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ONTARIO HERITAGE TRUST

SEP 23 2020

RECEIVED

MBA/13632

REGISTERED MAIL

September 18, 2020

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

Dear Sir/Madam:

Re: Designation of 325 Devonshire Road

Council, for the Corporation of the City of Windsor, at its meeting held August 4, 2020 passed By-law Number 115-2020 to designate **325 Devonshire Road** to be of cultural heritage value or interest 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 September 26, 2020

Yours very truly,

Steve Vlachodimos
Deputy City Clerk & Senior Manager of Council Services

AC/kk
attachments

BY-LAW NUMBER 115-2020

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 325 DEVONSHIRE 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 4th day of August, 2020.

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.

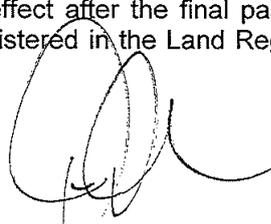
AND WHEREAS upon consideration of the recommendation of the Development & Heritage Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *325 Devonshire Road*, more particularly described in Schedule "A" annexed hereto 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.

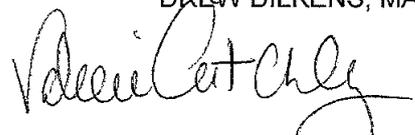
AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *June 17, 2020*.

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 *325 Devonshire 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).


DREW DILKENS, MAYOR


CITY CLERK

First Reading - August 4, 2020
Second Reading - August 4, 2020
Third Reading - August 4, 2020

SCHEDULE "A"

PT LT 1 PL 262 SANDWICH EAST; PT LT 2 PL 262 SANDWICH EAST; PT BLK
A PL 211 SANDWICH EAST; PT ALLEY PL 211 SANDWICH EAST; PT ALLEY
PL 262 SANDWICH EAST CLOSED BY BL 244 AS IN R1169045; WINDSOR
PIN 01134 – 0224 (LT)
325 Devonshire Road, Windsor

SCHEDULE "B"

STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST WALKER POWER BUILDING 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.

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 reinforced concrete structural frame was originally exposed, but the 2019 work has clad the frame with limestone to retain 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 (Originally an exposed reinforced concrete structural frame, the 2019 work clads it 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

Properties

PIN 01134 - 0224 LT
 Description PT LT 1 PL 262 SANDWICH EAST; PT LT 2 PL 262 SANDWICH EAST; PT BLK A PL 211 SANDWICH EAST; PT ALLEY PL 211 SANDWICH EAST; PT ALLEY PL 262 SANDWICH EAST CLOSED BY BL 244 AS IN R1169045 ; WINDSOR
 Address 325 DEVONSHIRE RD
 WINDSOR

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF WINDSOR
 Address for Service OFFICE OF THE CITY CLERK
 350 City Hall Square West
 Windsor, ON N9A 6S1

This document is being authorized by a municipal corporation by Drew Dilkins, Mayor, and Valerie Critchley, City Clerk, pursuant to CR283/2020.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Karly Lynn Morgan 400 City Hall Square East, Suite 201 acting for Signed 2020 08 06
 Windsor Applicant(s)
 N9A 7K6

Tel 519-255-6548

Fax 519-255-6933

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION OF THE CITY OF WINDSOR 400 City Hall Square East, Suite 201 2020 08 06
 Windsor
 N9A 7K6

Tel 519-255-6548

Fax 519-255-6933

Fees/Taxes/Payment

Statutory Registration Fee \$65.05
 Total Paid \$65.05

File Number

Applicant Client File Number : BYLAW 115-2020, HERITAGE 325 DEVONSHIRE