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**THE CORPORATION OF THE CITY OF WINDSOR
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS
224 SUNSET AVE. IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO AMEND THE DESIGNATION

REGISTERED MAIL

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

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor intends to amend the designation of the property, including lands and buildings known as 224 Sunset Avenue as a property of architectural and/or historical value or interest under Part IV of “*The Ontario Heritage Act*”

Reasons for Designation/Statement of Significance

Jasperson-Appel House

224 Sunset Ave

Registered Plan 611, Lot 8; and part closed alley, Plan of Survey 12R-26070, Parts 4, 5, 14 & 15

Description of Historic Place

The Jasperson-Appel House was completed in 1927, on the east side of Sunset Avenue. The property consists of a two-storey dwelling designed in Tudor Revival and Arts and Crafts architectural styles, with matching one-storey detached garage with landscaped grounds. The house was designed by prominent local architect George Masson, for Lt. Col. Frederick K. Jasperson, and has been the long-time residence for the Appel Family. It contributes as a historical remnant of houses that were located in the university precinct.

Cultural Heritage Value or Interest

Design or Physical Value:

The Jasperson-Appel House is a picturesque and asymmetrical red brick two-storey building with matching detached garage in Tudor Revival and Arts & Crafts architectural styles. Details of these styles are demonstrated in the steeply pitched roof and bold composition of projecting volumes, half-timbering with ornamental clinker bricks and decorative brickwork, variety of windows with wood casement and drippings, prominent

chimneys with terra cotta chimney pots, copper rain eavestroughs with ornamental collector boxes.

The property also features terracing which is a common landscaping feature of the Tudor Revival style.

Historical or Associative Value:

The Jasperson-Appel house was part of the Riverview Place subdivision in the former Town of Sandwich. It was designed for Frederick K. Jasperson (1900-1982). Jasperson graduated from Osgoode Hall and practised law in Windsor from 1925 to 1939. He demonstrated outstanding bravery during his service with the Essex Scottish. As Major-Lieutenant Colonel, he led his regiment at Dieppe, was taken prisoner for three years, then returned to Windsor to practice law and shortly after to his hometown in Kingsville for healing, devoting himself to farming and writing. In 1953, he was appointed as a Provincial Magistrate then later a Judge of the Provincial Courts of Ontario until he retired in 1969. While in office, he served as a Commissioner of Police in several Essex County municipalities and contributed significantly to law enforcement. He received the Centennial Medal in 1967 for his outstanding service to the community and was also awarded the Queen's Silver Jubilee Medal in 1977. He was awarded the Degree of Doctor of Laws by University of Windsor posthumously after he passed away from an auto accident in 1982.

The Appel family have been long-time owners of the property, first acquiring the property through J. Elmer Boufford who was the Associate Assessment Commissioner of the City of Windsor. His daughter Leah Appel and grandson Michael Appel continued to reside and retain the property in excellent condition.

The architect, George Yule Masson (1895-1982), was prominent in Windsor and it was during his partnership in the Nichols, Sheppard & Masson architectural firm that he designed the Jasperson-Appel House. Masson graduated from the University of Pennsylvania and returned to Windsor as a draftsman with J.C. Pennington and Smith Hinchman & Grylls, Detroit. The Nichols, Sheppard & Masson firm was formed in 1925, then continued as Sheppard & Masson from 1931. The legacy of designs through his partnerships include the heritage designated Dominion Public Building/Paul Martin Building, John Campbell School, YMCA and the addition to Windsor Armouries, and a number of heritage listed works such as Hugh Beaton School, the War Memorial Cenotaph, 350 City Hall Building, St. Paul's United Church, Westminster United Church, Purity Dairy Building, and numerous fine houses. Masson was president of the Ontario Association of Architects in 1956, and was active in the community with the Windsor Chapter of the Red Cross, the Windsor Art Gallery, Rotary and Torch Clubs, and was also President of the Ontario Association of Housing Authorities. He was conferred the honorary lieutenant-colonel for his military service in World War I.

Contextual Value:

The Jasperson-Appel House when constructed was located in the former Town of Sandwich, in an area that was becoming the choice neighbourhood for members of the judicial profession. Further, it is within the precinct of institutions of higher learning, consisting of historic buildings that were associated with a number of institutions and colleges affiliated with the University of Windsor. The house is located on what was known as the "Judges Row" of residence for judges and lawyers between the 1950s and 1960s, where Judge J.J. Legris, Judge L. Deziel, and Judge B. MacDonald resided on Sunset Avenue.

Character Defining Elements:

Exterior features that contribute to the design or physical value of the Jasperson-Appel House:

- Built 1927
- Two storey building primarily constructed of red brick and half-timbering
- Tudor Revival and Arts and Craft Style elements, including:
 - asymmetrical massing with projecting volumes and wall setbacks
 - Metal ridge with upturned ends
 - Cedar shingle roof
 - Decorative textured brick coursing with use of clinker bricks in random patterns
 - Copper eavestroughs and downspouts and decorative eave brackets
 - Rowlock brick window sills
 - Double-hung window sashes
 - Leaded stained coloured glass windows

West Side (front)

- Large steeply-pitched front ski roof with eave overhang
- Triangular wood louvers in peak of front gable
- Stone lintel above second floor window
- Casement multi-pane windows with decorative wood shutters on second floor front gable
- Flared copper roof above first floor bay window
- Arched rounded window on first floor
- Multi-level eave with flat cornice moulding ledge
- Half timbering with eave drip moulding on north portion
- Herringbone bond brickwork between the second floor and ground floor triple set windows on north portion
- Front terrace, brick wall, columns and steps

North Side

- Small windows on second floor shed dormer with cedar shingles
- Various brickwork with half-timbering and small window framing front entrance door
- Front medieval styled door with ornamentation and metal fixtures
- Rectangular red brick chimney end with depression in stone and cement corbelled cap, with two decorative terra-cotta chimney pots
- Pair of double hung six over six windows on second floor adjacent to chimney
- Two multi pane windows on first floor
- Row of window cell

East Side (rear)

- Two double hung six over six window on second floor
- Hipped roof extension on south portion
- Triple set of large double hung six over six windows on ground floor
- Extended porch on ground floor north portion

South Side

- Decorative square brick chimney with a mid-section cut stone and stone cap and a twisted terra-cotta chimney pot
- Wood corbel
- Clipped gable roof
- Pair of double-hung six over six windows on second floor and first floor
- Rounded multi-pane arched window with leaded glass
- Single double-hung six over six windows on stair levels
- Copper roof with decorative brackets covering door and double hung six over six window
- Basement window wells

- Detached double car garage
 - Long narrow rectangular brick with front gabled roof with metal tip and metal ridge for single car stacked parking
 - Eave with cornice moulding
 - Wood panel garage doors with multiple window panes on east and west elevations
 - Man door and two double hung six over six windows on south side
 - Two pairs of multi-pane window sashes on north side
- Landscape features:
 - Undulating earth terrace on front yard facing street
 - Curved front walkway

Features that contribute to the historical or associative value of the Jasperson-Appel House:

- Built for Lt. Col. Frederick K. Jasperson, commanding officer of Essex Scottish Regiment at Dieppe, Judge of the Provincial Courts of Ontario and recipient of the Canadian Centennial Medal and Degree of Doctor of Laws posthumously by the University of Windsor
- Long term residence of the Appel family since 1954
- Designed by locally significant architect George Yule Masson of Nichols, Sheppard & Masson Architects

Features that contribute to the contextual value of the Jasperson-Appel House:

- Part of the “Judges Row” of residences for judges and lawyers located on Sunset Avenue
- Located in the precinct of higher learning institutions

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 20th day of October, 2016
Steve Vlachodimos, Deputy City Clerk & Senior Manager of Council Services**



**Steve Vlachodimos
Deputy City Clerk & Senior Manager of Council Services**

SV/pw