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Encl

THE CORPORATION OF THE
CITY OF WINDSOR

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



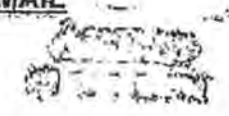
CITY HALL
WINDSOR, ONTARIO
N9A 6S1
PHONE: (519) 255-6212
255-6215
FAX: (519) 255-6868

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
CLERK'S OFFICE

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

FOR OFFICE USE ONLY

1288204

91 10 13 11

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 5 pages

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

(4) Nature of Document
By-law Number 11970

(5) Consideration
n/a Dollars \$

(6) Description
FIRSTLY: Part of Farm Lot Number Ninety-five (95), in Concession One (1) (formerly in the Township of Sandwich East)
SECONDLY: Part of Lot No. 95 (McNiff's Survey), First Concession (formerly in the Township of Sandwich East)
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 11970 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
THE CORPORATION OF THE CITY OF WINDSOR
(Applicant) by its solicitor Victor L. Lipnicki
Victor L. Lipnicki
1994 09 30

(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

(13) Address for Service

(14) Municipal Address of Property
2021-2053 Riverside Dr. E.
Windsor, Ontario

(15) Document Prepared by:
VICTOR L. LIPNICKI
Barrister & Solicitor
The Corporation of the

Fees and Tax
Registration Fee \$50

B I L L

No. 295

1 9 9 4

B Y -L A W N U M B E R 11970

A BY-LAW TO DESIGNATE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS 2021-2053 RIVERSIDE DRIVE EAST, TO BE OF ARCHITECTURAL VALUE OR SIGNIFICANCE UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED.

Passed the 26th day of September, 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 architectural value or interest;

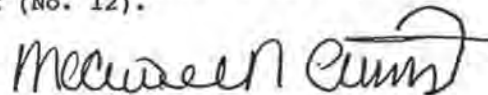
AND WHEREAS upon consideration of the recommendation of the Windsor Architectural Conservation Advisory Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the property described in Schedule "A" annexed hereto and forming part of this by-law, municipally known as 2021-2053 Riverside Drive East, 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 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 - September 26, 1994
Second Reading - September 26, 1994
Third Reading - September 26, 1994

Additional Property Identifier(s) and/or Other Information

FIRSTLY:

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, in the Province of Ontario, being composed of part of Farm Lot Number Ninety-five (95), in Concession One (1), formerly in the Township of Sandwich East, now in the said City of Windsor, which said parcel may be more particularly described as follows:-

PREMISING that the bearing of the easterly limit of Devonshire Road is north Twenty-six degrees and Seventeen minutes west (N. 26°-17' W.) and relating all bearings herein thereto;

COMMENCING at the point of intersection of the northerly limit of the right of way of the Canadian National Railway with the easterly limit of the said Devonshire Road;

THENCE north Twenty-six degrees and Seventeen minutes west (N. 26°-17' W.) along the easterly limit of the said Devonshire Road a distance of Twenty-seven feet and Four and one-quarter inches (27'-4 $\frac{1}{4}$ "), more or less, to a point, the said point being south of and distant Twenty feet (20'-0") from the point of intersection of the northerly production of the easterly limit of the said Devonshire Road with the westerly production of the southerly limit of Sandwich Street;

THENCE northerly and easterly curving to the right along the arc of a circle of radius Fifteen feet (15'-0") a distance of Twenty-six feet and Seven and three-quarters inches (26'-7 $\frac{3}{4}$ "), arc measurement, the long chord of which has a length of Twenty-three feet and Three and three-eighths inches (23'-3- $\frac{3}{8}$ ") and a bearing of north Twenty-eight degrees, Seven minutes and Thirty seconds east (N. 28°-07'-30" E.) to a point in the southerly limit of Sandwich Street, the said point being east of and distant Twenty feet (20'-0") from the point of intersection of the northerly production of the easterly limit of the said Devonshire Road with the westerly production of the southerly limit of the said Sandwich Street;

THENCE north Eighty-two degrees and Thirty-two minutes east (N. 82°-32' E.) along the southerly limit of the said Sandwich Street a distance of One Hundred and Ninety-one feet and Eleven and one-half inches (191'-11 $\frac{1}{2}$ ") to the centre line of a lane;

THENCE south Seven degrees and Fourteen minutes east (S. 7°-14' E.) along the centre line of the said lane a distance of Eighty-five feet and One and one-quarter inches (85'-1 $\frac{1}{4}$ "), more or less, to the point of intersection with the northerly limit of the right of way of the Canadian National Railway;

THENCE westerly curving to the left along the arc of a circle of radius Five Thousand Seven Hundred and Eighty-nine feet and Eight inches (5789'-8") a distance of Two Hundred feet and Four and seven-eighths inches (200'-4- $\frac{7}{8}$ "), arc measurement, the long chord of which has a length of Two Hundred feet and Four and three-quarters inches (200'-4 $\frac{3}{4}$ ") and a bearing of north Eighty-five degrees and Fifty-two minutes west (N. 85°-52' W.) to the POINT OF COMMENCEMENT."

Instrument Number 90981 Windsor East

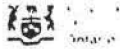
.....continued

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



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