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# THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY  
CITY CLERK

IN REPLY, PLEASE REFER  
TO OUR FILE NO.

MBA/12178

ONTARIO HERITAGE TRUST

AUG 23 2015

RECEIVED

REGISTERED MAIL

August 18, 2015

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

Dear Sirs:

**Re: Designation of 4187 Riverside Drive East**

Council, for the Corporation of the City of Windsor, at its meeting held August 4, 2015 passed By-law Number 102-2015 to designate **4187 Riverside Drive East** 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 August 22, 2015.

Yours very truly,

**Steve Vlachodimos**

Deputy City Clerk & Senior Manager of Council Services

SV/ks

*attachments*

BY-LAW NUMBER 102-2015

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 4187 RIVERSIDE DRIVE EAST, 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 4<sup>th</sup> day of August, 2015.

**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.

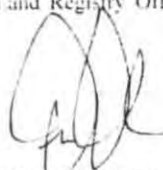
**AND WHEREAS** upon consideration of the recommendation of the Planning Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as 4187 *Riverside Drive East*, more particularly described in 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, June 20, 2015*.

**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 4187 *Riverside Drive East*, 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



D/CITY CLERK

First Reading - August 4, 2015  
Second Reading - August 4, 2015  
Third Reading - August 4, 2015

SCHEDULE "A" to By-Law 102-2015

PART LOTS 7 & 8 PLAN 813 FORD CITY DESIGNATED AS PART L, PLAN 12R-  
25504; CITY OF WINDSOR

**P.I.N. 01089-0383 (LT)**  
**4187 Riverside Drive East**

**REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE  
MONTREUIL-BUCKLAND-VICHOS HOUSE  
4187 RIVERSIDE DRIVE EAST**

**DESCRIPTION OF HISTORIC PLACE**

The Montreuil-Buckland-Vichos House, 4187 Riverside Drive East, was constructed about 1924 at the prominent corner of Rossini Boulevard. It is one-and-one-half-storey, with cobblestone walls. There are elements of Tudor Revival, Bungalow/Craftsman and Queen Anne styles. The Montreuil, Buckland and Vichos families were recognized community members. A large saucer magnolia tree is front of the house.

**HISTORICAL VALUE**

**Historical or Associative Value:**

The house was built for Victor D. Montreuil about 1924; the address was 319 Sandwich in the Town of Ford City (later East Windsor before amalgamating into Windsor in 1935). City directories state that he was a real estate dealer and a builder. His relative Charles J. Montreuil was the first Mayor of Ford City, and owned the house across Rossini Boulevard (now 4221 Riverside Drive East). His widow Anna sold the property in 1938.

Harold W. and Aviece M. Buckland owned the house from 1945 to 1949; city directories state that he was employed in Detroit (not specified). The property has been identified for many years as the "Buckland House". Several other owners had recognized positions in different companies.

The longest-term owners were Emmanuel and Evelyn Vichos, from 1969 to 2011. Architect Emmanuel Vichos immigrated to Canada from Greece in 1947, and moved to Windsor in 1950. He was a member of several architectural firms, and was a founding partner in 1991 of Architectural Design Associates Inc. His designs have included St. Clair College, the downtown Windsor Public Library, and extensions to Hôtel-Dieu and Metropolitan hospitals. He was also a leader in Windsor's Greek Orthodox community.

**DESIGN VALUE**

**Cultural Heritage Value or Interest**

**Design or Physical Value:**

The Buckland-Montreuil-Vichos House was built in 1924, according to tax data. All walls are of cobblestone, with larger stones at the base transitioning to smaller stones at the top. The home is one-and-one-half-storey, with painted wood trim.

Elements of three styles are used. The overall shape is Tudor Revival, a popular style of the 1920s, with typical steep roof pitch, masonry walls (here cobblestone), arched first-floor windows, stone sills on both floors, stone side chimney centered on the wall, large arched porch piers, and a round-arch plank front door with round 9-pane window; the original roof was tile (replaced). The Bungalow/Craftsman style was also popular in the 1920s; elements include wide eaves over square beams with triangular brackets, and exposed rafter tails (here "outriggers" with scalloped ends). The spindle-work in the gables and the wraparound porch were used in the Queen Anne style, more typical of 1900.



## CONTEXTUAL VALUE

This property is on the southwest corner of the intersection of Riverside Drive East and Rossini Boulevard. Riverside Drive is the historic river-front road connecting the 18th-century French farms that had narrow river fronts but penetrated some distance from shore in narrow strips. In 1916, the Rossini Park plat included 80 ft wide (24.4 m) Rossini Boulevard, extending from Riverside Drive to south of what is now Wyandotte Street East.

Northeast of the property is a private river-front park at the foot of Rossini Boulevard; it was defined with the original plat. Alexander Park is located just west of this property across Riverside Drive East.

The magnolia tree located along the north face of the home was a species typically planted as original landscaping in the 1920s; it should be protected. The saucer magnolia (*Magnolia x soulangeana*) situated at the front of the property is approximately 70 to 90 years old. Due to its prominent location near the front entrance of the residence, it establishes a prominent landmark to the property as seen from both Rossini Boulevard and Riverside Drive East. Magnolia were commonly used as ornamental trees at the time that house was built, making the tree vernacular to the architectural style of the residence.

## CHARACTER DEFINING ELEMENTS

**Exterior features that contribute to the design or physical value of the Montreuil-Buckland-Vichos House:**

- Built c.1924
- One-and-one-half storeys
- Tudor Revival elements, including:
  - steep roof pitch
  - cobblestone walls, with larger stones at the base transitioning to smaller at the top
  - arched first-floor windows, including panes in the tops of the arches
  - stone window sills on both floors
  - stone side chimney centered on the east wall
  - large arched porch piers
  - round-arch plank front door with round 9-pane window
- Bungalow/Craftsman elements, including:
  - wide eaves over square beams with triangular brackets
  - exposed rafter tails, "outriggers" with scalloped ends
- Queen Anne elements, including:
  - Spindle-work in the gables
  - Wraparound porch on the northeast corner

**Features that contribute to the historical or associative value of the Montreuil-Buckland-Vichos House:**

- Built for Victor D. Montreuil, real estate dealer of prominent family of Ford City
- Owners included Harold W. and Avice M. Buckland, and others with recognized positions in different companies
- Owners from 1969 to 2011 were Emmanuel and Evelyn Vichos; he was a leading architect in several firms and designed large projects in Windsor and elsewhere

**Features that contribute to the contextual value of the Montreuil-Buckland-Vichos House:**

- Location on Riverside Drive East, the road paralleling the Detroit River from the downtown core of Windsor, at the corner of Rossini Boulevard
- Location at the corner of Rossini Boulevard, platted in 1916 as a wide boulevard
- Within sight of a municipal park and a private river-front park
- Saucer magnolia (*Magnolia x soulangeana*) situated at the front of the property