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REGISTERED MAIL

DEC 16 2016
RECEIVED

December 12, 2016

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

Dear Sir/Madame:

Re: Designation of 1380 Ypres Avenue

Council, for the Corporation of the City of Windsor, at its meeting held November 7, 2016 passed By-law Number 163-2016 to designate **1380 Ypres 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 December 17, 2016.

Yours very truly,



Steve Vlachodimos
Deputy City Clerk & Senior Manager of Council Services

SV/pw
attachments

BY-LAW NUMBER 163-2016

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1380 YPRES 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 7th day of November, 2016

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 Planning, Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *1380 Ypres 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, September 24, 2016*.

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 *1380 Ypres 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).


DREW DILKENS, MAYOR


CITY CLERK

First Reading - November 7, 2016
Second Reading - November 7, 2016
Third Reading - November 7, 2016

SCHEDULE "A" to By-Law 163-2016

LT 943 PL 1155 WINDSOR; LT 944 PL 1155 WINDSOR; PT LT 942 PL 1155
WINDSOR AS IN R966836; WINDSOR
PIN 01334 - 0230 (LT)
1380 Ypres Avenue, Windsor

REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE

**Harris House
1380 Ypres Avenue**

Description of Historic Place

The Harris House, constructed in 1948, is located at 1380 Ypres Avenue, at the northwest corner of Ypres Avenue and Moy Avenue. The two-storey rectangular building with a one-storey projection, was designed by architect local Garnet A. McElroy, with architectural expressions from the Modernist Movement, featuring a combination of residential design elements from the International Style and Prairie Style. It is one of the earliest vernacular residential examples of the Modernist Style with its emphatic flat roof design, deeply projecting trellis-like eaves, corner windows, large open deck, and exterior finish lacking ornamentation including smooth stucco, redwood siding and stone materials. Long-time residents and original owners of the building were financial agent Clarence Harris and his wife Marion.

Cultural Heritage Value or Interest

Design or Physical Value:

The Harris House is unique and an early vernacular example of the Modernist style building which features residential design elements from the International and Prairie architectural styles. The use of rectangular massing, asymmetrical facade, angular edges, plain smooth wall surfaces, flat roof design, and metal casement of windows flush with outer walls, reflect the International style. Prairie style elements include the horizontal proportions seen in the building, the emphatic flat roof, deeply project eaves beyond the walls, rectangular triple set of windows, centred chimney with horizontal narrow stones on the east elevation, and plain use of materials like stucco and strips of natural wood. Other unique exterior features of the building include the trellis-like eave projection and the semi-circular basement cement window well wall.

Historical or Associative Value:

The property is part of the South Walkerville area, which was an expansion in the 1920s to the original border cities built-up areas due to housing shortages from high population growth. The subdivision and street names such as Ypres Avenue in the area reflect the time period when many Canadians remembered and honoured those who had contributed greatly during World War I.

Harris House was designed by Windsor architect, Garnet Andrew McElroy (1897-1986), who had designed many of the commercial buildings for S.S. Kresge & Co and is most known for his progressive designs using Art Deco and Modernist architectural styles. In addition to his own practice and several partnerships in Windsor, he was also a long-time staff architect and consultant for S.S. Kresge Co. McElroy resided in Windsor and remained active until 1969. His local works include Assumption College High School and Chapel, Cunningham Sheet Metal on Kildare Road, and the Wilkinson Shoe Store on Ouellette Avenue.

Contextual Value:

The subject property is located on a visible corner on the northwest of Ypres Avenue and Moy Avenue. Although originally subdivided as forty feet lots in the registered plan, many of the properties fronting onto Ypres Avenue east of Woodlawn Avenue, opposite of lands that became the Memorial Park, were developed into lots with larger frontages.

Character Defining Elements:

Exterior features that contribute to the design or physical value of the Harris House:

- Built 1948
- Two storey rectangular building with one storey projection
- Modernist architectural style, combined with residential design elements found in the International Style & Prairie Style, including:
 - Asymmetrical design
 - Emphatic flat roof
 - Horizontally double layered wooden boxed fascia
 - Deeply projecting eaves and exposed rafters
 - Copper eavestroughs & downspouts
 - Redwood siding on second floor
 - Rectangular stone chimney with stone cap
 - Corner windows flush with outer walls on the second floor
 - Second floor area approximately half the size of the ground floor
 - Large expanse of open roof deck
 - Simple thin low balcony wood railing on second floor
 - Trellis-like eaves projecting horizontally and diagonally upward slanting on first floor
 - Smooth exterior finish lacking ornamentation
 - Smooth white cement plaster finish on the top three-fifths of the first floor separated by a cut-stone band on top of stacked stone veneer on two-fifths of the bottom first floor
 - Ground floor windows mostly in groups of threes
 - Semi-circular concrete basement window wells
 - Recessed front door flanked by sidelights with angular geometric patterns
 - Two concrete top stone pedestals flanking front entrance concrete steps with stone walls
 - Projecting one-storey breezeway connecting to enclosed stucco garage on north elevation
 - Garage with narrow rectangular window strip with stone sills and curved wall top

Features that contribute to the historical or associative value of the Harris House:

- Part of the subdivision registered in 1924 to provide relief to housing shortages
- Located within South Walkerville subdivision memorializing World War I
- Designed by local architect Garnet Andrew McElroy

Features that contribute to the contextual value of the Harris House:

- Located at the northwest corner of Ypres Avenue and Moy Avenue
- Across from a wooded section of Memorial Park