**DATED** at Windsor, Ontario this 29<sup>th</sup> day of October 2013  
Steve Vlachodimos, Deputy City Clerk & Senior Manager of Council Services

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Steve Vlachodimos  
Deputy City Clerk & Senior Manager of Council Services