

BE ADOPTED as presented with the following amendment to page 6 of 13,
Section "Exterior features that contribute to the architectural value of the
McDougall-Stodgell House include", first solid bullet, fourth hollow bullet, should read:

o Multi pane (6/1) double hung windows
by Council at its meeting held July 23, 2012 [M338-2012]

/RB

Windsor, Ontario, July 23, 2012

**REPORT NO. 37 of the
ECONOMIC DEVELOPMENT
STANDING COMMITTEE
of its meeting held July 4, 2012**

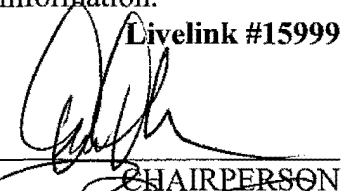
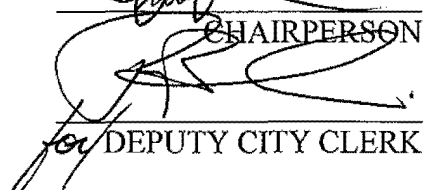
Present: Councillor Dilkens, Chair
Councillor Marra
Councillor Payne
Councillor Sleiman
Councillor Valentinis

That the following recommendation of the Economic Development Standing
Committee **BE APPROVED** as follows:

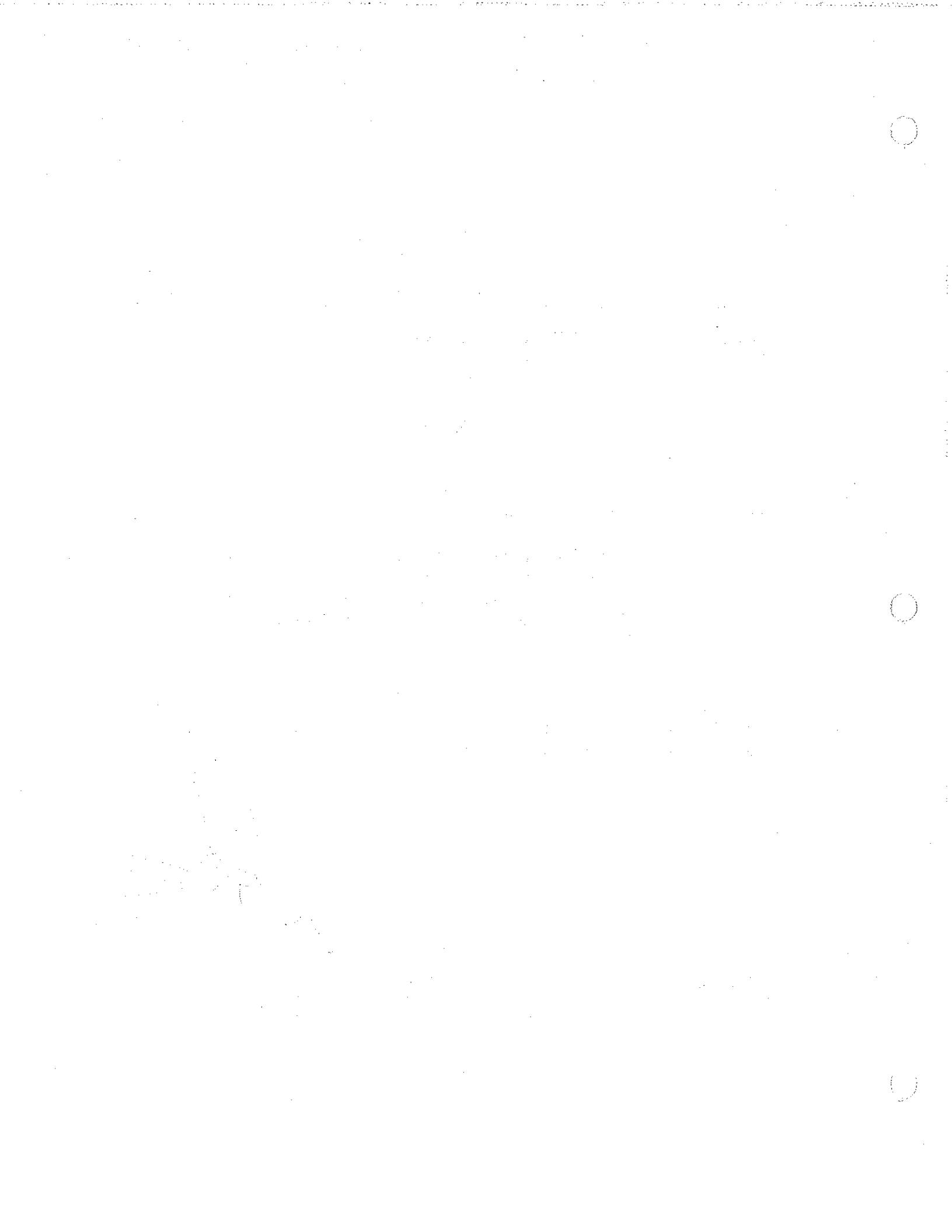
Moved by Councillor Payne, seconded by Councillor Sleiman,
THAT the heritage designation by-law for the McDougall-Stodgell House,
712 Devonshire Road **BE AMENDED** by changing a general list of heritage
features (Appendix A) to a more detail description (Appendix B).
Carried.

Clerk's Note: The report of the Heritage Planner dated June 7, 2012 entitled "McDougall
Stodgell House, 712 Devonshire Road, Amend Heritage Designation" and Report No. 309
of the Windsor Heritage Committee are attached as background information.

Livelinek #15999


CHAIRPERSON

for DEPUTY CITY CLERK

NOTIFICATION				
NAME	ADDRESS	EMAIL	TELEPHONE	FAX
WHC members		on-file		



ECONOMIC DEVELOPMENT STANDING COMMITTEE

REPORT NO. 309

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, seconded by L. Baker,

That the heritage designation by-law for the McDougall-Stodgell House, 712 Devonshire Road **BE AMENDED** by changing a general list of heritage features (Appendix "A") to a more detailed description (Appendix "B").

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 McDougall-Stodgell House, 712 Devonshire Road – Amend Heritage Designation is attached.

Notification

Name	Address	E-mail/Telephone
Windsor Heritage Committee including resource		
████████████████████	████████████████████	████████████████████

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 #: 15999	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: McDougall-Stodgell House, 712 Devonshire Road
 Amend Heritage Designation

PD#

City Wide: __ Ward(s): 4

1. RECOMMENDATION:

That the heritage designation by-law for the McDougall-Stodgell House **BE AMENDED** by changing a general list of heritage features (Appendix A) to a more detailed description (Appendix B).

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

The McDougall-Stodgell House received municipal heritage designation after the City Council passed By-law No. 173-2007 on September 10, 2007. The Windsor Heritage Committee recommended the designation in April, 2007. The staff report to the Committee regarding the designation is attached (Appendix C).

The "Reasons for Designation" included in the by-law was the same short list (Appendix A) used for the newspaper notice of the proposed designation. By 2007, it was common practice for designation by-laws to include a detailed list of features; such a list identified specific features important to be retained if the property were modified. Such a detailed list was prepared but not included.

The discrepancy was noticed in mid-2010 when providing by-law information for the former owner in preparation for inclusion in the Doors Open program.

3. DISCUSSION:

Proposal:

The recommendation is to substitute the detailed "Reasons for Designation" (Appendix B) for the abbreviated version included in the by-law in 2007. The proposed description is the same as was prepared in 2007, with minor corrections.

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".

Ontario Regulation 9/06 provides criteria for designation under the Ontario Heritage Act, and is unchanged from 2007. The McDougall-Stodgell House meets the 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.

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 (9.2.4) "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 would be made more easily.

5. FINANCIAL MATTERS:

The City will pay the costs of required legal notices and filing the by-law amendment with the Land Registry.

6. CONSULTATIONS:

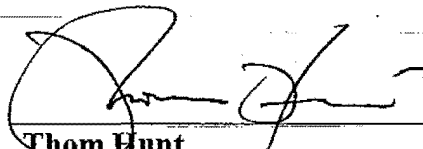
The Deputy City Solicitor has been made aware of the discrepancy between the intended by-law wording and that actually used. The current property owners reviewed the proposal and indicated no issues with the change.

7. CONCLUSION:

The heritage designation by-law for the McDougall-Stodgell House should be amended by changing a general list of heritage features to a more detailed description.



John R. Calhoun
Heritage Planner



Thom Hunt
City Planner / Executive Director



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

JC/mf

APPENDICES: A: Schedule "B" of original By-law No. 173-2007, September 10, 2007
B: Proposed Schedule "B" for by-law amendment
C. Staff report from 2007

DEPARTMENTS/OTHERS CONSULTED:
Name: Wira H.D. Vendrasco, Deputy City Solicitor
Phone: 519-255-6100 x6375

NOTIFICATION:

Name	Address	Email Address	Telephone	Fax

Appendix A: Original by-law

From By-Law No. 173-2007, September 10, 2007

Schedule "B"

REASONS FOR DESIGNATION:

The McDougall-Stodgell house is a well preserved example of the fine homes being built in the former Town of Walkerville for prominent citizens during the early decades of the 20th century. The two and one-half storey (2 1/2) stucco-clad Georgian Revival / Arts & Crafts style house was designed by the firm STAHL, KINSEY & CHAPMAN. It was constructed in 1914 for John A. McDougall, managing director of Hiram Walker & Sons. In 1920, he sold the property to Charles J. Stodgell, Walkerville Mayor and successful businessman.

Reasons for Designation

Description of Historic Place:

The home at 712 Devonshire, referred to as the McDougall-Stodgell house in remembrance of the two prominent Walkerville families that first lived there, is situated on the southeast corner of Devonshire Road and Tuscarora Street in the near east end of the City of Windsor – in the former Town of Walkerville, one of the "Border Cities" amalgamated with Windsor in 1935. The two and a half storey Georgian Revival/Arts & Crafts style house was constructed in 1914 for John A. McDougall, Secretary of Hiram Walker & Sons. In 1920, he sold the property to Charles J. Stodgell, Walkerville mayor and successful businessman. It represents the fine homes being built in Walkerville for prominent citizens during the early decades of the 20th century.

Heritage Value:

Historical: The McDougall-Stodgell house is historically significant because of its associations with the influential persons that resided within its walls. It was built in 1914 for John A. McDougall, the managing director of Walker Sons Ltd. – the firm at the foundation of Walkerville – although the lands were not officially conveyed to McDougall until 1917. From 1920 until 1939 it was the home of Charles James Stodgell. Originally from England, Stodgell came to Walkerville in 1884 and hired on as a farm hand with Hiram Walker & Sons. He quickly moved up the ranks to running the Walkerville general store and acting as assistant postmaster. After resigning from the Walker firm, he engaged in a very successful and visible business career – owner of a wholesale liquor store, vice-president of Butternut Bread Co, and owner of Symes Motor Sales of Leamington. His political life was also highly visible; he served as Mayor of Walkerville (1921-23), on the town council, as well as a member of the Board of Education and the Library Board. Stodgell Park was named after this well-respected gentleman, who as Mayor, presided over the presentation of Willistead to the town by the Walker family.

Architectural: The McDougall-Stodgell house is architecturally significant as an example of a Georgian Revival style house with prominent Arts & Crafts elements. It is one of the few stucco clad houses in Walkerville, being unique in that the construction is stucco on hollow tile with brick and concrete foundation walls. On its largely symmetrical form are a two-storey windowed porch on the south and a saltbox roofed ell on the north. The front entrance is accentuated with sidelights/fanlight transom and a coved-hood columned portico. Above the portico are a flat-arched Palladian window and an eyebrow eave. The side stucco-clad garage is contemporary to the house.

Contextual: The McDougall-Stodgell is an important, well-preserved example of the type of quality homes being built by community leaders during Walkerville's second phase of development – when the prosperous town was expanding south of Wyandotte Street. Distinctive houses of various architectural styles, popular in the protracted Edwardian Period (1900 to the 1930s), were constructed along Devonshire Road, Walkerville's "main street".

Character Defining Elements

Items that contribute to the historical value of the McDougall-Stodgell house include:

- Its existence as a well-preserved example of the fine quality homes being built for Walkerville's prominent citizens in the early part of the 20th century.
- Its association with John A. McDougall – Secretary of Hiram Walker & Sons.
- Its association with Charles J. Stodgell – Mayor of Walkerville, self-made successful businessman and civic leader

Exterior features that contribute to the architectural value of the McDougall-Stodgell house include:

- Its overall symmetrical Georgian Revival domestic design:
 - Gable roof (originally wood shingle clad)
 - Wooden bracketed eaves with diamond motif at brackets
 - Plain end chimneys
 - Multi pane (6/1) double hung windows with shutters
 - Elaborate central doorway with sidelights, and fanlight transom.
 - Palladian style window of diamond motif leaded glass on the second floor over front entrance
- Its construction of hollow tile covered with white stucco.
- Its original freestanding one car garage – stucco clad with small pane windows and chimney
- Its prominent Arts & Crafts elements
 - Enclosed two-storey porch on the south façade with small pane glazing on the second floor and prominent eave with moulded projecting wooden brackets between the first and second floors.
 - Saltbox roofed ell on the north with arched porch entrance
 - Coved-hood columned wooden portico with flat-roofed bracketed wings with decorative wooden divides at front entrance.
 - Eyebrow eave above the front entranceway.

Characteristics that contribute to the contextual value of the McDougall-Stodgell house include:

- Its location in the heart of the historic core of the former town of Walkerville – on Devonshire Road, Walkerville's "main street".
- Its status as an important, well-preserved example of the type of quality homes being built by community leaders during Walkerville's second phase of development – when the prosperous town was expanding south of Wyandotte Street.

THE CORPORATION OF THE CITY OF WINDSOR
Planning

**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"

BASIS Report Number:	Report Date: March 30, 2007
Author's Name: Nancy Morand	Date to WHC: April 11, 2007
Author's Phone: 519 255-6543 x 6179	Classification #:

To: Windsor Heritage Committee

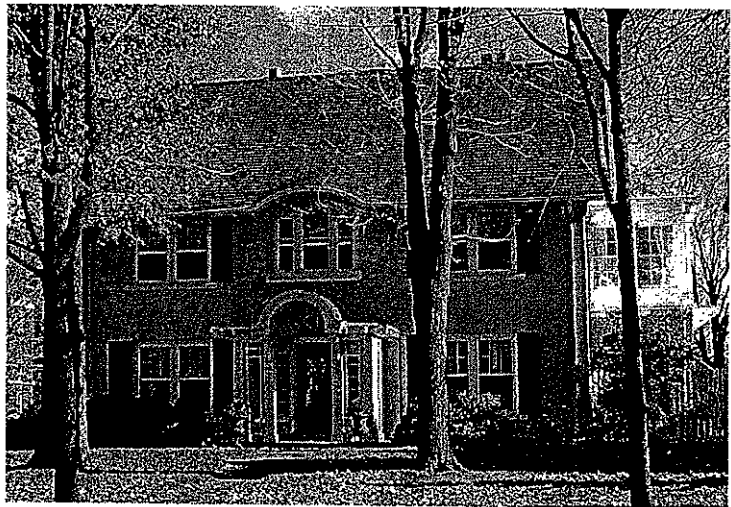
Subject: Heritage Designation – the McDougall-Stodgell house – 712 Devonshire Road

1. RECOMMENDATION:

That the McDougall-Stodgell house at 712 Devonshire Road (Plan 211, Lot 1, Lot 3, Blk Q) BE DESIGNATED under Part IV of *The Ontario Heritage Act* for the reasons attached.

2. BACKGROUND:

The owners of 712 Devonshire Road, Jonathan and Averil Elcombe, were invited to pursue designation of their home by letter in July 2006. A request for designation was received in November 2006. The house is historically significant for its association with the prominent McDougall, and Stodgell families; architecturally significant as an excellent and well-preserved example of the Georgian Revival style house with prominent Arts & Crafts elements; and contextually significant for its location in the heart of the historic former Town of Walkerville.



Utilizing the Heritage Property Evaluation System, it garnered a score of 100 out of a possible 100. It will be a welcome addition to Windsor's list of designated heritage properties.

3. DISCUSSION:

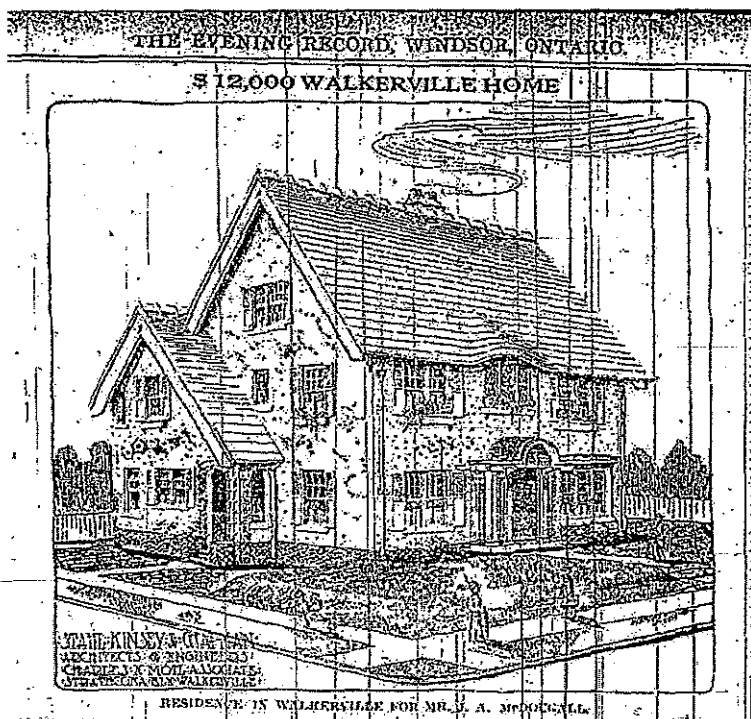
Historical Importance:

While the Registry Office records indicate that Walkerville Land and Building Company Ltd. – the real estate arm of the Walker enterprises – sold the lot to J. A. and Alice McDougall in 1917, the Clerk's Rolls show that the house was actually built in 1914. By the 1915 rolls, the records indicate J.A. McDougall and two others were living in the house. This is substantiated by a newspaper article from The Evening Record on October 31, 1913, which stated the following:

\$12,000 Walkerville home - Residence in Walkerville for Mr. J. A. McDougall

Mr. J.A. McDougall, secretary for Messrs. Walker sons, is having erected at the corner of Devonshire Road and Tuscarora Street, Walkerville, a residence, which will, when completed, rank well with Walkerville's many beautiful homes. The house will be built in the ambling English style, which is in keeping with the surroundings. The construction being used is stucco on hollow tile with brick and concrete foundation walls. The first floor will consist of a reception hall, living room, den, dining room, pantries, kitchen and servants' quarters. Off the living room and den will be a large loggia and these two rooms will have brick mantle pieces and specially designed bookcases. The

main stairs will feature the reception hall. The second floor will have three large chambers, and bathrooms, and additional servants' quarters with balcony attached. The house will cost in the neighborhood of \$12,000 when completed. The plans were drawn and the house is being erected under the supervision of Messrs. Stahl, Kinsey & Chapman, architects and engineers. The contractors are Messrs. Schmied, Sisman Co. of Detroit.



The early city directories show J.A. McDougall, the managing director of Walker Sons Ltd., living in the house for six years, until 1920. Unfortunately no additional personal information about John McDougall was available through local sources – museum, archives, Hiram Walker Archivist.

In 1920 the house was then sold to Charles J. Stodgell. Considerably more is known about Charles J. Stodgell (1860 – 1939) due to his inclusion in the 1927 *Men of Achievement* – which was largely a “vanity press” for prominent citizens. Attached as Appendix A is the delightful three page description of Mr. Stodgell’s life from his humble beginning as a “tea-blender” from Langport, England, to his employment as a farm-hand with Hiram Walker & Sons, to his rise to prominence in Walkerville as owner of a wholesale liquor store, long-time councilor (1917-20), and mayor (1921-23). Stodgell Park (corner of Kildare and Seneca Street – acquired in 1921) is named after him.

After Stodgell’s death, the house was sold to barrister John E. McKeon in 1940. Mr. McKeon, with law offices on Pelissier, was general manager of Old Comrades Brewery before it was sold to Carlings Breweries, and chairman of the board of the East Windsor Hospital (Riverside Hospital, now gone) in the 1950s. In 1959, McKeon and his wife Ruth sold the house to physician Gerald St. Pierre and his wife Rosemary and moved to Harrow.

Dr. St. Pierre retired in 2000 and in 2001 the house was sold to the current owners, professional educators Jon and Averil Elcombe. Mr. Elcombe is currently principal of Kennedy Secondary School and Mrs. Elcombe is principal of Parkview Elementary School. Of interest, Jon can see his childhood home at 695 Kildare from the front window of the house.

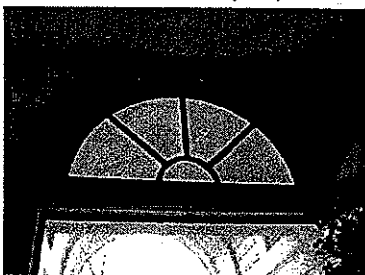
Architectural Importance:

The stucco-faced house is constructed in 1914 of hollow tile, brick and concrete with wooden trim. Stucco-faced homes are relatively rare in the Walkerville neighbourhood where brick construction predominates.

The 2-½ storey Georgian Revival style (also referred to as Colonial Revival style) house has prominent Arts & Crafts elements. Typical of the Georgian Revival style is the symmetrical main façade with gable roof (here without dormers), plain end chimneys, multi pane double hung windows (6/1) with shutters, elaborate



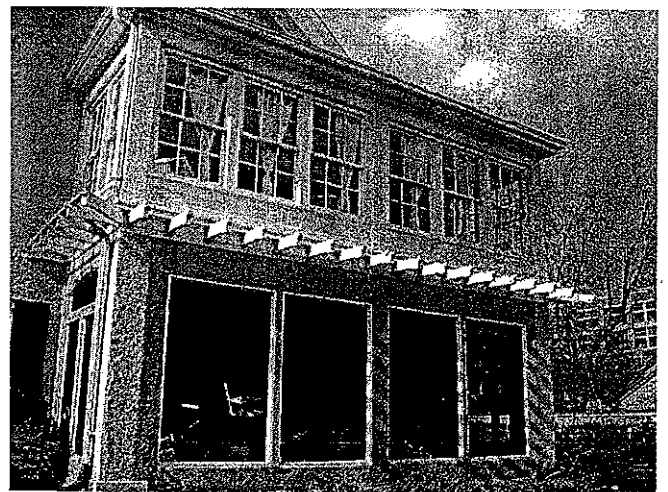
central doorway with sidelights and fanlight transom (shown at left) and a coved-hood columned portico.



More typical of the Arts & Crafts style is the saltbox-roofed kitchen ell on the north façade. Its arched porch leads to a side entrance. Windows on this façade were originally 6/1 double hung with shutter. First floor windows off the kitchen (north and east facades) were altered when the

kitchen was modernized some years ago. Shadows in the stucco show the outline of the original window openings as well as a rear porch/stairs. Bracketed eaves feature a diamond shaped decorative motif at each bracket.

On the south façade is a two-storey loggia – or porch with a prominent projecting eave of molded wooden brackets between the first and second floors. The second floor of this two-storey porch is in remarkably original condition – with 6/6 double hung wooden windows with original glazing and a tongue and groove wooden ceiling. The first floor was altered more than once.



The original building description from 1913 talked of a “loggia” off the first floor living room and den. A loggia is generally defined as an open-sided, roofed or vaulted gallery, either freestanding or along the front or side of a building, so the space may have been open originally. (Unfortunately the 1913 depiction of the house does not show the south façade.) A photograph of

the house from 1984 shows the first floor of the loggia fully enclosed with medium-sized tripartite modern windows. These have now been removed and replaced with four large screened openings on the south, an arched floor length screen on the west and an arched door opening on the east end. The current owners have been restoring the room, and work has revealed the original tongue and groove ceiling.



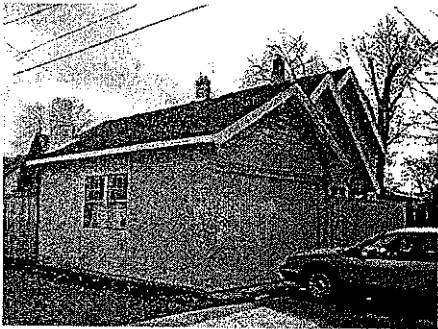
The eyebrow eave above the front entranceway is an Arts & Crafts embellishment on the Georgian Revival style - as are the wooden appliques with spear like tips supporting the front portico.

Of interest at the rear of the building is the second arched-roofed balcony off of the servant's quarters. (See right.)



The house was designed by the firm Stahl, Kinsey & Chapman, Detroit-based architects and engineers (who also had an office in Windsor). They designed such other prominent Walkerville buildings as the Walker Power Building at Devonshire Road and Riverside Drive and the fence surrounding Willistead Manor. They also supervised construction of the white

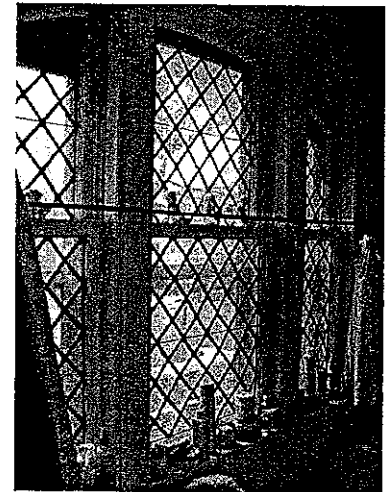
terra cotta former Bank of Montreal at 1799 Wyandotte Street East. The building contractors for the McDougall-Stodgell house are Messrs. Schmied, Sisman Co. of Detroit.



The stucco-sided detached garage at the northeast corner of the lot was built at the same time as the house. Overhead doors allow vehicular access from Tuscorora, while a door on the western façade allows pedestrian access. The garage has small paned original windows and a chimney.

While remarkably unchanged since its construction 93 years ago, alterations have included the first floor of the

southern loggia, the kitchen windows and former back porch. It is evident from the interior that the central Palladian style window on the second floor of the front façade was replaced by flat-arched exterior windows at some point. As the accompanying photograph depicts, the interior retains the original diamond paned leaded glass windows that show the original curve of the window. A cross board running along the top of the wooden brackets on the eaves of the south loggia has been temporarily removed.



southern loggia, the kitchen windows and former back porch. It is evident from the interior that the central Palladian style window on the second floor of the front façade was replaced by flat-arched exterior windows at some point. As the accompanying photograph depicts, the interior retains the original diamond paned leaded glass windows that show the original curve of the window. A cross board running along the top of the wooden brackets on the eaves of the south loggia has been temporarily removed.

Inside the home there are nine-foot ceilings, oak trim and flooring. The oak flooring in the main park of the



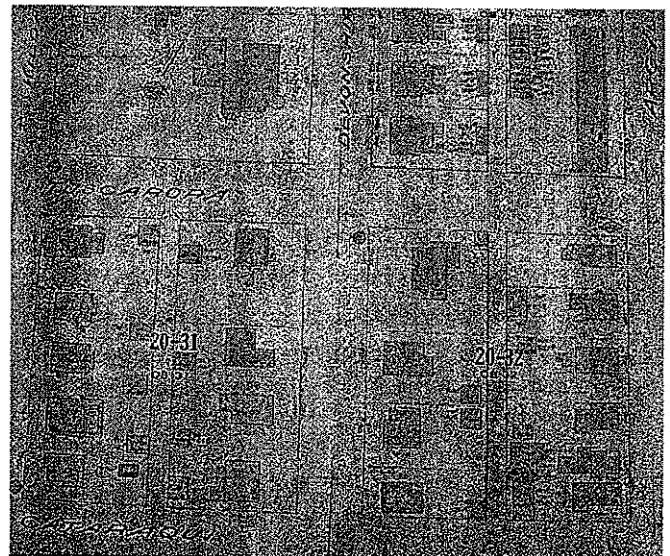
house is quarter-sawn oak – cut from the center of the oak tree where the ring pattern is most dense. The servant’s quarters have maple floors. There are two fireplaces on the main floor; the one in the den is of original brick construction, while the one in the living room was updated at some time during the past with hand cut marble. The home has five bedrooms, three baths, a sunroom, den, maid’s quarters and butler’s pantry. Owner Jon Elcombe is shown demonstrating the pocket doors. Also depicted is the Arts & Crafts style banister.

Contextual Importance:

The McDougall-Stodgell is an important, well-preserved example of the type of quality homes being built by community leaders during Walkerville’s second phase of development – when the prosperous town was expanding south of Wyandotte Street. Hiram Walker founded the former Town of Walkerville in 1858. The New England born distiller bought two French farms on the south shore of the Detroit River, and the growth of his industry, and the company town it supported, continued for seven decades under his family’s guidance.

The real estate arm of the Walker enterprises incorporated in 1890 with Hiram’s oldest son, Edward Chandler Walker, as president. Edward and his wife Mary Griffen Walker directed the second phase of development in Walkerville after his father death in 1899. By 1901 the Walkers sold their expanded Lake Erie & Detroit River Railway and used the funds (\$2,870,000) to develop their lands between Wyandotte and Richmond Streets. The Walkers promoted a fine residential neighbourhood centered on St. Mary’s Church and Willistead Manor (some two blocks to the south of the McDougall-Stodgell house). Distinctive houses of various architectural styles, popular in the protracted Edwardian Period (1900 to the 1930s), were constructed along Devonshire Road, Walkerville’s “main street.”

As the 1937 fire insurance map at right depicts the McDougall-Stodgell house (#712 – formerly 90, 108 then #106 Devonshire) on the southeast corner of Tuscarora, was located kitty-corner to the Pentilly mansion. This great house, built in 1892, was torn down and replaced by a four-storey apartment block in 1964-65. However, the rest of the block has other pleasant houses of diverse architectural styles that reinforce the special character of Walkerville’s development, as do the mature street trees. The X on the house indicates that the roof was originally wooden shingles.



4. FINANCIAL MATTERS:

There is no cost to the property owner for designation.

5. COMMUNITY STRATEGIC PLAN

The Windsor Official Plan states "Council will recognize Windsor's heritage resources by designating individual buildings....as heritage properties under the *Ontario Heritage Act*." (9.33.3.1.a)

The Plan sets out criteria for designation (9.3.3.2.). In the case of the McDougall-Stodgell house the following criteria are most relevant:

- The property will be associated with the life of a person (or group) of local, provincial, national or international importance;
- The property will embody distinguishing characteristics of an architectural type, style or method of construction of its period, or be a notable example of the work of an early master builder, designer or significant architect;
- The property will be associated with an important aspect of the city's political, economic, or social development;
- The property will be recognized as a long-standing Windsor or neighbourhood landmark or will be considered to contribute positively to the cityscape because of its aesthetic value; and
- The property will exhibit sufficient features of architectural value to merit designation in its present condition.

6. CONSULTATIONS:

The Windsor Heritage Committee will consider the designation report on April 11, 2007.

7. CONCLUSION:

The McDougall-Stodgell house is an important heritage building for historical, architectural and contextual reasons. The owners, Jonathan and Averil Elcombe are to be commended for seeking designation for their home, to give it the recognition and protection it deserves. It will be a welcome addition to Windsor's list of designated heritage buildings. Its location in the heart of Walkerville, adds further reason to protect the entire historic Walkerville area with a heritage conservation district at a future date.

Nancy Morand, MA, MCIP, RPP

APPENDICES:

A- Men of achievement 1927 [not included 2012]

DEPARTMENTS/OTHERS CONSULTED:

Name:

Phone #: 519 ext.

NOTIFICATION :

Name	Address	Email Address	Telephone	FAX
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]