



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**.

**IN THE MATTER OF *THE ONTARIO HERITAGE ACT*
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS
1982 NORMAN ROAD IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO**

NOTICE OF DESIGNATION BY-LAW

REGISTERED MAIL

**ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5C1J3**

RECEIVED
2023/10/18
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor at its meeting held October 16, 2023 passed By-law Number 135-2023, "A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS *1982 NORMAN ROAD*, 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".

By-law Number 135-2023 is **attached**. Notice of the By-law will be published in the Windsor Star on October 28, 2023.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication in the newspaper, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

DATED at Windsor, Ontario this 18th day of October, 2023
Anna Ciacelli, Deputy City Clerk



Anna Ciacelli
Deputy City Clerk

AC/lh
Attachment

BY-LAW NUMBER 135-2023

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1982 NORMAN ROAD, 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 16th day of October, 2023.

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.

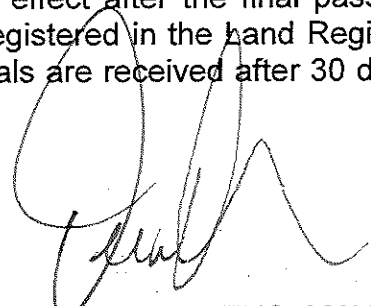
AND WHEREAS upon consideration of the recommendation of the Development & Heritage Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *1982 Norman Road*, more particularly described in Schedule "A" annexed hereto and 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 26th day of August, 2023.

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 *1982 Norman Road*, 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), if no appeals are received after 30 days of the publication of the bylaw.



DREW DILKENS, MAYOR



CITY CLERK

First Reading - October 16, 2023
Second Reading - October 16, 2023
Third Reading - October 16, 2023

SCHEDULE "A"
TO BY-LAW 135-2023

LT 70 PL 1360 FORD CITY; LT 71 PL 1360 FORD CITY; LT 72 PL 1360 FORD CITY; LT 73 PL 1360 FORD CITY; LT 74 PL 1360 FORD CITY; LT 75 PL 1360 FORD CITY; LT 76 PL 1360 FORD CITY; WINDSOR

Being PIN No. 01113-0264
1982 Norman Road, Windsor

ALLEY PL 1360 FORD CITY ABUTTING LTS 70 TO 76 PL 1360 (CLOSED BY CE831933); WINDSOR

Being PIN No. 01113-0445
1982 Norman Road, Windsor

LT 35 PL 1360 FORD CITY; LT 36 PL 1360 FORD CITY; LT 37 PL 1360 FORD CITY; LT 38 PL 1360 FORD CITY; LT 39 PL 1360 FORD CITY; LT 40 PL 1360 FORD CITY; LT 41 PL 1360 FORD CITY; LT 42 PL 1360 FORD CITY; WINDSOR

Being PIN No. 01113-0263
1982 Norman Road, Windsor

PART PRINCESS AV PL 1360 FORD CITY (CLOSED BY CE283952) DESIGNATED AS PARTS 1 & 2 PL 12R22971; WINDSOR S/T EASE OVER PARTS 1 & 2 PL 12R22971 AS IN CE283962

Being PIN No. 01113-0732
1982 Norman Road, Windsor

LT SCHOOL PL 1360 FORD CITY; WINDSOR

Being PIN No. 01113-0113
1982 Norman Road, Windsor

SCHEDULE "B"
TO BY-LAW 135-2023

STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST
St. Jules School (former)
1982 Norman Road

Description of Historic Place:

The former St Jules Catholic Elementary School is located at 1982 Norman Road, within the former boundary of Ford City (East Windsor). The red-brick, two-storey plus basement school constructed in 1924-1925, was originally designed with a symmetrical facade and a protruding central entrance accented with a stone cross and gothic arch door. Prominent in the design is the horizontal stone banding at the parapet and cornice, and at the base of the center portico. The building is one of the oldest remaining Catholic School buildings. It is a significant neighbourhood landmark at the southeastern boundary of the former Town of Ford City, reflecting the early phases of the town's development and its demands for educational catholic facilities.

Design/Physical value:

The former St Jules School does not fit exclusively with any distinctive architectural style but exhibits some elements of Edwardian architecture and Classical Revival Styles. Simple, classical and balanced in design ¹, some of these Edwardian design elements include the flat roof, articulated cornices with pronounced horizontal stone banding spanning across the entire building. Whereas some of the Classical Revival design elements are the formal symmetrical design (with center door), front and side entry portico, and rectangular double hung windows. ²

The red-brick, two-storey plus basement school constructed in 1924-1925, was designed by well-known and respected prolific partnership of Pennington & Boyde. ³ and constructed between 1924-1925. The reinforced concrete construction is clad with red-brick and stone accents. The front façade of building has a symmetrical design with pronounced horizontal stone banding at parapet and stone cornice, alternating between stone and brick. A variety of brickwork is used throughout the building, including: American bond brick on the main face of the wall; soldier course below the cornice and along the stone sills of the first floor windows; slightly recessed header brick pattern between the first and second floor windows. There are no pilasters on the building but the design of the stone accents and brick orientation create a visual illusion of some type of shallow pilaster between window bays.

Prominent in the appearance of the building is the protruding centered front portico facing Norman Road. Originally topped with a stone cross pediment, the portico is accented with alternating stone and brick banding at top and bottom. The portico had rectangular stone tracery with decorative stone crest/emblem (lost feature), framed by header and stretcher bricks. At the base was a recessed arched entrance with a multipaned glass door with transom. The portico entrance was anchored by concentric rectangular steps, flanked with rectangular pillars.

At each side of the front portico is five window bays (in double and triple sets). The first and second floor windows were double sets of hung windows with transom, separated between floors by slightly recessed header brick pattern. The second floor had separated stone sills, while the first floor windows had adjoined sills between the double and triple set windows. Stone banding above basement windows level visually divided the above ground floors and basement level.

¹ Heritage Resource Center. *Ontario Architectural Style Guide*. Retrieved from <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf>

² Pennsylvania Historical & Museum Commission. "Classical Revival Style 1895-1950". *Pennsylvania Architectural Field Guide*. Retrieved from <http://www.phmc.state.pa.us/portal/communities/architecture/styles/classical-revival.html>

³ Hill, Robert G. "Pennington, James Carlisle". *Biographical Dictionary of Architects in Canada 1800-1950*, retrieved from <http://dictionaryofarchitectsincanada.org/node/1385>

The other sides of the building have similar design, with simplified protruding portico on the north (assumed) and south side entrances (with stone cross design on the parapet). A large square brick chimney is located off center slightly to the north of the building. The building enjoys a generous landscape setback with unhindered views of the building from Norman Street.

A two storey six classroom addition was constructed in 1960 to the southeast portion of the original building. The south portico was retained with the new construction adjoining behind the portico, using matching red brick wall and mid-century glazing style. Later, the school property was expanded again in 1964 for a gymnasium, this time to the north of the property, disrupting the north side portico.

Various alterations such as changes to the glazing and parapet have taken place on the property over the past near hundred years. Appropriate glazing could be reintroduced in the future to return the property closer to its original appearance.

Historical/Associative Value

The St. Jules Separate School building was initially constructed on farmland originally owned by Jules Janisse.⁴ The land was part of the village of Ford City at that time (later in 1929 incorporated as the city of East Windsor, then amalgamated into City of Windsor in 1935). Ford City spanned from north at the River to south at Tecumseh Road, and east from Princess Avenue to west along the Chesapeake & Ohio Railway.⁵

The property has direct association to Windsor separate schools. The Windsor's Separate School System was founded in 1901 by Senator Charles E. Casgrain, Michael A. Brian, Gasper Pacaud, Thomas Kinsella, Joseph Neil Reaume, Peter J. Sweeney, J.J. Guitard and Jeremiah (Jerry) G. Gangnier to provide an education setting reflecting Roman Catholic beliefs.⁶ The first Separate School was built in 1894 called Notre Dame School where it accommodated all the pupils until 1915 when the increase in population made it necessary to expand classes in the Parish-Hall (later Holy Rosary) which accommodated 50 students. Overtime, from September of 1916 it was expanded to a twelve-room structure by the Spring of 1922. Classes became more overcrowded with increased demand for pupils to be taught by the Sisters of St. Joseph. To provide relief, the Trustees of Sandwich East Separate School Board tasked Sisters of St. Joseph to run a two-room school near Pillette and Tecumseh Road in the Summer of 1922. To keep up with demands, the Separate School Board built a six room School named after Jules Janisse, the previous owner of the land.^{Error! Bookmark not defined.}

The building officially opened as St. Jules' Roman Catholic Elementary School with its opening ceremony lead by Father F.X. Laurendeau, pastor of Our Lady of the Lake Church on March 30, 1925. The school accommodated 250 pupils in Ford City.⁷

However, in short time, St. Jules experienced overcrowding due to the rapid growth of the Ford City.⁸ It was reported that both public and separate school facilities could not keep up with the rapid pace of growth which resulted in schools boards continually making new plans for construction of new facilities and additions. On June 28, 1928, Contractor Cleveland Mousseau obtained a permit to construct an addition to the school.⁹ The addition was reported to be 41x24 feet with a height of 33 feet in dimension, to accommodate three classrooms. The \$28,000 construction value noted on the permit was not inclusive of the cost of plumbing and other work, amounting to a considerably higher total cost for the addition. The building was reported to be constructed of solid brick walls and brick foundation, with oak, pine, and maple trim and cement floors. In September of 1928, the three rooms were added to serve the 300 pupils enrolled.^{Error! Bookmark not defined.}

⁴ "Homes Were Not Many 50 Years Back." *The Border Cities' Star*, 31 May 1929, pp. 55 ProQuest

⁵ City of Windsor, Planning Department. "History of Windsor". City of Windsor, retrieved from <https://www.citywindsor.ca/residents/historyofwindsor/pages/default.aspx>

⁶ "7127 Pupils Enrolled in Separate Schools Here" *The Border Cities' Star*, 31 Dec.1930, pp. 41 ProQuest

⁷ "Modern New Separate School to be Opened Sunday" *The Border Cities' Star* 27 Mar. 1925 pp. 3 ProQuest

⁸ "Growth in Population is Steady." *The Border Cities' Star*, 31 December 1926, pp 81 ProQuest

⁹ "Permit Taken Out For \$28,000 School" *The Border Cities Star*, 28, June 1928, pp 7 ProQuest

Despite the increasing student population, financing of the school was still a challenge. In 1933, it was reported that two-thirds of the St Jules students were not from East Windsor but were from Sandwich East and unpaid for. Sandwich East Township had already failed to cover the tuition cost of the two years before and tuition payment for 1933. The East Windsor Control Board ruled that the expenses of East Windsor Separate School needed to be reduced from \$46,000 to \$27,990, whereas the 1933 payroll for teachers alone had already exceeded the limit at \$28,000. Closing St Jules School saved \$6000 from six teachers' salaries, and so was contemplated as one of the cost cutting measures. Other budget cuts considered measures such as postponing the reopening of schools by a month after the summer break, reducing teaching staff in other East Windsor schools and salary reduction, and elimination of health, dental and truant officer services.¹⁰

The Board ultimately did not close St Jules, but disputes continued as population increased more so.¹¹ By 1935, there were five separate schools in East Windsor enrolled with 2,200 children; St Josephs, Holy Rosary, St. Bernard, St Jules, St Francis. St Jules School was overcrowded and had to operate two classes in half-day shifts to accommodate the enrollment of students. As a temporary solution to alleviate overcrowding, the East Windsor Separate School Board rearranged boundary lines to shift students from St. Jules to St. Bernard. However, some parents of the students disagreed with the boundary change and cited that St Jules School was built jointly between the Sandwich East Separate School Board and the East Windsor Separate School Board to ensure accommodation of Sandwich East students. The School Board suggested that after 1935 amalgamation of the Border Cities and the pooling of assessment resources, there would be more financial ability to build new classrooms.¹² However, it was only until spring of 1960, that the construction of a two-storey addition began. The addition created six large classrooms to the rear of the building, and was the first major expansion at the school building since its opening in 1924. When completed, the \$137,000 addition was blessed by Very Rev. J. Z. Noel, Pastor of St Theresa parish opposite the School through the sprinkling of holy water in the new rooms and corridors.¹³ The school continued its operation until 2017 when it closed, and students were transferred to the neighbouring St. Teresa School.

Throughout its history from construction in 1924-1925, St Jules School had long served the Ford City and Sandwich East community as a Separate school. It is the oldest remaining Catholic School Building in Ford City, and one of the oldest remaining Separate School buildings in the City (other than the École élémentaire L'Envolée at 1799 Ottawa St, other older Separate School buildings have been demolished). St Jules school has direct association with the rapid growth of the Ford City area, and with the history of Separate Schools in the City. The property is a remnant of the early phases of the former town's development and the growing demands for educational catholic space.

The subject property was designed by locally significant architects John Robert Boyde and James Carlisle Pennington.³ The Pennington and Boyde partnership began from 1920 to 1935; and together, were responsible for many works that are listed and or designated on the Windsor Municipal Heritage Register. Some of their collaborated designated works include the Sacred Heart Church and Rectory, Knights of Columbus/Auditorium Building, and listed works including Pascoe Building, Jackson Park Gateway, David Maxwell School, Hôtel-Dieu five-storey hospital wing, and other residential properties. The majority of Pennington & Boyde's commissions were for public institutions or residential properties.

Contextual Value

The subject property is located on the northeast corner of Norman Road and Empress Street, in proximity to the major arterial intersection of Tecumseh Road East and Pillette Road. When the school building was first constructed in 1925, the immediate surrounding area seemed to be largely undeveloped. This is reflected in the 1924 Fire Insurance Map, which although showed road alignments down Norman Road to Tecumseh, did not contain information about the development in that area. Lands from

¹⁰ "Closing of School Seen." *The Border Cities Star*, February 13, 1933, p 2.

¹¹ "Must Retain Boundaries: Duncan McArthur" *The Border Cities Star*, 15 June, 1935, p 6.

¹² "11 Children Stay Home: Sandwich East Parents Refuse to Permit School Shift." *The Border Cities Star*, February 9, 1935, p 10.

¹³ "Structure Blessed: Cleric Consecrates School Addition." *The Windsor Star*, February 15, 1961, p 5.

Alice Street to Tecumseh Road between Norman Road and Princess Avenue was subdivided only later in Registered Plan 1360, which was approved in 1929. The school site encompassed Lots 35 to 42, Lots 70 to 76, School Block, and parts of alley. Even in 1937, the Fire Insurance Map still only reflected a few houses developed around the area east of Pillette Road with the only buildings depicted being St Jules School and one other house on Norman Road.

St Jules School is historically linked to its surroundings, particularly with St Theresa Roman Catholic Church at 1991 Normand Road, constructed opposite St Jules School in 1948. The Church was designed by one of the same architect as the School building (J.C. Pennington). Ste. Therese Parish was originally established as a mission of Our Lady of the Rosary Church (which was at Riverside & Drouillard), and located for 23 years, right at the boundary of Ford City & Township of Sandwich East down the street on Tecumseh Road.¹⁴ Based on the Parish history, it was that location that children in the neighbourhood attended school at a small frame school house, until St Jules School was built in 1924 on Norman Road. Later, the parish continued using the frame building until eventually also moving to Norman Road.

The School and the Church properties are surrounded by low profile residential land uses. The school building stands out visually on its own from its height and generous setback. The Church directly opposite visually corresponds to the school building with similar massing and setback. By 1952, although the surrounding neighbourhood had been developed, the block where the Church and School were located remained undeveloped. The lands on the west Church block was eventually constructed upon but the School block remained as open space to date.

The School property was the first development in the neighbourhood and is visually distinguished from the surroundings. The St. Jules School building is a long-standing and significant landmark in the neighbourhood.

Heritage Attributes:

Exterior attributes that contribute to the design/physical value of St Jules School:

- Original 1924-1925 construction with elements of Edwardian and Classical Revival architectural styles
- Two Story plus basement reinforced concrete construction clad with red-brick and stone accents
- Front façade of building with symmetrical design
- Pronounced horizontal stone banding at parapet and stone cornice alternating between stone and brick (soldier coursing)
- Variety of bond patterns (American bond of four stretches between every header; soldier and header coursings)
- Prominent protruding centered front portico facing Norman Road
 - o Originally topped with stone cross pediment
 - o Accented with alternating stone and brick banding at top and bottom
 - o Rectangular stone tracery with decorative stone crest/emblem (lost feature), framed by header and stretcher bricks
 - o Recessed arched entrance with multi-paned glass door with transom
 - o Concentric rectangular steps, flanked with rectangular pillars
- Five window bays on each side of center portico (in double and triple sets)
- Double sets of hung windows with transom, separated between floors by slightly recessed header brick pattern (lost feature)
- Separated stone window sills on second floor, and adjoined sills between the double and triple set windows on the first floor windows
- Stone banding above basement windows level
- Protruding portico on north and south side entrances, with stone cross design on parapet
- Large square brick chimney
- Generous landscape setback with unhindered views

¹⁴ St. Thérèse Parish. *St. Thérèse Parish, 1928-1978*. 1978. Retrieved from Windsor Public Library, Local History Center

Attributes that contribute to the historical or associative value of St Jules School:

- Early (1925) and long-time service to former Ford City (East Windsor) and Sandwich East community as a Separate school
- Oldest remaining former Catholic School building in Ford City and one of the oldest remaining separate school buildings in the City of Windsor
- Direct association with the rapid growth of the Ford City area
- Direct association with the history of Separate Schools in the City
- Remnant of the early phases of the former Ford City's development and the growing demands for educational catholic space
- Its design by locally significant architects Pennington & Boyde

Attributes that contribute to the contextual value of St Jules School:

- Visually and historically linked to St Theresa's Church directly across the street.
- Longstanding landmark in the neighbourhood of what was the former southeastern Ford City (Eastern Windsor), at the boundary with Township of Sandwich East