

ECONOMIC DEVELOPMENT STANDING COMMITTEE

REPORT NO. 308
of the
Windsor Heritage Committee
at its meeting held
June 13, 2012
5:30 o'clock p.m.
Meeting Room 407, 400 City Hall Square East

Members Present at June 13, 2012 meeting:

Robin Easterbrook, Chair
Councillor Fulvio Valentinis
Lynn Baker
Simon Chamely
Andrew Foot
Jeffrey Mellow

Your Committee submits the following recommendation:

Moved by A. Foot, L. Baker

That the heritage designation by-law for Willistead Manor, and its associated grounds and secondary buildings and structures **BE AMENDED** to include a description of the attached heritage features.

Carried.

Councillor Valentinis was absent from the meeting when the vote was taken.

CHAIR

(A) COMMITTEE COORDINATOR

Note: The report of the Heritage Planner June 7, 2012 entitled "Willistead Manor, 1899 Niagara Street – Amend Heritage Designation" is attached.

Notification

Name	Address	E-mail/Telephone
Windsor Heritage Committee including resource		
John Miceli, Executive Director Parks & Facilities	2450 McDougall Street Windsor, ON N8X 3N6	jmiceli@city.windsor.on.ca

THE CORPORATION OF THE CITY OF WINDSOR
Planning Department



MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #: 16000	Report Date: June 7, 2012
Author's Name: John R. Calhoun	Date to WHC: June 13, 2012
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

Subject: Willistead Manor, 1899 Niagara Street
 Amend Heritage Designation

PD#

City Wide: Ward(s): 4

1. RECOMMENDATION:

That the heritage designation by-law for Willistead Manor, and its associated grounds and secondary buildings and structures, **BE AMENDED** to include a description of heritage features (attached as Appendix C). [photo from Canadian Register website submitted by City]



EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

Willistead was the first heritage designation under the Ontario Heritage Act in Windsor, with By-law No. 5334 passed by Council on January 12, 1976, and registered at the Land Registry office four days later. (The entire by-law is attached as Appendix A.)

Several copies of a list of heritage features (Appendix B) are located in the heritage file, and have been used as if it were from the by-law during consideration of expenditures of heritage funds. No copy of this list identifies its source. Committee review of changes at Willistead has ranged from detailed (approval of fabric wall cover) to none (Rotary monument reported during construction).

Since 1976, the Ontario Heritage Act has been amended many times, and designations now are expected to have a thorough list of heritage features. Proposals to modify a designated property are reviewed to determine if they would affect any of the stated features; if so the modifications are to be reviewed by the heritage committee and approved by Council.

About 2005 the (former) heritage planner prepared Canadian Register listings for most of the municipally designated properties in Windsor. The listing for Willistead is at:
<http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=2274&pid=0>

There is currently a proposal to establish a Willistead endowment fund, to receive private contributions for the earnings to fund capital improvements to the property. In preparation for that proposal in April 2012, it was discovered that the original by-law had no list of heritage features, which among other items could be preserved or restored.



3. DISCUSSION:

Proposal:

The recommendations set out in this report would add a description of heritage features to the designation for Willistead Manor. The proposed description is largely taken from the Canadian Register listing.

Legal provisions:

Part IV, Section 27 of the Ontario Heritage Act provides for designation of "property situated in the municipality that is of cultural heritage value or interest". The current version of the Act (27.(1.1)(c)) includes the requirement for "a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property". Also, there are provisions for a municipal heritage committee to be consulted about a designation before the council makes a decision on it.

Ontario Regulation 9/06 provides criteria for designation under the Ontario Heritage Act. Part 1.(2) of the regulation is underlined for emphasis:

"A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark."

Willistead Manor meets several of the above criteria for designation.

Architectural Considerations:

No changes to the site are proposed with this report. Future changes will include regulation according to the features in this by-law amendment.

The proposed amendment includes features of the overall property. The manor is described in some detail, including major interior features. There is some information about the Gate House and the Coach House. Grounds features include the Queen Victoria fountain, the portico from Hiram Walker's Detroit house, and the perimeter fence. Features not listed include the parking lot, the Paul Martin gardens (c1995), the washroom building, the playground equipment, and the

Rotary monument. The interiors of the Coach House and Gate House are not included, nor are the west wing, basement and attic of the manor.

Official Plan Policy:

The Windsor Official Plan includes (9.0) "A community's identity and civic pride is rooted in physical and cultural links to its past. In order to celebrate Windsor's rich history, Council is committed to recognizing, conserving and enhancing heritage resources." Objectives include (9.2.3) "To lead the community in the protection, improvement, utilization and management of heritage resources by using municipally owned heritage properties as examples of proper conservation and stewardship." and (9.2.4) "To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation." Also, (9.3.3.1.) "Council will identify heritage resources by: ... (c) researching and documenting the history, and architectural and contextual merit of potential heritage resources on an individual property basis".

4. RISK ANALYSIS:

Modifications or additions that affect any identified heritage feature will need to be approved by Council, after consultation of the municipal heritage committee. Under the current by-law, inappropriate changes could be made.

5. FINANCIAL MATTERS:

The City will pay the costs of legal notices and registering the by-law amendment with the Land Registry. Ongoing costs for good quality repairs would remain the same.

6. CONSULTATIONS:

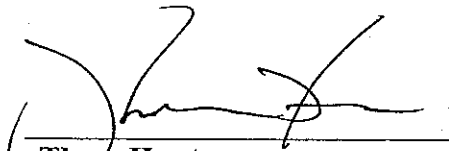
The Deputy City Solicitor requested this by-law amendment and advised about process. Some board members of Willistead Manor reviewed the proposed by-law amendment.

7. CONCLUSION:

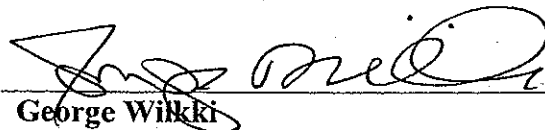
The heritage designation by-law for Willistead Manor, and its associated grounds and secondary buildings and structures, should be amended to include a description of heritage features, as attached as Appendix C.



John R. Calhoun
Heritage Planner



Thom Hunt
City Planner / Executive Director



George Wilkki
City Solicitor and Corporate Leader
Economic Development and Public Safety

APPENDICES: A: Original By-law No. 5334, January 12, 1976
B: List of heritage features in current use
C. Proposed Schedule "B" for by-law amendment

DEPARTMENTS/OTHERS CONSULTED:

Name: Wira H.D. Vendrasco, Deputy City Solicitor

Phone: 519-255-6100 x6375

NOTIFICATION:

Name	Address	Email Address	Telephone	Fax
John Miceli Executive Director, Parks & Facilities	2450 McDougall St Windsor ON N8X 3N6	jmiceli @city.windsor.on.ca	519-253-2300 x2702	519-255-7990

Appendix A: Original by-law

BILL
No. 21
1976

BY-LAW NUMBER 5334

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS "WILLISTEAD", TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

Passed the 12th day of January, 1976.

WHEREAS by virtue of the provisions of The Ontario Heritage Act, 1974, 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 The Corporation of the City of Windsor is the owner of the lands and premises situate within the said City, known as "Willistead", and it is deemed desirable and expedient to designate "Willistead" to be of historic or architectural value or interest;

AND WHEREAS in accordance with the provisions of Section 26 of the said Act the Council of the Corporation on the 15th day of September, 1975, enacted By-law Number 5251 thereby establishing a local architectural conservation advisory committee, for the purpose of advising and assisting the said Council on all matters relating to Parts IV and V of the said Act;

AND WHEREAS the said committee subsequently recommended to the Council of the Corporation that the said lands and premises known as "Willistead" be designated to be of historic and architectural significance;

AND WHEREAS the said Council gave notice of its intention to designate "Willistead" as aforesaid, by publishing the said notice in The Windsor Star, a newspaper having general circulation in the Municipality, on the 28th day of October and the 5th and 14th days of November, 1975;

AND WHEREAS no notice of objection was served on the Clerk of the Corporation within the time prescribed by the said Act, and it is now deemed desirable and expedient to implement the recommendation of the aforementioned committee by the enactment of this by-law;

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

1. That the lands and premises situate within the City of Windsor, known as "Willistead" more particularly described in Schedule "A" annexed hereto

and forming part of this by-law, be and the same are hereby designated to be of historic or architectural value or interest.

2. This by-law shall come into force and take effect on the day of the final passing thereof.

[Handwritten Signature]

MAYOR.

[Handwritten Signature]

CLERK.

First Reading	-	January 12, 1976
Second Reading	-	January 12, 1976
Third Reading	-	January 12, 1976

21.

SCHEDULE "A"
TO BY-LAW NUMBER 5334

DESCRIPTION OF LAND

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the CITY OF WINDSOR (formerly the Town of Walkerville) in the County of Essex and Province of Ontario, being originally composed of those parts of Lots 94 and 95, Concession 1, bounded on the East by the Western limit of Devonshire Road (formerly Second Street) as shown on a Plan of record under the Land Registry System at the Land Registry Office for Essex (12) as No. 490, on the North by the Southern limit of Niagara Street as shown on Plans of record at the aforementioned Registry Office as Nos. 479 and 490, on the South by the Northern limit of Richmond Street (formerly Huron Street) as shown on said Registered Plan 490, and on the West by the Eastern limit of Chilver Road (formerly Victoria Road) as shown on a Plan of record at the aforementioned Registry Office as No. 542, said parcel or tract also being more particularly composed of part of Lot 94, Concession 1 and the odd numbered lots from Lot 29 to Lot 73 both inclusive, lying on the Western side of said Devonshire Road and the even numbered lots from Lot 30 to Lot 84 both inclusive, lying on the Eastern side of First Street and the odd numbered lots from Lot 29 to Lot 83 both inclusive, lying on the Western side of First Street and part of First Street as closed by Judge's Order of record at the aforementioned Registry Office as Instrument No. 713 and part of Erie Street as closed by Judge's Order of record at the aforementioned Registry Office as Instrument No. 800 and the alley lying to the rear of the odd numbered lots from Lot 29 to Lot 73 both inclusive on the Western side of said Devonshire Road and the alley lying to the rear of the odd numbered lots from Lot 29 to Lot 83 both inclusive, both alleys above mentioned being closed by Judge's Order of record at the aforementioned Registry Office as Instrument No. 713, all according to said Registered Plan 490, which said parcel or tract contains by admeasurement the sum of Fifteen and Five Hundred and Thirty One-Thousandths Acres (15.530 acs.) be the same more or less, more particularly described as follows:-

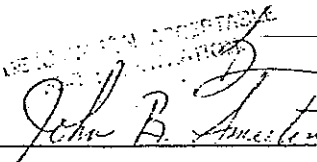
COMMENCING at the intersection of the Eastern limit of said Chilver Road with the Northern limit of said Richmond Street;

THENCE Easterly and following the last mentioned limit, Five Hundred and Fifty-One and Seventy-Five One-Hundredths feet (551.75') more or less to its intersection with the Western limit of said Devonshire Road;

THENCE Northerly and following the last mentioned limit, One Thousand, Two Hundred and Twenty-Five feet (1,225') more or less to its intersection with the Southern limit of said Niagara Street;

THENCE Westerly and following the last mentioned limit, Five Hundred and Fifty-Two and Seventy-Five One-Hundredths feet (552.75') more or less to its intersection with the Eastern limit of said Chilver Road;

THENCE Southerly and following the last mentioned limit, One Thousand, Two Hundred and Twenty-Five feet (1,225') more or less to the place of commencement.

WINDSOR, ONTARIO
DECEMBER 18, 1975

JOHN B. SMEETON
Ontario Land Surveyor

WINDSOR, Ontario.

December 18, 1975.

JBS/ma

75-3661

Appendix B: List of features currently used

R E G I S T E R
OF DESIGNATED PROPERTIES

WINDSOR ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

NAME OF
PROPERTY:

Willstead (Main House,
Coach House,
Gate House)

BY-LAW NUMBER: 5334

OWNER : City of Windsor
City Hall Square

DATE PASSED : Jan. 12/76

Legal Description: See Schedule "A", attached hereto.

Reason for Designation:

- a fine example of 16th Century Tudor Style Architecture;
- designed by Albert Kahn, a prominent American Architect;
- residence of E. Chandler Walker, son of Hiram Walker;
- completed 1906;
- deeded to Town of Walkerville 1921 for public use with the stipulation that no alterations could be done to the buildings without the approval of the Ontario Association of Architects;
- made of the finest materials;
- interior and exterior wood carvings were executed by an Austrian wood carver;
- stone was quarried in Amherstburg;
- hand carved balustrade and newel posts on staircase;
- quarter cut oak panelling in most principal rooms;
- hand carved exterior barge boards;
- hand hewn beams;
- each chimney post of a different design;
- reflects the character of the Walker family.

Renewal

Appendix C: Proposed Schedule "B" of a heritage designation by-law

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.

Heritage Value

The heritage 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 and has locational value and landmark status as the "crown jewel" of this historic Walkerville neighbourhood.

Willistead was designed in the style of an opulent 16th 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 Stahl 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 (19th 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.

Willistead was completed in 1906 for E. (Edward) Chandler Walker (1851-1915), 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.

The Willistead complex, in its park 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 modelled after Britain's innovative "Garden City Plan."

Character-Defining Elements

Key elements that express the architectural value of Willistead's grand Tudor Revival style manor house, and which are echoed to a lesser degree in the coach house and gate house, 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; and
- outstanding interior details of the manor house (first and second storeys, primary north-south section); these include marble fireplaces, quarter-cut oak panelling 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.

Key elements that express the value of the complex as a local landmark 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.

Key elements, in addition to the aforementioned, that express its association with the wealthy and important Walker family include:

- 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; and
- the stone portico relocated from Hiram Walker's home in Detroit.

