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ONTARIO HERITAGE TRUST

THE CORPORATION OF THE CITY OF WINDSOR

MBA 13632

JUN 19 2020

IN THE MATTER OF THE ONTARIO HERITAGE ACT
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS
325 DEVONSHIRE ROAD IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO

RECEIVED

NOTICE OF INTENTION TO DESIGNATE

PUROLATOR COURIER

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

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor intends to designate the property, including lands and buildings known as 325 Devonshire Road 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
325 Devonshire Road**

Description of Property

The Walker Power Building located at 325 Devonshire Road, at the southwest corner of Riverside Drive East and Devonshire Road, was constructed in c.1911-1913. The property consists of a building with a reinforced concrete structure and original tower at the southwest corner of the building, as well as a railroad turntable feature at the northwest corner of the building. The Walker Power Building is an excellent remnant of early industrial architecture in the former Town of Walkerville.

**Statement of Cultural Heritage Value or Interest
Design or Physical Value:**

The building is an early local example of reinforced concrete construction in the area. Constructed primarily of concrete, the building is clad with brick infill spandrel panels within bays beneath the tripartite glazing system. The limestone cladding of the concrete structural frame in the recent 2019 works retains similar historical forms and proportions. The reinforced concrete construction afforded the building an extensive use of windows which provides natural lighting. The windows consist of a tripartite glazing system (Originally, the eastern portion of the building had six over six double hung sash windows in sets of three. The western portion of the building had a similar tripartite sash, but with each third composed of 16 to 20 fixed panes, with the exception of the center panels. The center panels consists of a center pivot six panel casement windows. The 2019 redevelopment includes a prefinished aluminum tripartite glazing system on the majority of upper floors, thus replicating the appearance of the c.1911 glazing.) The Walker Power Building has an asymmetrical massing with three bays on east end and six on the west end, with recessed bay with tower on the south side of the building, and another five storey tower on the southwest corner of the building with an additional unenclosed "sixth" storey. It enjoys an otherwise generally uniform rhythm of bays on all sides (other than the new entrance on the Riverfront side).

A railroad turntable feature is located on the northwest end of the building footprint (Original built heritage and archaeological feature.)

Historical or Associative Value:

The Walker Power Building is associated with the early manufacturing base of Walkerville, from the Walkerville Light and Power Company, to the Agnew Electrical Welding Machinery Company, as well as many other industrial businesses including pioneering Canadian branches of industries from the United States. In early decades, the Walker Power Building thrived, being ideally situated adjacent to the Grand Trunk Railway Western Division and the Lake Erie, Essex & Detroit River Railway lines (later changed ownership to the Canadian National Railway and Pere Marquette respectively).

The Walker Power Building, was constructed over some of the earlier rail lines and the railroad turntable. Its deep roots to the railroad history of Walkerville was brought to surface when the intact railroad turntable was uncovered below the Walker Power Building foundation. The railway turntable was found to have been left intact and constructed atop by the Walker Power Building, which has some of its column supports placed directly on top of the turntable. The turntable potentially served small locomotives on the rail line, transporting grain from the county to Hiram Walker's distillery in Walkerville, and transportation of tourist to Kingsville's waterfront. The turntable functioned to assist steam engine trains in reversing the direction of travel upon reaching the end of the rail line.

Railroads were an important contributor to the rapid growth of the former town of Walkerville in its formative years. The discovery of the railroad turntable has direct associations with, and contributes to the understanding of the railroad history in Walkerville. Through the past century, the Walker Power Building property was strongly associated with and contributed to the industrial and manufacturing base in Walkerville. The property (both building and the archaeological resource of the turntable) is a significant remnant of the area's history.

Contextual Value

The property is a rare survivor of early industrial properties constructed within the core areas of Walkerville, and remains as one of the few original properties to reflect the early industrial activities and economic prosperity of the former Town of Walkerville. Located on 325 Devonshire Road which was formally addressed as 22 Devonshire Road, the Walker Power Building served as a major industrial building and was located next to the railway lines, which would have been advantageous in terms of transportations of goods for manufacturing businesses. The railway turntable is also physically and historically linked to the surrounding area being the site of the end of railway lines and close to a railway station. The Walker Power Building is a long-standing and prominent landmark in Walkerville, and is highly visible being along Riverside Drive. The property is also located at the corner of Devonshire Road, which was considered the "Main Street" of the former Town of Walkerville.

Description of Heritage Attributes:

Features that contribute to the design or physical value of the Walker Power Building:

Built in c.1911-1913, presumably by architect J.E. Kinsey from Detroit for Walker Sons Ltd,

- Early local industrial example of reinforced concrete construction
- Railroad turntable feature at north west corner of the building footprint spanning within the building footprint and outside of the building footprint (original built heritage and archaeological feature)
- Reinforced concrete structural frame (The 2019 work clads the concrete with limestone to retain similar historical forms and proportions.)

- Asymmetrical massing with three bays on east end and six on the west end, with recessed bay on the south side of the building
- Five storey tower on the southwest corner of the building with additional unenclosed “sixth” storey (feature of 1912 construction)
- Otherwise generally uniform rhythm of bays on sides
- Articulated brick parapet wall
- Tripartite glazing system (The original eastern portion of the building had six over six double hung sash windows in sets of three. The western portion of the building had a similar tripartite sash, but with each third composed of 16 to 20 fixed panes, with the exception of the center panels. The center panels consist of a center pivot 6 panel casement windows. The 2019 redevelopment includes a prefinished aluminum tripartite glazing system on the majority of upper floors, thus replicating the appearance of the c.1911 glazing.)
- Brick infill spandrel panels within bays beneath the tripartite glazing system
- Brick pillars on the east side of the property

Features that contribute to the historical or associative value of the Walker Power Building:

- Designed presumably by Detroit architect J. E. Kinsey
- Association with the early growth of the Town of Walkerville through its industrial and manufacturing history
- Railway turntable is an archaeological site with direct association to the railway history of Walkerville

Features that contribute to the contextual value of the Walker Power Building:

- Excellent remnant of early industrial architecture
- A major industrial building located at the start of the original Devonshire Road, which was the “Main Street” of the town
- A prominent landmark for Walkerville and is highly visible along Riverside Drive

DATED at Windsor, Ontario this 16th day of June 2020
 Steve Vlachodimos, Deputy City Clerk & Senior Manager of Council Services



 Steve Vlachodimos
 Deputy City Clerk & Senior Manager of Council Services

SV/kk