

**Conservation
Review Board**

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**RE: CITY OF WINDSOR-INTENTION TO DESIGNATE
224 SUNSET AVENUE (THE JASPERSON-APPEL HOUSE)**

Barbara Humphreys, Chair
Gerald Killan, Member

July 5, 1996

The hearing was convened at the City of Windsor, Main City Hall Building, Council Chambers, on June 25, 1996 pursuant to section 29(8) of the Ontario Heritage Act, R.S.O. 1990, Ch. 18, for the purpose of reporting to the Council of the City of Windsor whether, in the opinion of the Board, on the basis of the evidence heard, that the property known municipally as 224 Sunset Avenue (The Jasperson-Appel House) should be designated by by-law under the Act.

Notice of hearing was given under the Act in the Windsor Star on June 18, 1996, by the Board, the relevant affidavit by the Board being Exhibit 1.

This Board, in accordance with its custom, had the opportunity to view the site and the surrounding area prior to the hearing.

At the outset of the hearing, Mr. David Williams withdrew Canterbury College's objection to designating 224 Sunset Ave.

Mr. Victor Lipnicki, Solicitor for the City of Windsor, presented the case for the City. He called four witnesses: Evelyn G. McLean, Heritage Planner for the City of Windsor; Lawrence D. Warren, Architect and Engineer and member of the Windsor Architectural Conservation Advisory Committee (WACAC); Stephen Marshall, restoration specialist and development consultant; Michael Appel, son of the owner of the property (Leah Appel). There were no objectors present.

The Case for the City of Windsor

Mr. Lipnicki referred to the Notice of Hearing (Exhibit 1) and entered evidence of ownership of the property by Leah Appel (Exhibits 2 and 2.1) He also submitted a copy of the Affidavit of Service re. notice of intention to designate (Exhibit 3) and a copy of the Affidavit of Service of Notice of Hearing on Council Members (Exhibit 4), prior to calling his first witness.

Witness: Evelyn Grey McLean, Heritage Planner, City of Windsor

Ms McLean, an expert in architectural history (Exhibit 5), and the Heritage Planner for the City, is responsible for undertaking the research on buildings proposed for designation. She described 224 Sunset Ave. as a "charming home" built ca. 1926-7 for Fredrick K. Jasperson by the prominent Windsor architect, George Y. Masson. Evidently the house was a special project of the architect given the amount of detail in the building. The Jasperson-Appel house is a picturesque red brick, two-storey building with Tudoresque Arts and Crafts detail in the quasi half-timbering with ornamental brick inserts, a variety of windows, copper rain leaders with ornamental collector boxes, an iron lantern and terracotta chimney pots. It is part of a street of above average houses in the precinct of the University of Windsor. The handmade, specialized bricks manufactured by the Wigle Brickyard in Kingsville are particularly noteworthy. Laid in an eccentric pattern, they give the building and the matching attached garage a remarkable texture.

The original owner of the property, Fredrick Kent Jasperson (1900-1982) is a figure of historic significance in the Windsor-Essex area (Exhibits 6 and 7). Educated in Kingsville and Leamington, he received his B.A. from the University of Toronto in 1925, and a law degree from Osgoode Hall Law School before practicing law in Windsor. He joined the militia prior to World War Two and in 1942 was promoted to the rank of Lieutenant-Colonel and given command of the Essex Scottish Regiment. On August 19, 1942, a day hallowed in the memories of the Windsor-Essex communities, he led the raid on Dieppe. He was taken prisoner and spent the rest of the war in captivity. For his service and valour at Dieppe, Colonel Jasperson received the Distinguished Service Order from King George VI. Following the War, Colonel Jasperson resumed his law practice in Windsor for a short time before moving to Kingsville. In 1953 he was appointed a Provincial Magistrate and later Judge of the Provincial Courts of Ontario. During his tenure as Judge, he served as a Commissioner of Police in several Essex County Municipalities and in such capacity made a substantial contribution to law enforcement. In 1967, the Centennial Medal was presented to Colonel Jasperson in recognition of his outstanding service to the community, and later, in 1977, he was awarded the Queen's Silver Jubilee Medal. After retirement in 1969, Colonel Jasperson continued to be active in his community, particularly in the Royal Canadian Legion, the Essex County Historical Society, and the Sun Parlour Nature Club. In 1982, the University of Windsor conferred the Degree of Doctor of Laws on Colonel Jasperson posthumously in recognition of his community service.

Ms. McLean also briefly outlined the career and significance of the architect of the Jasperson-Appel House, George Masson (Exhibit 8). Masson was the principal designer of the Sheppard & Masson firm, producing plans for some of the City's most important buildings: the Dominion Public Building, Essex Golf Club, the YMCA, Essex County Jail, Essex County Court House, John Campbell School, Walkerville Collegiate, St. Paul's United Church, and numerous fine houses. Masson served as President of the Ontario Association of Architects in 1956.

Ms. McLean went on to explain that the City of Windsor created an inventory of heritage buildings during the 1980s (Exhibit 9). The inventory has been revised several times, most recently in 1994. The Jasperson-Appel House was listed on the inventory for its architectural significance. Significantly, the present owner of the property, Leah Appel, has been awarded "The Citation Building Award" by WACAC "in grateful recognition of the effort to maintain and/or restore the original architectural integrity of the property" (Exhibit 10). Mrs. Appel sought designation of 224 Sunset Ave. in January 1995 and WACAC subsequently recommended designation in March of that year (Exhibits 11 -14). Based on photographic evidence (Exhibit 15), Ms. McLean observed that very few changes had been made to the building since it was constructed in 1926-7. The structure basically remains unchanged.

In 1979 the City of Windsor's official plan received approval. Section H of the plan refers to the Ontario Heritage Act and specifies five criteria required for designating buildings by by-law under the Act (Exhibit 16). In the opinion of Ms. McLean, the Jasperson-Appel House complies with all five criteria listed in the plan. To be worthy of designation, a property only needs to meet one of these criteria. According to Ms. McLean, the Jasperson-Appel House, once designated, would qualify for assistance under Windsor's Community Heritage Fund (created under the BRIC program and funded jointly by the province and municipality). The fund provides low interest loans and grants to owners of designated properties for restoration work.

Ms. McLean concluded by clarifying that the designation of the Jasperson-Appel property would apply to all exterior features of the building including the matching, attached garage.

Witness: Lawrence D. Warren, Engineer and Architect, and member of WACAC.

Lawrence D. Warren, Engineer and Architect, and member of WACAC, the second witness for the City, spoke to the architectural significance of 224 Sunset Ave. He emphasized the significance of the masonry - locally made bricks with unusual coursing, laid backwards so that the rough texture is exposed, with "clinkers" laid in random pattern, all of which combine to give the building its unique texture and "feeling". There is only one other building like the Jasperson-Appel House in Windsor. Mr. Lawrence described the architectural details of this building as "endless". The two car garage is also noteworthy. It is long and narrow (one car width wide), designed as a drive through structure, and built with the same detail and texture as the main house.

In Mr. Warren's opinion, the designation of 224 Sunset Ave. could be based on the quality of the detailing alone, as well as the quality of the structure.

Witness: Stephen Marshall, Neo Arch Ltd.

The third witness for the City. Mr. Stephen Marshall, is President of Neo Arch Limited, and a development consultant specializing in historic restoration (Exhibit 17). Mr. Marshall began by stating his support for the designation of 224 Sunset Ave. as an "architectural gem of a building". As someone who is pro development, and is presently working on a master plan for nearby Canterbury College, Mr. Marshall explained that a heritage building like the Jasperson-Appel property does not have to hinder development; he foresees no difficulty in developing the surrounding area in sympathy with the building's heritage values.

Mr. Marshall explained that he came to appreciate the significance of the Jasperson-Appel House after he was engaged by the owner for the porch restoration. Upon researching the architectural drawings for the building, he was struck by the extraordinary details in the drawings. George Masson prepared ten pages of detailed drawings for this one small home. By contrast, when Masson planned the YMCA building in 1925, he prepared only 15 pages of drawings for a building 25 times the size of 224 Sunset Ave. Copies of Masson's drawing for the home were shown to the Board. Mr. Marshall also presented photographs of other Masson designed buildings in the City and area. None possessed the level of architectural detail of the Jasperson-Appel building.

Under questioning, Mr. Marshall explained how he had spoken to officials at Canterbury College and convinced them that there was no reason to oppose designation.

Witness: Michael Appel

The final witness in support of designation was Mr. Michael Appel, son of the owner of the property. He possesses a history degree, and has been a teacher of history. He is a military historian by avocation who restores uniforms and badges as a hobby. Mr. Appel himself served in the local reserves and is aware of the historic importance of the Dieppe Raid in Canadian History. He explained the terrible impact the raid had on the Windsor-Essex area given the loss of life suffered by the Essex Scottish Regiment. In his opinion, Fredrick Jasperson's historic significance is based on his role as the heroic commanding officer of the Essex Scottish Regiment at Dieppe.

Mr. Appel will be taking up residence in 224 Sunset Ave. in the near future, and is determined to restore any minor changes that have been made to the original building over the years. He emphasized that his family strongly supports designation. He explained that once the building is designated, his family hopes to access Windsor's Community Heritage Fund to help defray the costs of restoration. He noted that the expense of restoring the porch would be considerable.

Case for the Objectors

There were no objectors present.

Findings

Based on the evidence presented by the witnesses for the City of Windsor, a compelling case was made that 224 Sunset Avenue is of architectural and historical significance and is worthy of designation.

That Iona College, with the support of Assumption College, objected to designation, and then neglected to send representatives to the Hearing - called as a direct consequence of their objections, is most regrettable. The Board notes that Canterbury College acted responsibly by sending a representative to the Hearing to announce the College was withdrawing its objection to designation. Evidently, once apprised by Mr. Stephen Marshall of the nature, intent and consequences of designating the Jasperson-Appel House, the concerns of Canterbury College officials were assuaged. It is regrettable that Iona College representatives were not similarly convinced at pre-hearing discussions.

Recommendation

That 224 Sunset Avenue (The Jasperson-Appel House) be designated under Part IV of the Ontario Heritage Act for its architectural and historical interest.



Barbara Humphreys
Member



Gerald Kilian
Member

List of Exhibits

1. Notice of Hearing, Windsor Star, June 18, 1996.
2. Proof of Ownership of Building: abstract index entry.
 - 2.1 Certified Deed for 224 Sunset Ave.
3. Affidavit of Service, June 17, 1996.
4. Affidavit of Service of Notice of Hearing, June 24, 1996.
5. Resume of Evelyn Grey McLean
6. Newspaper clippings re. Fredrick Kent Jasperson
7. Copy of University of Windsor's Convocation Address, October 2, 1982 posthumously conferring the Degree Doctor of Laws honoris causa on Fredrick Kent Jasperson.
8. Extract re. George Yule Masson from Geoffrey Simmins, Ontario Association of Architects: A Centennial History.
9. Copy of Windsor Heritage Property Inventory.
10. Copy of the Citation Building Award of the Windsor Architectural Conservation Advisory Committee to Leah Mary Appel for maintaining/restoring 224 Sunset Ave.
11. Owner's request for designation of 224 Sunset Ave.
12. Building Analysis of 224 Sunset Ave. for WACAC by Evelyn McLean, Jan.-Feb. 1995.
13. Interdepartmental Communication, City of Windsor, Planning Department to WACAC reporting on request of Leah Appel for designating 224 Sunset Ave.
14. Report No. 132, WACAC, March 8, 1995, meeting to consider and approve designation of 224 Sunset Ave.
15. Photographs, 224 Sunset Ave., ca. 1927, ca. 1979.
16. Extract from Windsor's Official Plan 1979, pp. 56-9.
17. Resume of Stephen Marshall.