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THE CORPORATION OF THE CITY OF WINDSOR
THE CITY OF WINDSOR
COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER
TO OUR FILE **MBA/11739**

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS
716 PELISSIER STREET & 703-17 OUELLETTE AVENUE IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

ONTARIO HERITAGE TRUST

REGISTERED MAIL

NOV 06 2013

**ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5C 1J3**

RECEIVED

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor intends to designate the property, including lands and buildings known as 716 Pelissier & 703-17 Ouellette Avenue as a property of architectural and/or historical value or interest under Part IV of The Ontario Heritage Act:

**Statement of Significance/Reasons for Designation
717 Pelissier & 703-17 Ouellette Avenue
Plan 256, Lot 10 & part Lot 11, Block 2**

Description of Historic Place

The Knights of Columbus / Auditorium Building property consists of two connected primary buildings; and auditorium built in 1922 at 716 Pelissier Street and a later two-storey storefront at 703-17 Ouellette Avenue, the main thoroughfare extending from the city's central business district.

Cultural Heritage Value or Interest

Design or Physical Value:

The building at 716 Pelissier Street was constructed in 1922, and was designed by the Windsor architectural firm of (J.C.) Pennington and (John) Boyde. The massing is symmetrical. The centre section includes five tall arched windows (with concrete sills) for an elevated main floor, with matching basement windows below. The wall of this section is set out slightly from the sides, and the parapet is taller and includes bricks in five squares of criss-cross patterns. The right section has an entry just above grade; above the transom over the door frame is an inset rectangular emblem for the Knights of Columbus. There are soldier course bands above both rows of windows.

The auditorium is on the main (elevated) level, with flooring of wood planks in concentric rectangles approaching a centre point, and an arched plaster ceiling and a small balcony. Vestiges of the original gymnasium, bowling alley and swimming pool are on the lower level.

The building at 703-17 Ouellette Avenue was constructed of brick c1929. It consists of two storeys with a form typical of storefronts. The front wall is located on the property line, which is a long distance from the curb. There are five bays, with four storefronts and a centred entry leading to a hallway and stairs to the upper level. Each storefront bay has a full-width brick frame on the first floor, with space for flush display windows and entry doors that could be inset, and transoms (covered). The wall is topped by a row of unadorned blocks. The centre bay has a doorway frame as tall as the adjacent transom headers, and consists of low-relief framing lines. One sash window is centred in the second floor above the door, and smooth blocks are below and beside the sill. A hallway connects it to 716 Pelissier Street.

Historical or Associative Value:

The Knights of Columbus occupied this site from before the 1920s in a mansion facing Ouellette Avenue. They constructed 716 Pelissier Street building in 1922, and sold the property in 1928.

Character Defining Elements

Exterior features of 716 Pelissier Street that contribute to the design or physical value of the Knights of Columbus / Auditorium Building:

- High single-storey over raised basement;
- Brick walls facing the street, with symmetrical massing;
- Centre section walls set out slightly with higher parapet, with five sections of criss-cross brick below;
- Centre section has five tall arched windows with concrete sills;
- Right section has entry with transom;
- Knights of Columbus emblem inset in rectangle above entry;
- Block with 1922 date right of entry.

Interior feature of 716 Pelissier Street that contributes to the design or physical value of the Knights of Columbus / Auditorium Building:

- Auditorium on main floor, with flooring of wood planks in concentric rectangles approaching a centre point, and an arched plaster ceiling.

Exterior features of 703-17 Ouellette Avenue that contribute to the design or physical value of the Knights of Columbus / Auditorium Building:

- Two-storey symmetrical storefront building typical of the 1920s;
- Brick walls with cast accents;
- Four storefront bays, each with full-width brick frame and transom locations;
- Pilasters between storefront bays and on corners set forward in two layers in slight relief topped with concrete rectangles;
- Centred hallway entry with tall doorway frame of low-relief framing lines, with smooth stone wall above;
- Pair of windows in upper floor of each storefront bay, and single window in centre.

Features that contribute to the historical value of the Knights of Columbus / Auditorium Building:

- Association with Windsor architects J.C. Pennington and John Boyde, whose firm designed 716 Pelissier Street;
- Association with the Knights of Columbus, a Roman Catholic lay men's organization.

Feature that contributes to the contextual value of the Knights of Columbus / Auditorium Building:

- Location on Ouellette Avenue, the main commercial artery from the downtown core of Windsor, and a half-block south of the Wyandotte Street artery.

Any person may, within thirty days of the publication of this notice, send by registered mail or deliver to the Clerk of the City of Windsor notice of his or her objection to the proposed designation together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received, the Council of the Corporation of the City of Windsor shall refer the matter to the Conservation Review Board for a hearing.

DATED at Windsor, Ontario this 29th day of October 2013
Steve Vlachodimos, Deputy City Clerk & Senior Manager of Council Services



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Deputy City Clerk & Senior Manager of Council Services