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East

THE CORPORATION OF THE
CITY OF WINDSOR

THOMAS W. LYND M.A., A.M.C.T.
CITY CLERK



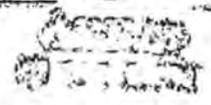
CITY HALL
WINDSOR, ONTARIO
N9A 6S1
PHONE: (519) 255-6212
255-6215
FAX: (519) 255-6868

OFFICE OF THE CLERK

IN REPLY, PLEASE REFER
TO OUR FILE No. _____

REGISTERED MAIL

October 12, 1994



MBA W/94sa
MBA D/94sa

The Ontario Heritage Foundation
77 Bloor Street West, 2nd Floor
Toronto, Ontario M7A 2R9

OCT 10 1994
RECEIVED
CITY OF WINDSOR
OFFICE OF THE CLERK

Gentlemen:

Council for the Corporation of the City of Windsor, at its meetings held August 29, 1994 and September 26, 1994 passed the following By-Laws to designate the following properties as properties of architectural and/or historical significance under the provisions of the Ontario Heritage Act:

- | | |
|---------------------|---|
| August 29, 1994: | By-Law 11937 - 2011 Willistead Crescent |
| | By-Law 11938 - 606-610 Devonshire Rd. |
| September 26, 1994: | By-Law 11970 - 2021-2053 Riverside Drive East
(Barclay and Flatiron Buildings) |

A copy of each By-Law, together with the reasons for designation of each property, is enclosed. Notice of the By-Laws will be published in The Windsor Star commencing Saturday, October 15, 1994.

Yours very truly,

Sharon Amlin
for City Clerk

SA/hd
enclosure

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1287094

1994 09 22 14 47

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Nature of Document
By-law Number 11937 OCT 19 1994

(5) Consideration
n/a Dollars \$

(6) Description
Part Lot 26, Lot 27, and Part of Lot 28

Registered Plan 1027

see Schedule attached

City of Windsor, County of Essex

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:

By-law Number 11937 attached

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D
THE CORPORATION OF THE CITY OF WINDSOR *[Signature]* 1994 09 22
(Applicant) by its solicitor Victor L. Lipnicki
Victor L. Lipnicki

(11) Address for Service
City Hall, P.O. Box 1607, Windsor, Ontario, N9A 6S1

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property
2011 Willistead Crescent
Windsor, Ontario

(15) Document Prepared by:
VICTOR L. LIPNICKI
Barrister & Solicitor
The Corporation of the
City of Windsor
City Hall, P.O. Box 1607
Windsor, Ontario, N9A 6S1

Fees and Tax	
Registration Fee	
Total	5000

B I L L

No. 259

1 9 9 4

B Y -L A W N U M B E R 11937

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS 2011 WILLISTEAD CRESCENT, TO BE OF ARCHITECTURAL AND/OR HISTORIC VALUE OR SIGNIFICANCE UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED.

Passed the 29th day of August, 1994.

WHEREAS by virtue of the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended, the Council of a municipality may, by by-law, designate a property within the municipality to be of historic or architectural value or interest;

AND WHEREAS upon consideration of the recommendation of the Windsor Architectural Conservation Advisory Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the property described in Schedule "A" annexed hereto and forming part of this by-law, municipally known as 2011 Willistead Crescent, in the City of Windsor (the "subject property"), to be of historic or architectural value or interest, for the reasons stated in Schedule "B" annexed hereto, and forming part of this by-law;

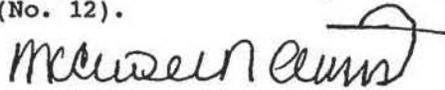
AND WHEREAS notice of intention to so designate the subject property was served on the owner(s) of the subject property and upon the Ontario Heritage Foundation, and such notice was published in a newspaper having general circulation in the municipality once a week for three consecutive weeks;

AND WHEREAS no notice of objection was served on the Clerk of the Corporation.

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

1. That the above defined subject property be and the same is hereby designated to be of architectural and/or historic value or interest.

2. 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).



MICHAEL HURST, MAYOR



THOMAS LYND, CLERK

First Reading - August 29, 1994

Second Reading - August 29, 1994

Third Reading - August 29, 1994

Additional Property Identifier(s) and/or Other Information

The Easterly Nine feet (9') in perpendicular width throughout from front to rear of Lot Twenty-six (26), all of Lot Twenty-seven (27), and the Westerly One foot (1') in perpendicular width throughout from front to rear of Lot Twenty-eight (28) situate on the South side of Willistead Crescent, Registered Plan One Thousand and Twenty-seven (1027), City of Windsor, County of Essex

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Additional Property Identifier(s) and/or Other Information

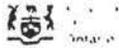
REASONS FOR DESIGNATION

Historical Significance:

- Built in 1926.
- Part of the early residential architecture of Willistead Crescent between 1924 and 1929.
- Built for a prominent Walkerville business person's family.

Architectural Significance:

- Designed by David J. Cameron (1883-1959).
- 2-1/2 storey Arts and Crafts style house in the eclectic Tudoresque/Classical Revival manner.
- Dark red brick with stone and wooden trim, Tudoresque quasi half-timbering and a stone balustrade surrounding the entrance porch featuring a pair of large classical urns.
- Leaded glass and double-hung windows in the street front (removed).



Additional Property Identifier(s) and/or Other Information

REASONS FOR DESIGNATION

FIRSTLY:

As to that portion of the subject property being the former Walker Stores (also known as the "Flatiron Building"), 2021 Riverside Drive East:

Architectural Significance:

- designed by Mason & Rice Architects in 1893 to serve the Town of Walkerville with a tea room, china shop, confectionery and liquor store, all originally operated by the Stodgell family
- Renaissance Revival/Queen Anne Revival style with irregular plan, essentially in the triangular shape of tailor's flatiron
- curved bay overlooks major intersection of Riverside Drive and Devonshire Road
- round-arched windows and Palladian windows with horizontal brick belt courses and a dentilled cornice below the parapet are major features
- part of unique collection of architecturally significant Mason & Rice and Albert Kahn buildings in Walkerville
- part of a cluster of heritage buildings

SECONDLY:

As to that portion of the subject property being the former Walkerville Town Hall (also known as the "Barclay Building"), 2053 Riverside Drive East:

Architectural Significance:

- designed by Albert Kahn in 1904 to serve the Town of Walkerville as the town hall and post office on Riverside Drive (then Sandwich Street)
- part of Walkerville's early development as a "Garden City"
- dark red brick 2-1/2 storey building in Renaissance/Classical Revival style, central doorway with pediment, stone angled quoins and key stones, arched dormer window in hipped roof
- built on foundation of original St. Mary's Church
- part of a cluster of heritage buildings

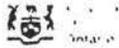
Additional Property Identifier(s) and/or Other Information

SECONDLY:

All and Singular th at certain parcel or tract of land and premises, situate, lying and being in the City of Windsor, in the County of Essex and Province of Ontario, being composed of part of Lot No. 95 (McNiff's Survey) formerly in the First Concession of the Township of Sandwich East, now in the City of Windsor, more particularly described as follows, - Commencing at a point in the southerly limit of Sandwich Street distant two hundred and eleven (211) feet five (5) inches measured easterly along said southerly limit from its intersection with the easterly limit of Devonshire Road, said point being at the centre of a lane; thence easterly along said southerly limit two hundred and seventeen (217) feet four (4) inches to its intersection with the westerly limit of a private Road; thence southerly along said westerly limit one hundred and thirty-seven (137) feet ten (10) inches to its intersection with the northerly limit of lands of the Canadian National Railways; thence westerly along said northerly limit two hundred and twenty-six (226) feet ten (10) inches to its intersection with the centre line of the said lane; thence northerly along said centre line eighty-two

(82) feet six (6) inches more or less to the place of beginning.

Instrument Number 11383 Walkerville



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