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ONTARIO HERITAGE TRUST

JUN 28 2017

RECEIVED

MBA/12747
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MBA/12725

REGISTERED MAIL

June 23, 2017

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

Dear Sirs/Madame:

Re: Designation of Properties

Council, for the Corporation of the City of Windsor, at its meeting held June 5, 2017 passed the following bylaws to designate properties of architectural and/or historic significance under the provisions of *The Ontario Heritage Act*.

By-Law 81-2017
By-Law 82-2017
By-Law 83-2017
By-Law 84-2017

167-181 Ferry Street
942 Victoria Avenue
1478 Kildare Road
1586-1598 Wyandotte Street East

* A copy of the by-laws outlining the reasons for designation is **attached**. Notice of the designating By-law will be published in the Windsor Star on June 24, 2017.

Yours very truly,

Steve Vlachodimos
Deputy City Clerk & Senior Manager of Council Services

SV/ks
Attachment

JUN 28 2017

RECEIVED

BY-LAW NUMBER 82-2017

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 942 VICTORIA 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 5th day of June, 2017.

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.

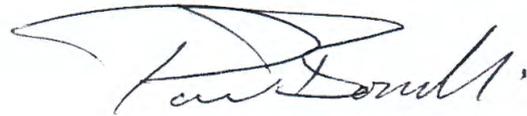
AND WHEREAS upon consideration of the recommendation of the Planning, Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *942 Victoria Avenue*, more particularly described in Schedule "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, March 25, 2017*.

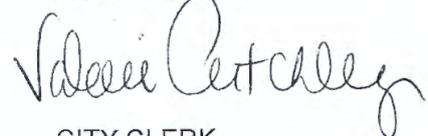
AND WHEREAS no Notice of Objection has been served on the Clerk of the Municipality within thirty (30) days after the date of publication of the Notice of Intention in a newspaper having general circulation in the municipality.

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

1. That the lands municipally known as *942 Victoria 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).



ACTING MAYOR



CITY CLERK

First Reading - June 5, 2017
Second Reading - June 5, 2017
Third Reading - June 5, 2017

SCHEDULE "A" to By-Law 82-2017

LT 207 PL 581 WINDSOR; PT LT 206 PL 581 WINDSOR AS IN WW57810;
WINDSOR
PIN 01190-0316 (LT)
942 Victoria Avenue, Windsor

REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE

**Rigg-Shanfield House
942 Victoria Avenue**

Description of Historic Place

The Rigg-Shanfield House located at 942 Victoria was built in 1916 in the Italian Renaissance architectural style with a symmetrical red brick facade, arched openings with balustrades, classical porch entrance, and large overhanging eave with decorative brackets. It was the residence of local businessman Sidney E. Rigg, whose family business specialized in the monument and granite industry. Later long time owners were Jack Shanfield and his family, who owned and operated a locally recognized china and jewellery shop downtown for over 60 years, and who was an advocate for the revitalization of Windsor's downtown core in later life. The property exemplifies the upscale and diverse styles of fine houses constructed on Victoria Avenue.

Cultural Heritage Value or Interest

Design or Physical Value:

The Rigg-Shanfield House is designed in the Italian Renaissance style. The two and half storey house features a symmetrical facade with a hipped roof flared at the base, arched windows, eave brackets, eyebrow dormer, and side chimneys. The entry has an elliptical pediment, classical columns and a multi-paned door with transom.

Historical or Associative Value:

The subject property lands were part of the subdivision that came from the François Baby estate to James Dougall, which was then developed by the Windsor Building and Land Company through James's son Duncan Dougall. The first owner of the house was Sidney E. Rigg, a businessman who ran the family owned and operated monument and granite business. The Shanfield family owned the subject property since the early 1950s. Jack Shanfield was owner of a jewellery and china store in downtown Windsor and was known as one of the strong advocates for downtown revitalization.

Contextual Value:

The residential area of Victoria Avenue south of Wyandotte Street was developed as an upscale residential neighbourhood under the covenants of the Windsor Building and Land Company, requiring high construction value with no nuisances to its residential living. The subject property maintains and supports the continual cohesive residential neighbourhood with its mature tree-lined streets and elegant properties constructed in varieties of architectural styles.

Character Defining Elements:

Exterior features that contribute to the design or physical value of the Rigg-Shanfield House:

- Built 1916
- Two and half storey house
- Designed in Italian Renaissance style, including:
 - Symmetrical Facade
 - Eyebrow dormer with vertical muntins
 - Rectangular brick chimney with stone insets
 - Wide overhanging boxed eaves
 - Decorative eave brackets
 - Pairs of double-hung six over one windows on front upper floors

- Centred window box with segmental transom and vertical muntins, and curved balcony on second floor
- French doors with Juliet balcony, arched transom and vertical muntins on first floor
- Metal balustrades on balcony
- Elliptical pediment porch roof supported by pair of Doric columns
- Other Exterior Features
 - Steeply pitched hipped roof with flared base
 - Rectangular brick chimney ends with stone details
 - Eyebrow dormer (front) and shed dormer (back)
 - Stretcher running bond pattern with rowlock banding
 - Front door with vertical glass panels and transom set in small alcove
 - Full brick arch with brick voussoirs above first floor French doors
 - Windows with wood trim and concrete sill
 - Stone quoins and insets beside window, corner walls and chimney wall
 - Foundation with soldier brick then row of concrete
 - Projecting setbacks and porch extensions on the rear east elevation
 - Varied sized double hung windows
 - Leaded glass windows on the east and north elevations
- One storey accessory building
 - Hipped roof with recessed stucco walls supported by squared brick pillars
 - Two paired sets of double wooden carriage doors with multi-pane glass on top half

Features that contribute to the historical or associative value of the Rigg-Shanfield House:

- Subject lands were part of the subdivision derived from the François Baby Estate to James Dougall, then developed by the Windsor Building and Land Company through James's son Duncan Dougall.
- Owned by Sidney E. Rigg, a businessman who ran a family owned and operated monument and granite business.
- Long-time residence of Jack Shanfield, who owned a jewellery and china store in downtown Windsor and was known as a strong advocate for downtown revitalization.

Features that contribute to the contextual value of the Rigg-Shanfield House:

- Maintains the character of the neighbourhood with the variety of architectural styles, high quality, and well-designed homes which reflect the highly-valued upscale residential neighbourhood developed by the Windsor Building and Land Company.