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Properties

PIN

01233 - 0046 LT

Description

LOT 95 PLAN 611 TOWN OF SANDWICH; PT LOT 94 PLAN 611 TOWN OF SANDWICH AS IN R296911 ; WINDSOR

Address

197 SUNSET AVENUE
WINDSOR

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE CITY OF WINDSOR

Address for Service

COUNCIL SERVICES
350 City Hall Square West
Windsor, Ontario N9A 6S1

This document is being authorized by a municipal corporation DREW DILKENS (Mayor) and STEVE VLACHODIMOS (City Clerk).
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Megan Michele Benoit

400 City Hall Square East, Suite 201
Windsor
N9A 7K6

acting for
Applicant(s)

Signed

2026 06 16

Tel

519-255-6548

Email

mbenoit@citywindsor.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION OF THE CITY OF WINDSOR

400 City Hall Square East, Suite 201
Windsor
N9A 7K6

2026 06 16

Tel

519-255-6548

Email

mbenoit@citywindsor.ca

Fees/Taxes/Payment

Statutory Registration Fee

\$71.55

Total Paid

\$71.55

RECEIVED
2026/06/17
(YYYY/MM/DD)
Ontario Heritage Trust

BY-LAW NUMBER 66-2026

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 197 SUNSET 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 27th day of April, 2026.

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 Development & Heritage Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *197 Sunset 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.

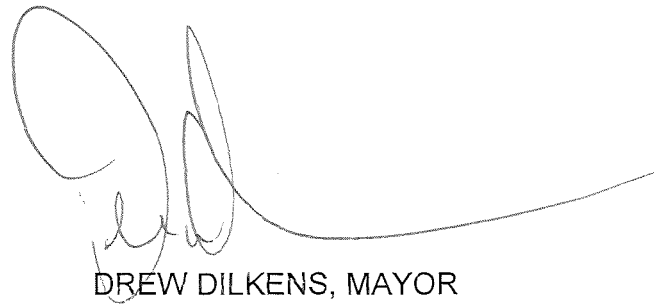
AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on 31st of January, 2026.

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 *197 Sunset 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), if no appeals are received after 30 days of the publication of the bylaw.



DREW DILKENS, MAYOR



CITY CLERK

By signing this by-law on April 27, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – April 27, 2026
Second Reading – April 27, 2026
Third Reading – April 27, 2026

SCHEDULE "A"
TO BY-LAW 66-2026

Lot 95 Plan 611 TOWN OF SANDWICH; PT Lot 94 Plan 611 TOWN OF
SANDWICH AS IN R296911; WINDSOR

Being PIN No. 01233-0046
197 Sunset Avenue, Windsor

SCHEDULE "B"
TO BY-LAW 66-2026

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 property was built in 1922.

Statement of Cultural Heritage Value:

Design/Physical Value:

The John Stuart House has design and physical value as a representative example 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.

Details of the property that display a high degree of craftsmanship and detail include its 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. The sunroom on the south was later enclosed as a single-story wing.

Historical/Associative Value

The John Stuart House is associated with John Stuart, who purchased the lot in 1919 and along with his wife Mary as longtime owners 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. 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 of John Stuart House that exemplify its heritage value as an early 20th century example of the Colonial Revival architectural style include its:

- 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