



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.



ONTARIO

NOV 02 2016

REGISTERED MAIL

**REGISTERED MAIL**

October 28, 2016

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

Dear Sirs:

**Re: Designation of 793 Devonshire Road**

Council, for the Corporation of the City of Windsor, at its meeting held September 6, 2016 passed By-law Number 139-2016 to designate **793 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,

A handwritten signature in black ink that reads 'Steve Vlachodimos'. The signature is written over a horizontal line.

**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 139-2016 passed September 6<sup>th</sup>, 2016  
to designate 793 Devonshire Road, Windsor  
Authority CR435/2016 – Our File HER/8671

---

Attached please find the registered By-law 139-2016. 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 CE733493.

Encl.

/km

CITY OF WINDSOR  
COUNCIL SERVICES

SEP 13 2016

**RECEIVED**

BY-LAW NUMBER 139-2016

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 793 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 6<sup>th</sup> 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.

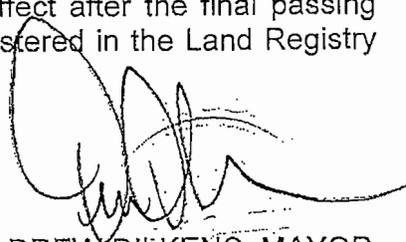
**AND WHEREAS** upon consideration of the recommendation of the Planning, Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *793 Devonshire Road*, more particularly described in Schedule "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 *793 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 139-2016

LOT 12 BLOCK P PLAN 211 SANDWICH EAST; PT LOT 10 BLOCK P PLAN  
211 SANDWICH EAST AS IN R989001; WINDSOR

PIN 01133 – 0397 (LT)  
793 Devonshire Road, Windsor

## SCHEDULE "B" to By-Law 139-2016

### REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE

#### Bell-Coulter House 793 Devonshire Road

##### **Description of Historic Place**

The Bell-Coulter House, 793 Devonshire Road, was constructed in 1922 at the northwest corner of Devonshire Road and Cataraqui Street, on land that was part of the original subdivision by Hiram Walker in 1879. The dwelling is a two-and-one-half-storey detached brick house in Colonial/Georgian Revival style, representative of fine architectural houses during the first decades of the twentieth century in the Town of Walkerville. Harry J. Bell, an insurance agent, was the first resident of the building and subsequent owner Dr. William G. Coulter was a prominent specialist physician in the City of Windsor. The house is the first known collaboration between locally renowned architects David W.F. Nichols and Hugh P. Sheppard.

##### **Cultural Heritage Value or Interest**

##### **Design or Physical Value:**

The Bell-Coulter House is an architecturally significant example of a house, designed and constructed in Colonial Revival/Georgian Revival style, in the early decades of the twentieth century in the Town of Walkerville. From the front facade, the rectangular brick house is two-and-one-half storeys with an elaborate front door with portico, overhead elliptical fanlight and sidelights, a cameo of a woman's head on the peak of the porch pediment, and symmetrically balanced windows with double-hung sashes. The house has a medium-pitched side gabled roof and deep eaves, wide frieze board, a range of window including eyebrow, semi-circle and quarter circles, and wood shutters with cut-out bell motifs. The decorative brick detailing especially the soldier brick stretch below the second-storey window, and the front window brick surrounds demonstrate the incorporation of Tudor Revival elements in the design.

##### **Historical or Associative Value:**

The subject property is located in the planned community of Walkerville, which was originally almost entirely owned by Hiram Walker, his family and his company. The property is part of the 1879 original subdivision directed by Hiram Walker, the founder of the Town of Walkerville. By the 1920s, the Walker family were selling their Windsor investments. The subject property was left undeveloped by the Walkerville Land and Building Company, who sold the property to Harry J. Bell in 1920. According to assessment and contract records, the Bell-Coulter house was constructed in 1922 for Bell with a design by locally renowned architects David W.F. Nichols and Hugh P. Sheppard. Nichols & Sheppard, together with George Masson, had a successful collaboration and designed many notable institutional and commercial buildings in Windsor and Walkerville.

City directories and assessment rolls reveal that Harry J. Bell was an insurance agent, who also had an office at the Imperial Building in the Town of Walkerville. Bell lived with his wife Clara and family at the house until 1935. The bell cut-out motif on the shutters of the windows and the cameo of the woman's head on the front pediment peak may have been references to the Bells. When Bell bought the property, it was addressed as 119 Devonshire Road in 1920, and then renumbered to 121 Devonshire Road around 1924. In 1935, the Town of Walkerville was amalgamated into the City of Windsor, which resulted in the renumbering of the subject property to 793 Devonshire Road in 1937. In the same year of the amalgamation, the Bells moved away and Dr. William George Coulter and his wife Dorothy became long-term residents; they bought the property in 1940. Dr. W.G. Coulter was distinguished as a Major during World

War I, and a prominent specialist in diseases of eye, ear, nose and throat in Windsor. The Bell-Coulter house was his residence until his death in 1965.

#### **Contextual Value:**

The subject property is located on a visible corner on the northwest of Devonshire Road and Cataragui Street. It is part of the 1879 original subdivision (Registered Plan 211) that was planned by Hiram Walker but which was left vacant for many decades. Meanwhile, the surrounding lands to the west and south had been developed. The construction of the Bell-Coulter house in 1922 filled in a visible vacant corner lot with a fine house of massing and quality matching its neighbours, thus contributing to the overall establishment of the neighbourhood.

The property is evocative of early streetscape of dwellings designed with rich architectural styles. The architecturally interesting dwelling reinforces the special character of Walkerville residential developments where each house is of a unique design. Devonshire Road in particular, was known as the main street of the town on the north side of Wyandotte Street, which made the south side of Wyandotte on Devonshire prime locations for people to own residential properties. According to the land deed to Harry J. Bell in 1920, the Walkerville Land and Building Company required the construction of a high valued residential dwelling at the subject property, likely to maintain the prestige of the real estate property in the area. Many of the surrounding residential buildings along Devonshire Road are also found on the Windsor Municipal Heritage Register and some are designated. The Bell-Coulter house contributes to the collection of high quality and grand homes built in the former Town of Walkerville.

#### **Character Defining Elements:**

##### **Exterior features that contribute to the design or physical value of the Bell-Coulter House:**

- Built c.1922
- Two-and-one-half-storey matte glazed red brick main building
- Colonial Revival/Georgian Revival Style elements, including:
  - Symmetrical facade features
  - Medium-pitched side gabled roof
  - Brick chimney protruding from north wall of main building and faux brick chimney on the south side
  - Symmetrically angled eave return
  - Wide wooden frieze board
  - Portico with grooved board pilasters, slender square wood columns with curved underside pediment and a metal roof
  - Accentuated front door flanked with wood framed elliptical fanlight and sidelights
  - Double hung, six over one wood sash windows on the north, east and south sides
  - Bay window on south elevation first floor
- Other special features:
  - Hooded dormer with metal roof and eyebrow window
  - Quarter circle windows on north side; semi-circle window on south side
  - Copper eavestroughs and downspouts
  - Wooden window shutters with bell shaped cut-out motif on the second floor of the east elevation and both first and second floors on the north and south elevations
  - Porches on north and west elevations with square brick pillars
  - Soldier brick belt course below second floor windows
  - Brick detailing on window surrounds: soldier brick lintels, rowlock brick sills, stretcher and header brick
  - Cameo of woman's head on the peak of the porch pediment
  - Original street number plate of 1937 affixed on porch from renumbering after amalgamation in 1935

- Detached original single car garage
  - Matte glazed red brick
  - Gabled roof with brick chimney on north end of ridge
  - Sash windows on north, east and west sides

**Features that contribute to the historical or associative value of the Bell-Coulter House:**

- Part of the original subdivision directed by Hiram Walker and registered in 1879
- Built as a well-preserved fine quality home in the former Town of Walkerville in the early decades of the 20th century during the decline of the Walker family's influence
- Designed by locally renowned architects David W.F. Nichols and Hugh P. Sheppard
- Constructed for insurance agent Harry J. Bell and wife Clara E. Bell
- Owners include Dr. William G. Coulter who was a prominent specialist in diseases of eye, ear, nose and throat in the city and his wife Dorothy E. Coulter

**Features that contribute to the contextual value of the Bell-Coulter House:**

- Prominently located at the northwest corner of Devonshire Road and Cataraqui Street
- Location on Devonshire Road, which was the former Town of Walkerville's "main street"
- Architecturally rich house evocative of the unique home designs and high valued houses in the prestigious areas of the former Town of Walkerville