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THE CORPORATION OF THE CITY OF WINDSOR

FILE NUMBER: MBA/14768

**IN THE MATTER OF *THE ONTARIO HERITAGE ACT*
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS
1958-1998 WYANDOTTE STREET EAST IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO**

NOTICE OF DESIGNATION BY-LAW

VIA ELECTRONIC WEBFORM

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

RECEIVED
2024/10/30
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor at its meeting held **October 28, 2024** passed By-law Number **159-2024**, "**A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1958-1998 WYANDOTTE STREET EAST, 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 **159-2024** is **attached**. Notice of the By-law will be published in the Windsor Star on **November 2, 2024**.

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.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Notice of Heritage Designation may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to

register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting "Windsor (City): Clerk" as the Approval Authority or by mail to 350 City Hall Square West, Windsor Ontario, N9A 6S1, no later than 4:30 p.m. on December 3, 2024. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca If the e-file portal is down, you can submit your appeal to clerks@citywindsor.ca.

DATED at Windsor, Ontario this 30th day of October, 2024
Anna Ciacelli, Deputy City Clerk



Anna Ciacelli
Deputy City Clerk

AC/jl

BY-LAW NUMBER 159-2024

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1958-1998 WYANDOTTE STREET EAST, 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 28th day of October, 2024.

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 *1958-1998 Wyandotte Street East*, 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.

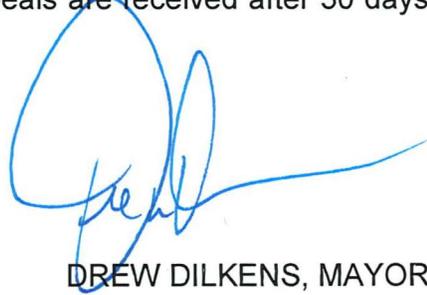
AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on the 17th day of August, 2024.

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 *1958-1998 Wyandotte Street East*, 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 28, 2024
Second Reading - October 28, 2024
Third Reading - October 28, 2024

SCHEDULE "A"

LT 8 BLK F PL 211 SANDWICH EAST; LT 10 BLK F PL 211 SANDWICH EAST
SUBJECT TO AN EASEMENT OVER PART LT 8 BLK F PL 211 SANDWICH
EAST; DESIGNATED AS PART 1 ON PLAN 29098 AS IN CE1131829 CITY OF
WINDSOR

1958-1998 Wyandotte Street East

SCHEDULE "B"

Statement of Cultural Heritage Value and Interest Strathcona Building 1958-1998 Wyandotte Street East

Description of Historic Place:

The Strathcona Building is a two-storey commercial building located at 1958-1998 Wyandotte Street East, on the prominent corner of Devonshire Road and Wyandotte Street East. It was constructed in 1907 for Hiram Walker & Sons and was designed by Detroit architect Albert Kahn during the Edwardian Period. The Strathcona Building features red brick facades with purple undertones, an articulated parapet, ornate cornices, pronounced window projections, decorative stone surrounds, and storefronts.

Design/Physical value:

The Strathcona Building is a two-storey commercial building designed during the Edwardian Period. The building features a balanced design, with an articulated stone parapet raised at corners. The pediment at Wyandotte Street includes a stone plate etched with the work "Strathcona", while the arched parapet portions feature shield-shaped stone accents. A single row of rowlock brick beneath the stone capping reinforced the parapet design. The second-floor ornate cornice stretches across the street-facing elevation. Four bay windows with brackets, interspaced with double and triple sets of sash windows with pronounced projections, provide texture and variety to the facade. The cornice pattern repeats above the storefront system, and together with soldier brick course on the sides, delineates between floors.

Two entrances with arched cut stone voussoirs, keystone, and surrounds were constructed and retained on the Wyandotte elevation. The original 1906 drawings show the storefront system wrapping around the corner of Devonshire Road, truncated below the first bay window of the corner, some recessed ground floor entrances with ornate doors, and decorative brick pattern on the east façade. These features were either not constructed per drawing or later modified.

One of the greatest impacts from the redevelopment is the removal of paint from the brick façade, which revealed the stretcher red brick façade with purple undertones. The parapet was flashed over. Bay windows are reintroduced as aluminum glazing systems without the vertical muntin's. As with the main-street appropriate storefront systems, transoms were returned. The new black insulated aluminum panel storefront system is compatible to the original wood glass storefront (long-gone). The openings on the ground floor west elevations still feature stone sills. Awnings and new compatible signage have been proposed on the property. The rear north elevation had a variety of openings of irregular rhythm and are replaced with some new glazing or painted black metal pan. Due to the porous nature of the brick on the rear elevation on the west side, the Owners commissioned a wall mural limited to that location.

Historical/Associative Value

The subject property is located in the former Town of Walkerville, founded by Hiram Walker (1816-1899), the industrial entrepreneur from the United States. What is now Southwestern Ontario was inhabited by First Nations peoples, including the Ottawas. Following unsuccessful attempts to resist the French newcomers (who had settled earlier than the British), the Ottawa leader Pontiac granted lands to the settlers in the vicinity of what became Walkerville. By the mid 1850's, Hiram Walker had bought several farm parcels. Walkerville was a planned community, almost entirely owned by the Walker family until the early 20th century.

As Hiram Walker's distillery business prospered, he developed the first five north-south streets of Walkerville starting from the First Street (now Kildare Road) and east-west streets starting from Sandwich Street (now Riverside Drive). Development generally occurred systematically on north-south streets from Walker Road on the east to streets further west, and southward. Ferry services,

rail lines, and street railways introduced by Walker spurred the growth of the distillery village further into a town with diversified businesses.

By 1890, Walkerville had obtained town status and was a self-sufficient model town. The Walker family separated the distillery and other industrial uses from commercial and residential uses and engaged distinguished architects to design the early development in the community.

The subject property is located within Registered Plan 211, one of the earliest subdivision plans registered in 1879, creating lots from First (Kildare Road) to Fifth Streets (Walker Road) and from the Greatest Western Railway to Cataraqui Street. The subject building is located on Lot 10 of Block F, and like many of the vacant lots during the early 1900's, the property was originally owned by Hiram Walker and was transferred to the Walkerville Land & Building Co. (W. L. & B. Co.) with Edward Chandler Walker, Hiram Walker's oldest son, as president. After Hiram Walker's death in 1899, the remaining Walkers & associated companies led the second phase of development of the former Town of Walkerville. Devonshire Road was the main north-south street in Walkerville, while Wyandotte Street was the commercial "main street" lined with a mixture of residential dwellings, commercial block buildings, and prominent banks.

Early Tenants and Uses

The Strathcona Building was designed in 1906 and constructed in 1907 as "Stores for Walker Sons" (Strathcona Original Drawings). In a newspaper clipping from the Windsor Evening Record dated March 20, 1907, the building was referred to as the "new Walker block" and was anticipated to be "one of the handsomest business blocks in the town" when finished. The original architectural drawings show four commercial storefront units on the main floor and offices and a library on the second floor. The building finished construction c. April 1907. Upon completion, two established businesses moved in - F.J. Miller (druggist) and R.A. Holland (dry goods). Both businesses had moved from the Crown Inn on Devonshire Road. In July 1907, it was publicly announced in the Windsor Evening Record that the new building will be called "Strathcona Block".

Early tenants of the Strathcona Building include Walkerville Hardware Co., Nairn & Co. Grocers, and F.J. White (jeweler and dry goods) on the main floor and the Walkerville Public Library on the second floor. The Walkerville Public Library occupied the second floor of the Strathcona Building from its completion in 1907 until 1922, when the library moved to the main floor of Willistead Manor which had then become the property of the Town. After the library vacated the second floor space of the Strathcona Building, it was commonly used as a community gathering and event space for various local organizations' chapters, such as the Sons of England, the Women of Mooseheart, and the Walkerville Football Club.

Another notable tenant during the building's early years was longtime tenant Lanspeary's Ltd. (druggist), and the offices of architects Stahl and Kinsey (construction supervisors of the Bank of Montreal building, 1799 Wyandotte).

Later Tenants and Uses

Through the decades after, the primary uses of the building largely remained a mix of commercial and offices. Some of the uses included: communications/telegraph offices, real estate offices, and printing and stationary services. Post mid-century, the uses changed to become more manufacturing in nature, including a cutting tools machine specialist and an industrial safety supply store. The Strathcona Building remains a valued commercial office building within Walkerville.

Architect Albert Kahn

The design of the Strathcona Building is attributed to the internationally recognized architect Albert Kahn. Although he was most famous for being a leading industrial architect, Kahn's portfolio of works includes a variety of office, commercial, public, and residential buildings. His elaborate designs and details are based in the use of historical period architectural styles, and he was best remembered for bringing natural light into industrial buildings during the auto manufacturing boom.

Kahn was a significant architect in the design of the former Town of Walkerville. While employed with Detroit firm Mason & 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 was based in Detroit. The Walker family and company were major patrons of his services, and he was their choice architect commissioned to design notable properties for them. Properties designed by Kahn and Associates for the Walkers include the Willistead Manor (1899 Niagara Street), the Harrington Walker Manor (1948 St Mary's Gate), Walkerville Town Hall, and the Canadian Bank of Commerce. Kahn was responsible for the design of several listed or designated properties on Windsor's Municipal Heritage Register.

Throughout his career, he was credited with over 1000 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 Strathcona Building is a long-standing landmark and is highly visible from its location on the corner of Devonshire Road and Wyandotte Street East. It is evocative of the early "main street" streetscape of the former Town of Walkerville and supports the heritage main street character of Wyandotte Street East. The Strathcona Building was strategically located a short distance away from the historic Detroit-Walkerville Ferry Terminal docks and the Pere Marquette train station. It also reflects the supremacy of Wyandotte Street East as the commercial area for the Town since the early twentieth century, where the Strathcona Building was located along with several other banks and heritage buildings. The subject property is a notable example of early commercial buildings constructed within the core areas of Walkerville and reflects the early economic prosperity of the former Town of Walkerville and the growing commercial needs of residents.

Heritage Attributes:

Exterior attributes that contribute to the design/physical value of the Strathcona Building:

- Built in 1907
- Two-storey building of stretcher red brick with purple undertones.
- Edwardian period commercial building, featuring:
 - o Articulated stone parapet raised at corners, with single course rowlock brick beneath reinforcing parapet design.
 - o Pediment at Wyandotte Street includes stone plate with “Strathcona” etching.
 - o Arched parapet features shield-shaped stone accents; two on Wyandotte St. E. elevation and one on Devonshire Rd. elevation.
 - o Second floor ornate cornice which stretched across the street facing elevations above openings.
 - o Four bay windows with brackets, interspaced with double and triple sets of sash windows with pronounced projections.
 - o Originally wood sash windows with vertical muntins.
 - o Ornate cornice above the storefront system.
 - o Soldier brick course delineating between floors.
 - o Two of the entrances with arched cut stone voussoirs, keystone, and surround.
 - o Storefront glazing with transom glass.
 - o Stone sills at west elevation ground floor openings and north elevation.

Attributes that contribute to the historical or associative value of the Strathcona Building:

- Developed during a time of early economic prosperity and rapid growth for the former Town of Walkerville to accommodate the growing commercial and community needs of residents.
- Owned by the Walkerville Land & Building Company, the real estate arm of the Walker Enterprise and main developer and landholder of the former Town of Walkerville.
- Designed by internationally renowned and locally significant architect Alber Kahn.

Attributes that contribute to the contextual value of the Strathcona Building:

- Landmark building located at the highly visible corner on the northwest of Devonshire Road and Wyandotte Street East, two historic “main streets”.
- Supports the continuous commercial street frontage, physically, visually, and historically linked to many heritage buildings along the Wyandotte Street East Main Street, forming a major part of the former Town of Walkerville streetscape.