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THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER
TO OUR FILE **MBA/11738**

REGISTERED MAIL

January 9, 2014

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

Dear Sirs/Madam:

Re: Designation of 185 Ouellette Avenue

Council at its meeting held December 16, 2013 passed By-law Number 191-2013 to designate **185 Ouellette Ave** 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 191-2013

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 185 OUELLETTE AVENUE 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 185 OUELLETTE AVENUE, 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 185 OUELLETTE AVENUE, 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 2 BLOCK L PLAN 84 WINDSOR SAVE AND EXCEPT R200139; PT LOT 1 S/S PITT ST BLOCK A PLAN 120 WINDSOR AS IN R168941, R157271; PT LOT 2 S/S PITT ST BLOCK A PLAN 120 WINDSOR AS IN R150488; PT LOT 3 S/S PITT ST BLOCK A PLAN 120 WINDSOR AS IN R215418, R209048; PT LOT 1 BLOCK L PLAN 84 WINDSOR AS IN WT6808; PT LOT 3 BLOCK L PLAN 84 WINDSOR; PT LOT 4 BLOCK L PLAN 84 WINDSOR AS IN R143135 & R145592; PT LOT 5 BLOCK L PLAN 84 WINDSOR AS IN R145592 & R157271; PT LOT 6 BLOCK L PLAN 84 WINDSOR; PT LOT 7 BLOCK L PLAN 84 WINDSOR AS IN WT6808, WT7005; WINDSOR

P.I.N. 01194-0263 (LT)
185 Ouellette Avenue
City of Windsor, County of Essex

SCHEDULE "B"

REASONS FOR DESIGNATION:

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.

HISTORICAL 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.

DESIGN 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.

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:

- o Six-storey massing.
- o Light grey-brown Tyndall limestone walls.
- o 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.