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THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER
TO OUR FILE NO. **MB/11185**

REGISTERED MAIL

ONTARIO HERITAGE TRUST

FEB 02 2012

RECEIVED

January 31, 2012

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

Dear Sirs:

Re: Designation of 2161 Riverside Drive West

Council, for the Corporation of the City of Windsor, at its meeting held January 23, 2012 passed By-law Number 12-2012 to designate **2161 Riverside Drive West** 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 February 4, 2012.

Yours very truly,

Agatha Armstrong
Deputy City Clerk & Supervisor of Council Services

AA/ks
attachments

BY - LAW NUMBER 12-2012

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 2161 RIVERSIDE DRIVE WEST, 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 23rd day of January, 2012.

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 Windsor Heritage Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as 2161 Riverside Drive West, 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, December 10, 2011*.

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 2161 Riverside Drive West, 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).


EDDIE FRANCIS, MAYOR


CLERK

First Reading - January 23, 2012
Second Reading - January 23, 2012
Third Reading - January 23, 2012

SCHEDULE "A"

LOT 19 PLAN 766 TOWN OF SANDWICH; PART LOT 20 PLAN 766 TOWN OF SANDWICH; PART LOT 18 PLAN 766 TOWN OF SANDWICH AS IN R781660, EXCEPT R368484; WINDSOR; DESCRIPTION AMENDED 1999/05/04 BY REGISTRAR #56

P.I.N. 01230-0172 (LT)

and

PART LOT 20 PLAN 766 TOWN OF SANDWICH; WINDSOR

P.I.N. 01230-0245 (R)

2161 Riverside Drive West
City of Windsor, County of Essex

SCHEDULE "B"

REASONS FOR DESIGNATION:

DESCRIPTION OF HISTORIC PLACE

The Ross-Struthers House is on the south side of Riverside Drive West between Rankin Avenue and Randolph Place. The house was built c1906 in the Mission/Spanish Colonial Revival style, converted to multiple-family in the 1950s, and has been in continuous use.

HISTORICAL VALUE

This house was built c1906 when the town of Sandwich was growing toward Windsor (the boundary was two blocks east). The first occupant was Edward H. Ross, who in 1914 was a signer of the surrounding plat used for prominent houses. In the 1920s and 1930s the resident was E.R.C. Struthers, proprietor of Concrete Bumper Company. The present owners acquired it in 1989.

DESIGN VALUE

This house is stucco, two-storey, with a flat roof and a façade that is almost symmetrical. A projecting one-storey porch is across the full width; it has four piers with wide arches between, and a sculpted parapet with compound arches; original roof drains remain at the corners. The second floor has wide arched windows similar to the porch, all with stucco surrounds. The roofline above the second floor has an arch on the front right corner similar to the porch; on the left front it is castellated. Stucco coping is along parapet edges on both floors.

The style is "Mission" or "Spanish Colonial Revival". Typical style elements include stucco walls, curved parapets with coping, wide porches, and tile roofs; symmetry is a common feature. The identity of the original designer is unknown.

CONTEXTUAL VALUE

This location is in the former town of Sandwich, built fronting the river-front road, Sandwich Street (now Riverside Drive West in Windsor). The sides of the c1906 house are perpendicular to the river's edge, and the front is set far back from the street (see aerial photo).

In contrast, the 1914 platted lot lines of Registered Plan 766 (and the sides of adjacent houses) are parallel to the farm lot edges, at 28 degrees west of magnetic north or several degrees more northerly than the older house. The plat includes both sides of what is now Randolph Place (formerly Park Place and Casgrain Place) between Riverside Drive and University Avenue West (formerly London Street). That block has several large homes, including Register-listed properties at 205 and 218 Randolph Place.

CHARACTER DEFINING ELEMENTS

Feature that contributes to the historical value of the Ross-Struthers House include:

- Its association with Edward H. Ross, involved with surrounding development in the municipality of Sandwich, and with Windsor business owner E.R.C. Struthers.

Exterior features that contribute to the architectural value of the Ross-Struthers House include:

- Mission/ Spanish Colonial Revival style, constructed c1906.
- Stucco finish.
- Two storeys, flat roof.
- One-storey porch across the full width, with four piers with wide arches between, sculpted parapet with compound arches, original roof drains at the corners, and flat roof.
- Stucco coping along parapet edges on both floors.
- Stucco surrounds for windows and porch openings.
- Second-floor wide arched windows.
- Second-floor roofline has an arch on the front right corner similar to the porch; on the left front it is castellated.

Characteristic that contributes to the contextual value of Ross-Struthers House include:

- Its location along Riverside Drive West at an angle to its newer neighbours, and set back further from the street.