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# THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY  
CITY CLERK

IN REPLY, PLEASE REFER  
TO OUR FILE NO. MBA/3302

October 22, 2012

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

Dear Sirs:

**Re: Amendment to Designation of 1899 Niagara Street West**

Council at its meeting held October 15, 2012 passed By-law 149-2012 to amend the designation of **1899 Niagara Street West** 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 will be published in the Windsor Star on October 27, 2012.

If you have any questions in this matter, please contact Karen Kadour at 519-255-6211, extension 6430, quoting file number MBA/3302 when you call.

Yours very truly,

  
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**Agatha Armstrong**  
Deputy City Clerk & Supervisor of Council Services

AA/ks  
*attachments*

BY - LAW NUMBER 149-2012

A BY-LAW TO AMEND BY-LAW 5334, A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATED WITHIN THE CITY OF WINDSOR, KNOWN AS "WILLISTEAD", TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST, TO FURTHER DESIGNATE THE LANDS AND PREMISES SITUATED WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1899 NIAGARA STREET WEST, 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 15<sup>th</sup> day of October, 2012.

**WHEREAS** by By-law Number 5334 passed on January 12, 1976 the Council of The Corporation of the City of Windsor designated the lands described in Schedule "A" annexed hereto and forming part of this by-law (the subject lands), under the provisions of the Ontario Heritage Act to be of cultural heritage value or interest;

**AND WHEREAS** upon consideration of the recommendation of the Windsor Heritage Committee, The Corporation of the City of Windsor deems it desirable and expedient to amend the By-law 5334 to include the reasons, for the designation of the lands, municipally known as *1899 Niagara Street*, more particularly described in Schedule "A" annexed hereto and forming part of this by-law (the subject lands);

**AND WHEREAS** notice of intention to so amend By-law 5334 was given to the owner of the subject lands and was published in a newspaper having general circulation in the municipality, on *Saturday, August 25, 2012*;

**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.

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

1. That By-law Number 5334 be amended by deleting Schedule "A" attached thereto and substituting Schedule "A" attached hereto.
2. That By-law Number 5334 be amended by adding Schedule "B" attached hereto.
3. That paragraph 2. of By-law Number 5334 be deleted and the following paragraphs be substituted therefore:

"2. That the lands municipally known as *1899 Niagara Street*, 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.

"3. 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)."

  
EDDIE FRANCIS, MAYOR

  
CLERK

First Reading - October 15, 2012  
Second Reading - October 15, 2012  
Third Reading - October 15, 2012

SCHEDULE "A"

LOTS 49, 51, 53, 55, 57 AND 59 WEST DEVONSHIRE ROAD PLAN 490 WALKERVILLE; PT ERIE STREET PLAN 490 WALKERVILLE CLOSED BY WA800 PLAN 490 BETWEEN THE WEST LIMIT OF DEVONSHIRE ROAD AND SOUTHERLY PRODUCTION OF WEST LIMIT LOT 53 WEST DEVONSHIRE ROAD PLAN 490; WINDSOR

P.I.N. 01132-0348 (LT)

and

LOTS 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81 AND 83 WEST KILDARE ROAD PLAN 490 WALKERVILLE; LOTS 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82 AND 84 EAST KILDARE ROAD PLAN 490 WALKERVILLE; LOTS 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 61, 63, 65, 67, 69, 71 AND 73 WEST DEVONSHIRE ROAD PLAN 490 WALKERVILLE; ERIE STREET PLAN 490 WALKERVILLE CLOSED BY ORDER WA800 WEST OF SOUTHERLY EXT OF WEST LIMIT LOT 53 WEST DEVONSHIRE RD; FIRST STREET (AKA KILDARE RD) PLAN 490 WALKERVILLE CLOSED BY ORDER WV713 BETWEEN NIAGARA STREET & ERIE ST; FIRST STREET (AKA KILDARE RD) PLAN 490 WALKERVILLE CLOSED BY BYLAW WA1014 BETWEEN ERIE STREET & RICHMOND ST; ALLEY PLAN 490 WALKERVILLE CLOSED BY BYLAW WV713 BETWEEN NIAGARA STREET & ERIE STREET WEST OF KILDARE RD; ALLEY PLAN 490 WALKERVILLE CLOSED BY BYLAW WV713 BETWEEN NIAGARA STREET & ERIE STREET WEST OF DEVONSHIRE RD; ALLEY PLAN 490 WALKERVILLE CLOSED BY ORDER WV713 BETWEEN ERIE STREET & RICHMOND STREET WEST OF DEVONSHIRE RD; ALLEY PLAN 490 WALKERVILLE CLOSED BY BYLAW WA1014 BETWEEN ERIE STREET & RICHMOND STREET WEST OF KILDARE RD; PT LOT 94 CONCESSION 1 WALKERVILLE AS IN WA701 & WA1049; WINDSOR

P.I.N. 01132-0349 (LT)

1899 Niagara Street  
City of Windsor, County of Essex

## SCHEDULE "B"

### **REASONS FOR DESIGNATION:**

#### **DESCRIPTION OF HISTORIC PLACE**

Built from 1904 to 1906, Willistead comprises three Tudor Revival-style buildings (a 2-1/2 storey manor house, a 2-1/2 storey coach house and a 1-1/2 storey gate house) on 6.2 hectares of parkland. It is located in the premier residential area of the former Town of Walkerville.

#### **HISTORICAL VALUE**

The historical value of Willistead resides in its outstanding Tudor Revival style architecture and in its association with the family of Hiram Walker, who founded Walkerville, which is now part of the City of Windsor. It also has social value as an important community resource for many decades since 1921. Willistead Manor has locational value and landmark status as the "crown jewel" of this historic Walkerville neighbourhood.

Willistead was completed in 1906 for E. (Edward) Chandler Walker (1851-195), second son of distillery magnate Hiram Walker, who established the model "company" Town of Walkerville. Chandler was founding president (1890) of the Walkerville Land and Building Company and, following his father's death in 1899, became president of Hiram Walker and Sons. In 1921, his surviving brothers, with the concurrence of his widow, Mary Elizabeth Griffin Walker, donated the estate to the Town of Walkerville for public use, ushering in Willistead's lengthy history as an important community resource. In subsequent years, the manor house was occupied by town council and police, a library and the Art Gallery of Windsor. Following restoration in 1978-81, it became a conference and special-events facility.

#### **DESIGN VALUE**

Willistead was designed in the style of an opulent 16<sup>th</sup> century English tudor manor home by renowned Detroit architect Albert Kahn, during his pre-industrial period (1888-1908). The epitome of Edwardian elegance, with both Elizabethan and Jacobean characteristics, the grand, 36-room, L-shaped manor house features superior materials and craftsmanship, combining half-timber construction, rustic stone, brick and ornately carved wood under a picturesque grouping of medieval red tile roofs and chimneys.

The coach house, which originally housed horses and carriages with living quarters on the upper floors, and the gate house, which served as the gardener's cottage, display a continuity of external materials, workmanship and design, effectively complementing the manor house. An iron fence with limestone piers, designed by Stahal Kinsey and Chapman, c. 1915, surrounds the flagstone courtyard of the manor house and the entire site. Other structures of note include the stone portico (19<sup>th</sup> century) moved from Hiram Walker's home in Detroit, and the Queen Victoria Diamond Jubilee Fountain, the Walker family's gift to Walkerville in 1897 (moved from the Walkerville train depot in 1958); both stand in the park.

#### **CONTEXTUAL VALUE**

The Willistead complex, in its park like setting, has landmark status as the centrepiece of this premier residential neighbourhood developed by the Walkers in the early decades of the 1900s. Comprising many architecturally significant heritage buildings, Walkerville was modeled after Britain's innovative "Garden City Plan."

## **CHARACTER DEFINING ELEMENTS**

### **Features that contributes to the historical value of Willistead Manor include:**

- Outstanding interior details of the manor house (first and second storeys, primary north-south section); these include marble fireplaces, quarter-cut oak paneling in most principal rooms, hand-carved balustrade and newel posts on the elegant wide staircase leading from the Great Hall, other hand-carved ornamental woodwork featuring typically Elizabethan motifs including Tudor Roses, and fixtures that are original or replicated from early documentation; also the large scale of the great hall, dining room, “morning room” and library;
- Its relationship to other significant Walkerville heritage homes;
- Its proximity to St. Mary’s Anglican Church (1904), commissioned by Hiram Walker’s Sons in memory of their parents;
- The Queen Victoria Diamond Jubilee Fountain (1897) relocated to the park;
- The stone portico relocated from Hiram Walker’s home in Detroit.

### **Exterior features that contribute to the architectural value of the Willistead Manor include:**

- High contrast half-timbering, combined with stonework, brick and stucco;
- Overall quality of materials and craftsmanship (e.g., an Austrian-trained wood carver executed the exterior and interior wood carvings, and Scottish stonemasons hand cut and fitted the limestone quarried in Amherstburg);
- Hand-carved exterior verge boards;
- Steeply pitched red clay-tile roof slightly flared at the base, with gabled dormers;
- Tall and prominent chimneys, with each chimney pot of a different design;
- Variety of windows, including many multi-pane leaded windows.

### **Characteristic that contributes to the contextual value of Willistead Manor include:**

- The size and grandeur of the manor house with complementary coach house and gate house;
- Its setting on 6.2 hectares of parkland, with open spaces and stands of mature shade trees, and limited hardscape features; and
- Enclosure of the entire property by an iron and limestone fence with a gate house.