



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

BY - LAW NUMBER 335-1999

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS 245 MILL STREET, TO BE OF ARCHITECTURAL AND/OR HISTORIC VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED

Passed the 8th day of November, 1999.

WHEREAS by virtue of the provisions of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, 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 upon consideration of the recommendation of the Windsor Architectural Conservation Advisory Committee, it is deemed desirable and expedient to designate the property described in Schedule "A" annexed hereto and forming part of this by-law, municipally known as 245 Mill Street, in the City of Windsor (the "subject property"), to be of historic and/or architectural 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 property was served on the owner(s) of the subject property and upon the Ontario Heritage Foundation, and such notice was published in a newspaper having general circulation in the municipality;

AND WHEREAS no notice of objection was served on the Clerk of the municipality within 30 days of such publication.

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

1. That the above defined subject property be and the same is hereby designated to be of historic and/or architectural value or interest.
2. That this by-law shall come into force and effect after the final passing thereof on the day upon which it is registered in the Land Registry Office for Essex (No. 12).

RECEIVED
CITY OF WINDSOR
NOV 11 1999


MICHAEL HURST, MAYOR


THOMAS LYND, CITY CLERK

First Reading - November 8, 1999
Second Reading - November 8, 1999
Third Reading - November 8, 1999

the City of Windsor

ALL and SINGULAR that certain parcel or tract of land and premises situate, lying and being formerly in the Town of Sandwich now in the City of Windsor, in the County of Essex, in the Province of Ontario, being composed of part of Lot Number Five (5) on the East side of Russell Street, according to the original government survey of the said Town of Sandwich, (Registered Plan number 40), which said parcel may be more particularly described as follows:

COMMENCING at a point in the southerly limit of Mill Street, the said point being east of and distant one hundred and thirty-nine feet (139' - 0") from the easterly limit of Russell Street, the said distance being measured along the southerly limit of the said Mill Street;

THENCE southerly at right angles to the southerly limit of the said Mill Street a distance of one hundred feet (100' - 0");

THENCE easterly parallel to the southerly limit of the said Mill Street a distance of six feet (6' - 0") to a point;

THENCE southerly at right angles to the southerly limit of the said Mill Street a distance of ninety-one feet (91' - 0") to a point;

THENCE easterly parallel to the southerly limit of the said Mill Street a distance of sixty-three feet (63' - 0") to the easterly limit of the said Lot Number Five (5);

THENCE northerly along the easterly limit of the said Lot Number Five (5) a distance of one hundred and ninety-one feet (191' - 0"), to the southerly limit of the said Mill Street;

THENCE westerly along the southerly limit of the said Mill Street a distance of sixty-nine feet (69' - 0") to the Point of Commencement;

SUBJECT to a right-of-way granted to the owners of the lands abutting the said lands on the west, along and upon the westerly twelve feet (12' - 0") of the northerly one hundred feet (100' - 0") of the above described parcel.

Being the whole of PIN 01591-0130 (R)

This is Schedule "B" to By-law 335-1999 of The Corporation of the City of Windsor

REASONS FOR DESIGNATION:

HISTORICAL

Built in 1895 by the J. D. Perry family, the owners of the adjacent Duff-Baby house

Occupied by prominent Sandwich families including the family of Eugene Breault.

Eugene Breault (1869-1942) served as Mayor, Reeve, Councillor, Justice of the Peace,

Water Commissioner and Police Magistrate for the Town of Sandwich, as well as school trustee for the Separate School Board.

Long-standing Sandwich landmark that contributes positively to the aesthetic value of the streetscape.

ARCHITECTURAL

- Vernacular Queen Anne Cottage style
- L-shaped with gable ends
- original wood spindle porch altered to cement block columned verandah on east front (1907)
- original gingerbread on front gable intact
- projecting bay at northeast corner with ornamental cornice
- entrance set off to north side of front facade
- double hung windows retain their original form, 2 over 2 on the north wing, 6 & 8 over 2 on the front gable with shutters
- originally had cedar shingle roof, 3 corbelled chimneys, fish-scaled shingles on gable ends
- later rooftop dormers (c1921) emulate original roof style and slope and window design

FOR OFFICE USE ONLY

1478550

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
ESSEX (2) WINDSOR

'99 NOV 18 AM 11 49

LAND REGISTRAR/REGISTRATEUR

(1) Registry Land Titles (2) Page 1 of 4 pages

(3) Property Identifier(s) Block 01591 Property 0130 (R) Additional: See Schedule

(4) Nature of Document
BY-LAW NUMBER 335-1999

(5) Consideration
n/a Dollars \$

(6) Description
Part of Lot 5, east side of Russell Street, Registered Plan 40
see Schedule attached
City of Windsor, County of Essex

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:

By-law Number 335-1999 attached

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s) THE CORPORATION OF THE CITY OF WINDSOR
(Applicant) by its solicitor
GEORGE A. WILKKI

Signature(s)

Date of Signature
Y M D

1999 11 16

(11) Address for Service City Hall, P.O. Box 1607, Windsor, Ontario, N9A 6S1

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property

245 Mill Street
Windsor, Ontario

ch. 2224

(15) Document Prepared by:
GEORGE A. WILKKI, P. Eng.
Legal Counsel
The Corporation of the City of Windsor
350 City Hall Square West
Post Office Box 1607
Windsor, Ontario
N9A 6S1

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee	50-
Total	<i>George A. Wilkki</i>