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THE CORPORATION OF THE  
CITY OF WINDSOR

J. B. ADAMAC. C.M.C.  
CITY CLERK



OFFICE OF THE CLERK

CITY HALL  
WINDSOR, ONTARIO  
N9A 6S1  
TELEPHONE 255-6211  
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PLEASE REFER  
TO FILE NO.

B/F 759

October 11, 1977

REGISTERED MAIL

The Ontario Heritage Foundation  
77 Grenville Street  
Queen's Park  
Toronto, Ontario M7A 1E8

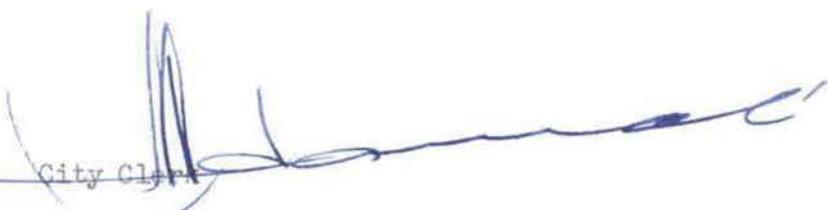
Gentlemen:

Council for the Corporation of the City of Windsor at its regular meeting held Monday, October 3, 1977 passed By-law Number 5814 being a by-law to designate the lands and premises situate at 3118 Sandwich Street West in the City of Windsor to be of historic or architectural value or interest.

This property is known as Zoli's Antiques, originally the McGregor-Cowan House.

A copy of By-law 5814, together with the reasons for designation are enclosed.

Yours very truly,

  
City Clerk

/ap

Enclosures

BY - LAW NUMBER 5814

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE  
AT 3118 SANDWICH STREET WEST, IN THE CITY OF WINDSOR,  
TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST  
UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, 1974.

Passed the 3rd day of October, 1977.

WHEREAS by virtue of the provisions of The Ontario Heritage Act, 1974, the council of a municipality may, by by-law, designate a property within the municipality to be of historic or architectural value or interest;

AND WHEREAS The Corporation of the City of Windsor deems it desirable and expedient to designate the lands described in Schedule "A" hereto and municipally known as 3118 Sandwich Street West, in the City of Windsor, to be of historic or architectural value or interest;

AND WHEREAS in accordance with the provisions of Section 28 of the said Act the Council of the Corporation on the 15th day of September, 1975, enacted By-Law Number 5251 thereby establishing a local architectural conservation advisory committee, for the purpose of advising and assisting the said Council on all matters relating to Parts IV and V of the said Act;

AND WHEREAS the said Committee subsequently recommended to the Council of the Corporation that the said lands and premises situate at 3118 Sandwich Street West, in the City of Windsor, be designated to be of historic and architectural significance;

AND WHEREAS the said Council gave notice of its intention to designate the lands and premises municipally known as 3118 Sandwich Street West, in the City of Windsor, as aforesaid, by publishing the said notice in The Windsor Star, a newspaper having general circulation in the Municipality, on the 24th day of February, 1976, and on the 3rd and 12th days of March, 1976;

AND WHEREAS notice of objection was served on the Clerk of the Corporation within the time prescribed by the said Act;

AND WHEREAS a Hearing was held before the Conservation Review Board as required by the said Act, in the City of Windsor, on June 23, 1977, to determine whether the property situate at 3118 Sandwich Street West, in the City of Windsor, should be designated as being of historic or architectural value or interest;

AND WHEREAS by Report dated June 23, 1977, the said Board did recommend that 3118 Sandwich Street West be duly designated by the City of Windsor pursuant to the provisions of The Ontario Heritage Act, 1974;

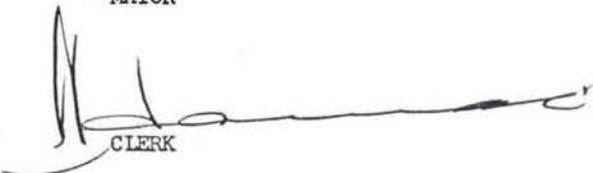
AND WHEREAS it is now deemed desirable and expedient to implement the recommendation of the Conservation Review Board by the enactment of this by-law;

THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. That the lands and premises situate within the City of Windsor, municipally known as 3118 Sandwich Street West and more particularly described in Schedule "A" hereto and forming part of this by-law, be and the same are hereby designated to be of historic or architectural value or interest.

2. This by-law shall come into force and take effect on the day of the final passing thereof.

  
MAYOR

  
CLERK

First Reading - October 3, 1977  
Second Reading - October 3, 1977  
Third Reading - October 3, 1977

## SCHEDULE "A"

TO By-LAW NUMBER 5814

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Windsor, in the County of Essex, in the Province of Ontario, and being composed of Part of Lot One (1) on the west side of Sandwich Street, according to Registered Plan Number Forty (40), and which said parcel or tract may be more particularly described as follows: COMMENCING at a stake planted in the westerly limit of Sandwich Street, a distance of Eighty-three feet (83') measured northerly in that limit from the southerly limit of said Lot One (1); THENCE westerly, parallel with the last mentioned limit, Two Hundred and Eight feet (208') to a stake planted in the westerly limit of said Lot One (1); THENCE southerly following the westerly limit of said Lot One (1), Eighty-three feet (83') to a post planted in the southerly limit of said Lot One (1); THENCE easterly following the last mentioned limit Two Hundred and Eight (208') to a post planted in the intersection of the westerly limit of Sandwich Street as widened with the southerly limit of said Lot One (1); THENCE northerly following the westerly limit of Sandwich Street Eighty-three feet (83') to the place of beginning.

REASONS FOR THE DESIGNATION OF THE PREMISES  
SITUATE AT 3118 SANDWICH STREET WEST UNDER  
PROVISIONS OF THE ONTARIO HERITAGE ACT

- (a) It is the only known surviving building of its kind in Windsor;
- (b) It was constructed about 1809 and probably built by James McGregor;
- (c) It is of Georgian style architecture; it displays the only known example of French-Canadian chimney arrangement in Ontario (two chimneys on opposite slopes at opposite ends of the roof);
- (d) John Cowan published "The Canadian Emigrant", the first newspaper in the Western District in 1831 and moved his operation to this house in 1832.