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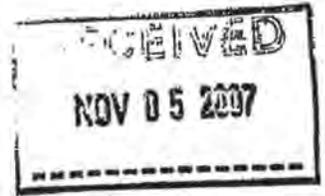
THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER
TO OUR FILE NO. MBA/3184

REGISTERED MAIL



October 30, 2007

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

Dear Sirs:

Re: Designation of 221 Mill Street – Duff-Baby Mansion

Council, for the Corporation of the City of Windsor, at its meeting held June 26, 2006 passed By-law Number 131-2006 to designate **221 Mill Street** 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.

Yours very truly,

Steve Vlachodimos
Manager of Council & Committee Services & Deputy Clerk

KK/ml
attachments

BY - LAW NUMBER 131-2006

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 5749, BEING A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS "THE BABY HOUSE", TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

Passed the 26th day of June, 2006.

WHEREAS the Council of the Corporation of the City of Windsor has enacted By-Law Number 5749 on the 4th day of July, 1977, which by-law was registered in the Land Registry Office for the County of Essex (No. 12) on 21st day of July, 1977 as Instrument Number R703809;

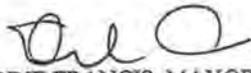
AND WHEREAS the Windsor Heritage Committee has recommended that By-Law Number 5749 be amended to replace all references to "The Baby House" with "The Duff-Baby House";

AND WHEREAS the Windsor Heritage Committee has recommended that By-Law Number 5749 be amended to replace the reasons for the designation for the Duff-Baby House, as legally described in Schedule "A" (P.L.N. 01591-0132(LT)), with a revised Statement of Significance;

AND WHEREAS it is deemed expedient to further amend By-law Number 5749 of the Council of The Corporation of the City of Windsor, passed the 4th day of July, 1977, as heretofore amended;

NOW, THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. That By-Law Number 5749 be amended by deleting all references of "The Baby House" in the by-law and substituting "The Duff-Baby House".
2. That By-Law Number 5749 be amended by deleting the reasons for designation attached thereto and substituting therefore the Statement of Significance attached hereto as Schedule "B".
3. That this By-Law shall come into force and effect after the final passing thereof on the day upon which it is registered in the Land Registry Office for Essex (No. 12).


EDDIE FRANCIS, MAYOR


CLERK

First Reading - June 26, 2006
Second Reading - June 26, 2006
Third Reading - June 26, 2006

SCHEDULE "B"

STATEMENT OF SIGNIFICANCE

Duff-Baby House

Description of Historic Place

The building at 221 Mill Street, commonly known as the Duff-Baby House, is situated at the intersection of Mill and Russell Streets in the northwest end of the City of Windsor (formerly the Town of Sandwich). The two-and-a-half storey Georgian building was constructed in 1798 for Scottish merchant Alexander Duff and faces to the west, looking directly towards the Detroit River. In January 1979, ownership of the Duff-Baby House was transferred to the Ontario Heritage Trust, thereby conferring protection to the heritage elements of the house and the scenic character of the property. The Duff-Baby House is also designated by the City of Windsor under Part IV of the *Ontario Heritage Act* (Bylaw 5749).

Heritage Value

Historical Value:

The Duff-Baby House is historically significant for its use as a late-18th century mercantile establishment, its role as a military headquarters during the War of 1812, and its associations with the influential persons that resided within its walls during the 19th and 20th centuries. The house was constructed in 1798 for Alexander Duff, a Scottish fur-trader and a member of the Detroit fur-trading firm of Sheppard, Leith & Duff. Duff operated his business from the house for nine years, but decided to relocate to Amherstburg in 1807 when the fur-trading industry in Sandwich began to decline. Upon Duff's departure, the house was sold to James Baby, a prominent Upper Canadian politician, military officer, and descendent of an important seigniorial family in Quebec. As a colonel of the militia during the War of 1812, Baby was one of 600 soldiers captured by American troops. The house survived attack, occupation, and looting by the Americans, but required numerous repairs following the war's end. Subsequent to the death of James Baby in 1833, the house was occupied by his son Charles, who served as Mayor of Sandwich from 1859 to 1866. Other prominent owners in the history of the house include James van Cleve, a Great Lakes ship captain and accomplished amateur artist who bought the house in 1879, and Dr. William Beasley, a respected local doctor who began residence in the house in 1909. The house remained in the Beasley family until it was transferred to the Ontario Heritage Trust in January 1979. The house currently stands as the oldest building in Windsor and one of the few remaining 18th century buildings in Ontario.

Architectural Value:

The Duff-Baby House is significant as one of the best preserved examples of Georgian domestic architecture in Ontario. While the layout and proportions are typical of Georgian design, the house also contains various characteristics common to late-18th century French Colonial architecture, such as the timber wall framing with brick infill (colombage briqueté) and the steeply-pitched, dormered roof. The house has experienced numerous changes over its long history, and photographic evidence has documented the existence of at least four different verandas and three successive cladding materials (clapboard, stucco and asbestos shingles). From 1991 to 1995, the Ontario Heritage Trust carried out a restoration project to recover the appearance of the house in the years following the War of 1812. As part of the restoration work, an addition was built on the south side of the house in reference to the c. 1800 kitchen wing that was destroyed by fire in 1908.

Archaeological Value:

The grounds of the Duff-Baby House have experienced several seasons of archaeological excavations and the Ontario Heritage Trust has recovered over 75,000 artifacts from the property since 1988. Archaeological work has also helped reveal characteristics about the evolution of the landscape, including the location of the house's front porch, cisterns,

stone drains, kitchen wing, and outbuildings. In the mid-1990s, the information gained from archaeological research was utilized in the restoration of the house.

Contextual Value:

Situated at the intersection of Mill and Russell Streets, the Duff-Baby House is located within the historic core of the former Town of Sandwich. Its visual relationship with the Detroit River demonstrates the importance of the river in the late 18th century fur trade and the form of the remaining property reflects the French method of land division with long, narrow, one-acre plots lined along the river's edge. Although the property formerly boasted a store, a stable, a wharf, and an orchard alongside the main house, none of these structures remain. Current accessory uses are limited to The Duff-Baby Interpretive Centre which is located south of the main house.

Source: Trust Property Files, Ontario Heritage Trust

Character Defining Elements

Items that contribute to the historical value of the Duff-Baby House include:

- Its use as a late-18th Century mercantile establishment
- Its use as a military headquarters during the War of 1812
- Its representation of the Franco-Ontario heritage of Windsor
- Its association with Alexander Duff
- Its association with James Baby
- Its association with Charles Baby
- Its association with James van Cleve
- Its association with Dr. William Beasley
- Its existence as the oldest building in Windsor and one of the few remaining 18th Century buildings in Ontario

Exterior features that contribute to the architectural value of the Duff-Baby House include:

- The overall Georgian domestic design with French-influenced framing and construction technique
- The subtly proportioned symmetrical five-bay front (west) façade of the central house
- The timber post and beam structural system with brick infill (colombage brique) and a coursed rubble limestone foundation
- The original 1798 beaded clapboard cladding of the restored front façade
- The wooden pediment of the central entrance on the main façade which surmounts an architrave with Greek key border and small fluted pilasters
- The semicircular fanlight of the central door on the main façade with its unusual flanking side windows possessing 9-over-9 glazing patterns
- The double-hung sash windows of all elevations, with windows on the main floor typically possessing 12-over-12 glazing patterns and windows on the second floor possessing 12-over-8 glazing patterns
- The single, central, shed-roofed dormer window on the eastern roof slope
- The elements of decorative wood work such as the dentilated cornice and the ground floor window sills and surrounds of solid walnut
- The steeply-pitched gable roof with brick chimneys at both gable ends and cedar-shingle cladding

Interior features that contribute to the architectural value of the Duff-Baby House include:

- The typical symmetrical Georgian floor plan with central hallway flanked by large rooms
- The original three-storey staircase with slender balusters and simple balustrade
- The c.1816 colour scheme applied to the woodwork of all the rooms in the house (with the exception of the living room, which has been restored to its early 20th century appearance)
- The Regency-inspired and Classically-inspired mantles
- The cobblestone floors in the basement

- The remnants of an original exterior doorway on the west side of the basement (now blocked in) through which goods were brought in from ships anchored at the nearby wharf
- The "Cross and Bible" paneled walnut doors of the main floor
- The iron ceiling hook in the hall of the first floor
- The original 1798, exceptionally wide, random-width wood plank flooring of the third floor
- The built-in walnut cupboards of the third floor
- The ladder to the attic
- The original attic rafters displaying adze marks and ends fastened by oak pins and marked with Roman numerals for assembly purposes

Items and contribute to the archaeological value of the Duff-Baby House include:

- The over 75,000 artifacts uncovered on the property

Characteristics that contribute to the contextual value of the Duff-Baby House include:

- Its central location within the historic core of the former Town of Sandwich
- Its positioning on the original French-style grid pattern of the Town of Sandwich as laid by land survey Abraham Iredell in 1797
- The westerly slope of the site moving downhill towards the Detroit River
- The view of the Detroit River from the front of the house