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THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER

TO OUR FILE **MBA/11739**

REGISTERED MAIL

January 9, 2014

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

ONTARIO HERITAGE TRUST

JAN 14 2014

RECEIVED

Dear Sir/Madam:

Re: Designation of 703-17 Ouellette Avenue

Council, for the Corporation of the City of Windsor, at its meeting held December 16, 2013 passed By-law Number 190-2013 to designate **716 Pelissier & 703-17 Ouellette Avenue** 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, January 18, 2014.

Yours very truly,

Steve Vlachodimos

Deputy City Clerk & Senior Manager of Council Services

SV/bl

attachments

BY-LAW NUMBER 190-2013

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 703-717 OUELLETTE AVENUE (*part of which was formerly known as 716 Pelissier 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 16th day of December, 2013.

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 703-717 Ouellette Avenue (*part of which was formerly known as 716 Pelissier 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.

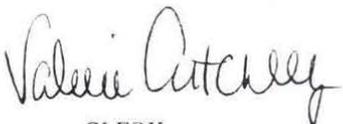
AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *Saturday, November 2, 2013*.

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 703-717 Ouellette Avenue (*part of which was formerly known as 716 Pelissier 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).


EDDIE FRANCIS, MAYOR


CLERK

First Reading - December 16, 2013
Second Reading - December 16, 2013
Third Reading - December 16, 2013

SCHEDULE "A"

LOT 10 BLOCK 2 PLAN 256 WINDSOR; PART LOT 11 BLOCK 2 PLAN 256
WINDSOR AS IN R1280852; WINDSOR

P.I.N. 01191-0268 (LT)

703-717 Ouellette Avenue
City of Windsor, County of Essex

SCHEDULE "B"

REASONS FOR DESIGNATION:

DESCRIPTION OF HISTORIC PLACE

The Knights of Columbus / Auditorium Building property consists of two connected primary buildings; an auditorium built in 1922 at 716 Pelissier Street and a later two-storey storefront at 703-717 Ouellette Avenue, the main thoroughfare extending from the city's central business district.

HISTORICAL VALUE

The Knights of Columbus occupied this site from before the 1920s in a mansion facing Ouellette Avenue. They constructed 716 Pelissier Street building in 1922, and sold the property in 1928.

DESIGN VALUE

The building at 716 Pelissier Street was constructed in 1922, and was designed by the Windsor architectural firm of (J.C.) Pennington and (John) Boyde. The massing is symmetrical. The centre section includes five tall arched windows (with concrete sills) for an elevated main floor, with matching basement windows below. The wall of this section is set out slightly from the sides, and the parapet is taller and includes bricks in five squares of criss-cross patterns. The right section has an entry just above grade; above the transom over the door frame is an inset rectangular emblem for the Knights of Columbus. There are soldier course bands above both rows of windows.

The auditorium is on the main (elevated) level, with flooring of wood planks in concentric rectangles approaching a centre point, and an arched plaster ceiling and a small balcony. Vestiges of the original gymnasium, bowling alley and swimming pool are on the lower level.

The building at 703-717 Ouellette Avenue was constructed of brick c1929. It consists of two storeys with a form typical of storefronts. The front wall is located on the property line, which is a long distance from the curb. There are five bays, with four storefronts and a centred entry leading to a hallway and stairs to the upper level. Each storefront bay has a full-width brick frame on the first floor, with space for flush display windows and entry doors that could be inset, and transoms (covered). The wall is topped by a row of unadorned blocks. The centre bay has a doorway frame as tall as the adjacent transom headers, and consists of low-relief framing lines. One sash window is centred in the second floor above the door, and smooth blocks are below and beside the sill. A hallway connects it to 716 Pelissier Street.

CONTEXTUAL VALUE

This property faces onto Ouellette Avenue, the main commercial artery from the downtown core of Windsor, and is a half-block south of the Wyandotte Street artery. The buildings were constructed within a mix of commercial and residential buildings of similar height.

CHARACTER DEFINING ELEMENTS

Exterior features of 716 Pelissier Street that contribute to the design or physical value of the Knights of Columbus / Auditorium Building:

- High single-storey over raised basement.
- Brick walls facing the street, with symmetrical massing.
- Centre section walls set out slightly with higher parapet, with five sections of criss-cross brick below.

- Centre section has five tall arched windows with concrete sills.
- Right section has entry with transom.
- Knights of Columbus emblem inset in rectangle above entry.
- Block with 1922 date right of entry.

Interior feature of 716 Pelissier Street that contributes to the design or physical value of the Knights of Columbus / Auditorium Building:

- Auditorium on main floor, with flooring of wood planks in concentric rectangles approaching a centre point, and an arched plaster ceiling.

Exterior features of 703-717 Ouellette Avenue that contribute to the design or physical value of the Knights of Columbus / Auditorium Building:

- Two-storey symmetrical storefront building typical of the 1920s.
- Brick walls with cast accents.
- Four storefront bays, each with full-width brick frame and transom locations.
- Pilasters between storefront bays and on corners set forward in two layers in slight relief topped with concrete rectangles.
- Centred hallway entry with tall doorway frame of low-relief framing lines, with smooth stone wall above.
- Pair of windows in upper floor of each storefront bay, and single window in centre.

Features that contribute to the historical value of the Knights of Columbus / Auditorium Building:

- Association with Windsor architects J.C. Pennington and John Boyde, whose firm designed 716 Pelissier Street.
- Association with the Knights of Columbus, a Roman Catholic lay men's organization.

Feature that contributes to the contextual value of the Knights of Columbus / Auditorium Building:

- Location on Ouellette Avenue, the main commercial artery from the downtown core of Windsor, and a half-block south of the Wyandotte Street artery.