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RECEIVED

REGISTERED MAIL

October 28, 2016

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

Dear Sirs:

Re: Designation of 811 Devonshire Road

Council, for the Corporation of the City of Windsor, at its meeting held September 6, 2016 passed By-law Number 137-2016 to designate **811 Devonshire Road** as a property of architectural and/or historic significance 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 was published in the Windsor Star on September 16, 2016.

Yours very truly,



Steve Vlachodimos

Deputy City Clerk & Senior Manager of Council Services

SV/pw
attachments

THE CORPORATION OF THE CITY OF WINDSOR



OFFICE OF THE
CITY SOLICITOR
Legal Services
400 City Hall Square East, Suite 201
Windsor, ON N9A 7K6

DATE: September 9, 2016

TO: OFFICE OF THE CITY CLERK – COUNCIL SERVICES
Att: Kelly Stuart, Order of Business Coordinator (*Original By-law*)

Cc: (by e-mail)
John Calhoun, Heritage Planner
[REDACTED], Homeowners

FROM: Karly Morgan, Clerk Typist
Legal Services

RE: Heritage By-law Number 137-2016 passed September 6th, 2016
to designate 811 Devonshire Road, Windsor
Authority CR436/2016 – Our File HER/8670

Attached please find the registered By-law 137-2016. This By-law was registered in the **Land Titles Division** of the Registry Office of Essex (No. 12) on September 9, 2016 as Instrument Number CE733494.

Encl.

/km

CITY OF WINDSOR
COUNCIL SERVICES

SEP 13 2016

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BY-LAW NUMBER 137-2016

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 811 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 6th day of September, 2016

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.

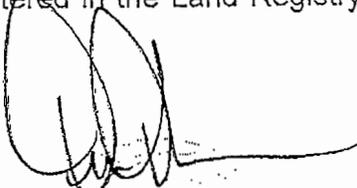
AND WHEREAS upon consideration of the recommendation of the Planning, Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *811 Devonshire Road*, more particularly described in Schedule "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 *Saturday, July 23, 2016*.

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 *811 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 - September 6, 2016
Second Reading - September 6, 2016
Third Reading - September 6, 2016

SCHEDULE "A" to By-Law 137-2016

LOT 1 PLAN 490 WEST SIDE DEVONSHIRE ROAD WALKERVILLE; LOT 3
PLAN 490 WEST SIDE DEVONSHIRE ROAD WALKERVILLE; PT LOT 2 PLAN
490 EAST SIDE KILDARE ROAD WALKERVILLE; PT LOT 4 PLAN 490 EAST
SIDE KILDARE ROAD WALKERVILLE AS IN R1277648 ; WINDSOR

PIN 01133 – 0404 (LT)
811 Devonshire Road, Windsor

SCHEDULE "B" to By-Law 137-2016

**REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE
AMBERY-ISAACS HOUSE – "Foxley"
811 Devonshire Road**

Description of Historic Place

The Ambery-Isaacs House – "Foxley", 811 Devonshire Road, was constructed in 1907 as part of the Garden City second phase of the Town of Walkerville developments, at the southwest corner of Devonshire Road and Cataraqui Street. The property, consisting of a two-and-one-half storey detached dwelling, one-storey garage as well as landscaped grounds, designed in Arts & Craft and Tudor Revival style, are representative of one of the architecturally finest properties constructed in the former Town of Walkerville. "Foxley" was designed by internationally renowned and locally significant architect Albert Kahn, and was the residence of Charles. C. Ambery and then William H. Isaacs, who were both top executives in the Walker family businesses. It is a residential landmark in the Walkerville area.

Cultural Heritage Value or Interest

Design or Physical Value:

The Ambery-Isaacs House - "Foxley" is a two-and-one-half-storey house designed in the Tudor Revival and Arts and Craft architectural styles by architect Albert Kahn and constructed in 1907. The building has an asymmetrical massing with projecting volumes and wall setbacks. It has steeply-pitched multiple cross-gabled roofs with a slight flare at the base. It is constructed of red brick on the ground floor and with stucco and decorative half-timbering on upper floors using cypress wood. Numerous double-hung multi-pane window sashes in wood casing are on all floors. The front façade is enhanced by a simple but elegant wooden front porch. There are two prominent brick chimneys on the front and south sides of the house. The overall design, together with well-landscaped grounds, was inspired by the English countryside cottage style and emphasized picturesque handmade architectural details in a time when mass factory production was becoming commonplace. The detail and quality of the design and construction makes "Foxley" representative of one of the finest houses in the former Town of Walkerville.

Historical or Associative Value:

The subject property is located in the planned community of Walkerville, which was originally owned almost entirely by Hiram Walker, his family and his companies. The property is part of the second phase of development in the former Town of Walkerville, when the Walker sons planned for a portion of the town to be designed in the Garden City concept. "Foxley" was one of the executive houses for high ranking managers in the Town of Walkerville and reflects the high quality of life provided by the Walker family companies to their employees. Albert Kahn was commissioned to design the property for the secretary of Hiram Walker & Sons Company, Charles C. Ambery. While the ownership of the property was with the Walkerville Land and Building Company, Ambery and his family took residence at Foxley in 1907 until his death in 1915. Subsequently, the company arranged for the successive secretary of the company William H. Isaacs to live there and deeded the land to him and his wife Elizabeth Mary Isaacs in 1920. Isaacs eventually became the director of the company, and was instrumental in negotiating the sale of the distillery in 1927. He had close relations with the Walker Family and continued to be responsible for their other interests and assets until his death in 1941.

"Foxley" is a fine work of an internationally recognized architect Albert Kahn, who was a significant architect in the former town of Walkerville and who has several works listed on or designated on the Municipal Heritage Register. While he was still employed with the Mason and Rice Architects, Kahn designed the beautiful

interior of the Hiram Walker & Sons Office Building, which was instrumental in showcasing his talent and elevating his career. He started up his own firm "Kahn and Associates" in 1895, and the Walker family were major patrons of his services. His company was commissioned to design many properties for the Walker family and companies, such as Willistead Manor (1899 Niagara Street), the Harrington Walker Manor (1948 St Mary's Gate), Walkerville Town Hall, and Canadian Bank of Commerce. Kahn was also sought after by other executives for construction of their residences in Walkerville. He preferred to use historical period architectural styles for residential, institutional and commercial properties, and in particular designed many of the residential properties in Walkerville using elements of the Arts and Craft architectural style. Kahn is best remembered for being the most influential architect in designing utilitarian and brightly illuminated industrial buildings for automotive industries in both Canada and the United States. Although Kahn was never formally educated in architecture, he was able to create buildings in elaborate designs and details. The Ford Powerhouse building in the former town of Ford City is one of his works. Throughout his career, he is credited with over 1000 buildings, including a variety of industrial, office and commercial buildings, and public buildings. Some of his most celebrated works in the United States are the Fisher Building, the Conservatory on Belle Isle, the Edsel and Eleanor Ford House, and the Detroit Athletic Club.

Contextual Value:

The large lot size and generous setback of Foxley and surrounding dwellings were part of the Garden City concept that the Walker Brothers had envisioned in the second phase of the Town of Walkerville's development. The large lot size of Foxley and other dwellings nearby were intentionally enlarged through a re-subdivision in 1903 to support the prestigious real estate surrounding St Mary's Anglican Church. The abundant greenery of large lots like Foxley served as a gateway at the beginning of Cataragui Street to the core pride of the town which included St. Mary's and Willistead Manor further to the south. The buildings around the church, including Foxley, could be considered as one of the premier locations in the town since some of them were reserved for Hiram Walker's grandchildren (the Harrington E Walker House is located on the same block as Foxley, and the Hiram H. Walker House since demolished was located opposite to Foxley). These series of houses were all designed by Albert Kahn and represent a collection of the finest homes in the former Town of Walkerville.

The subject property is located on a visible corner on the southwest of Devonshire Road and Cataragui Street. Before the house to its south at 1978 St. Mary's Gate (northwest corner of Devonshire Road and St Mary's Gate) was built, Foxley enjoyed unhindered views to St. Mary's Anglican Church. Foxley is undoubtedly one of the most recognizable landmark buildings in the former Town of Walkerville.

Character Defining Elements:

Exterior features that contribute to the design or physical value of the Ambery-Isaacs House - "Foxley":

- Built c.1907
- Two-and-one-half storey building primarily constructed of red brick, half-timbering and infill stucco
- Tudor Revival and Arts and Craft Style elements, including:
 - Front (East) Side**
 - Large steeply-pitched cross gable roof on south end with slightly flared base, deep eave overhang and half-timbered verge board
 - Prominent boxed/rectangular red brick chimney with decorative corbel and stone cap and two decorative chimney pots
 - Stucco infill with decorative cypress wood half-timbering on the attic floor and second floor: attic floor with vertical half-timbering and second floor with varied timbering patterns
 - Long narrow double hung four over four sash window in wood casing under the front main gable on attic floor
 - Two steeply-pitched slightly flared gabled dormers with wood shingle cladding and decorative rafters with half-timbered verge board

- Pair of double-hung six over six window sash in wood casing in each front dormer on attic floor
- Wood trim belt beneath attic floor
- Decorative sculptured bracket fixtures with happy and sad faces beneath the attic floor
- Oriel window on the south end second floor with four narrow double-hung four over one sash window with wood trim
- Two pairs of double-hung six over one window sash, with another smaller double-hung four over one window with wood casing in the center of the second floor
- Wood trim belt beneath second floor
- Projecting rounded wooden brackets on first floor ledge and porch
- Red English bond brick on first floor walls
- First floor windows with wooden casing and stone sills
- Bay window with four double hung six-over one window sash to the north of the front porch on the first floor
- Two pairs of double-hung six over one window sash on north and south sides of the front walls on the first floor
- Flat-roofed wooden square bracketed small porch supported by four square wooden pillars with the word "Foxley" carved on the crown
- Decorative floral carving on the top corner of the exterior and interior of porch pillars forming curved porch entryway, and wooden ceiling
- Curved wood moulding for front door entryway
- Wood door with curved top and decorative leaded glass pattern
- Squared red brick pedestals with stone top leading to front porch

North Side

- Steep gabled roof with simple wood rafters and half-timbered verge boards
- Stucco infill with decorative cypress wood half-timbering on the attic floor and second floor: attic floor with vertical half-timbering and second floor with varied timbering patterns
- Double hung four over four windows on attic floor with wood casing in group of three
- Slightly sloped gable ledge beneath third floor
- Slightly sloped roof beneath attic floor with wide eave overhang and decorative wood brackets
- Double-hung six over one window sash on second floor; single window on east end and paired window on west end
- Red English bond brick on first floor walls
- Boxed bottom-half brick and top-half wood window projection on the east end with five double-hung six over one window sash on first floor with decorative wood cornice
- Two small double-hung six over one windows centered by one medium double-hung six-over one window sash on the west wall of first floor
- North wall of west side porch with centered doorway.

West Side

- Large steeply-pitched cross gabled roof on south end with slightly flared base, deep eave overhang and half-timbered verge boards
- One small double hung four over four window sash with wood casing on the attic floor gable
- Low-pitched flat roof longitudinal dormer with wood shingle cladding on attic floor
- One small and one medium sized double hung six over one window sashes on the dormer
- Decorative wood brackets beneath the attic level
- Stucco wall on attic and second floor
- Projection of gable roof on north end extending beyond second floor balcony
- Balcony of stucco material on north end of second floor
- Three varied double hung window sash and one sash door with wood casing on second floor balcony
- Three narrow leaded glass windows on stair-well level enclosed by thick wood casing
- One large six over one window sash and one medium four over one double hung window with wood casing on south end of second floor
- Wood trim belt beneath second floor

- Red English bond brick on first floor walls
- Red brick projection on north end of wall with double hung six over one window sash with wood casing and stone sill on south side of projection
- Curved arch vertical brick above sash door and above small four pane window with wood casing and stone sill at center of south elevation
- Oriel window with four double hung six-over one window sash on the south end with stucco at the bottom of the projection

South Side

- Rectangular red brick chimney end with depression in center of pillar, and decorative corbel and stone cap, with three decorative chimney pots
 - Steep gable roof and dormer on attic floor with half-timbered verge boards
 - Stucco infill with decorative vertical half-timbering on the attic floor and varied half-timbering on the second floor
 - Triple double hung four over four window on attic floor with wood casing
 - Decorative wood brackets beneath attic floor
 - Three double hung windows with wood casing on the second floor
 - Large wooden balcony on second floor with wood railings
 - Flat-roofed wooden porch with bottom half red bricked topped with stone and top half with square wood beams on first floor
- Detached double car garage
 - Gabled roof with wide eave overhang and simple rafter and half-timbered verge board
 - Squared red brick chimney and stone cap on south east end of roof
 - Wood brackets on corner of roof slope
 - Stucco infill with cypress wood decorative vertical half-timbering on the gable
 - Red brick structure with slanted angled walls at corners
 - Garage door opening on north end and man door openings on east and south sides
 - Other special landscape features:
 - Low hedge along street boundaries
 - Low square red brick pedestal stone-topped columns with one at south east corner of property, two flanking front entry path at east side, and two in front of the front porch

Interior features that contribute to the design or physical value of the Ambery-Isaacs House - "Foxley":

- Arts and Craft Style elements
 - Vestibule with decorative tiled floor
 - Full length oak wood panelling in vestibule

Features that contribute to the historical or associative value of the Ambery-Isaacs House - "Foxley":

- Part of the second phase of development of the Town of Walkerville, particularly the portion that was re-subdivided to reflect the Garden City concept envisioned by the Walker Brothers
- Built as one of the finest homes in the former Town of Walkerville in its early years for top executives of the Hiram Walker & Sons Company
- Owned by the Walkerville Land & Building Company, but constructed for the secretary and subsequent director of the Hiram Walker & Sons Company, Charles Clayton Ambery
- Second resident was the successive secretary and director of the Hiram Walker & Sons company, William H. Isaacs
- Designed by internationally renowned and locally significant architect Albert Kahn

Features that contribute to the contextual value of the Ambery-Isaacs House - "Foxley":

- Located at a visible corner on the southwest of Devonshire Road and Cataragui Street

- Located at the entrance of the "Garden City" developments where the large and generously set back developments were gateways leading to the town's pride, St. Mary's Anglican Church
- Architecturally rich house evocative of the unique home designs and high valued houses in the prestigious areas of the former Town of Walkerville
- One of the most recognizable neighbourhood residential landmarks