



Conservation  
Review Board

Ministry of  
Culture and  
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Commission des  
biens culturels

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**CITY OF WINDSOR INTENTION TO DESIGNATE  
THE PROPERTY KNOWN MUNICIPALLY AS  
753 WALKER ROAD, WINDSOR, ONTARIO**

John T. Fleming, Member  
Judith Godfrey, Vice-Chairman

March 5, 1990

Hearing, pursuant to section 29 (8) of the Ontario Heritage Act, R.S.O. 1980, Chapter 337 of the Notice of Intention given by Council of the City of Windsor to designate the property known municipally as 753 Walker Road, as being of architectural or historical value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1980, Chapter 337.

PRESENT

Commissioner Kiejoon Kim - representing Thomas Lynd, City Clerk, City of Windsor

Tony Ruffalo - zoning officer for City of Windsor

Bernard McGraw - present owner of 753 Walker Road

Evelyn Grey McLean - member, Windsor Architectural Conservation Committee (W.A.C.A.C.)

Georgena Falls - Chairperson (W.A.C.A.C); member of Historical Society; holder of a University of Windsor degree and Master of Arts from University of Toronto; author of a number of books and former teacher of commemorative history.

Paul Kramberger - introduced as new owner of 753 Walker Road as soon as his transaction with Bernard and Diana McGraw closes.

The chairman, in his opening remarks, introduced the sworn declaration of Nancy Smith, that the hearing was properly advertised and a copy of the Windsor Star notice included (exhibit 1).

The City of Windsor, represented by Mr. Kim, introduced the affidavit of service by Council from the City Clerk, Thomas W. Lynd (exhibit 2), followed by the resolution and a certified true copy of Report #80 of the Windsor Historical Society giving the City Notice of Intention to Designate (exhibit 3.a), an affidavit of Notice to Designate (exhibit 3.b), and the Notice of Objection to the Designation (exhibit 3.c).

A certified tax assessment was introduced showing Bernard and Diana Lynn McGraw as the assessed owners (exhibit 4). The Registry Act/Land Titles office and deed also list Bernard and Diana Lynn McGraw as the registered owners (exhibit 5. a & b).

Mr. Tony Ruffalo, Windsor zoning officer, introduced By-Law 8600, 1986 (exhibit 6.a), and pointed out relevant sections and showed the same on a city map (exhibit 6.b) stating that the zoning in the area was correct for its situation and present use.

A blow-up picture and detailed plan of the area was introduced by Evelyn Grey McLean with two photographs taken in 1980 showing the house and houses concerned (exhibit 7.a). She also included a copy of a letter she wrote giving architectural reasons for designation of 753 Walker Road. The buildings on adjoining lots were built in 1893 and form the eastern boundary of the massive Walkerville residential development envisioned by the Hiram Walker firm, extending westward five or six blocks and south to Ottawa Street - the dwelling at 753 Walker Road, therefore, is an integral part of its streetscape (exhibit 7.b).

Mrs. McLean outlined her reasons for designation (see exhibit 7.b, paragraph 2), stating the T-shaped building (of which #753 is one-half), has its gable end facing the street with side porches leading to the front entrances. The red brick is laid in stretcher bond, with radiating brick voussoirs over the window openings. The wooden porch has a shed roof and semi-circular arched wood panel overhead. It is believed that the millwork was produced by the Walkerville Lumber Co., part of which still stands at the corner of Wyandotte and Walker Road. Double-hung windows have wooden sash and are multi-pane, while those on the ground floor are paired in a shared frame. The ornamental fascia board and gable finial are original features typical of late 19th century wood trim. The rear crossing bay has a hipped gable.

Georgena Falls presented each of the Board members with a small booklet on the history of Walkerville (exhibit 8). She stated that she had examined the property and described the development of Walkerville, first, along the river, and then into the district where #753 is located (two distinct segments).

Hiram Walker built these homes for his workers - different streets being for workers of different classifications. He leased them these houses through his Walkerville Land and Building Co., and provided the services, including water. About the time these houses were built, he constructed the Lake Erie, Essex and Detroit River Railway which brought in much industry to the town and Walker Road. He also built along Mommouth Road. Albert Kahn was his architect for most of Walkerville. Many executives built their homes around Willistead Crescent where Walker first allowed the purchase of property. When Windsor applied to annex Walkerville, he opposed it, but lost. Ms. Falls stressed the number of historical buildings from Hiram Walker's town which still remain.

The chair called Bernard McGraw who stated he opposed designation, because the property was being sold - closing date March 30, 1990. He considered the property has historical merit but thought it should be left to the new owner, Paul Kramberger, to decide. Mr. McGraw expects the new owner to maintain the property as a duplex but he felt the City should have waited to discuss designation with the new owner as it might jeopardize his sale. He also understood owners of some of the other properties on Walker Road (numbers 731, 739, 749 and 763) had objected to the designation. Kiejoon Kim assured him that they had all agreed to designation. Mr. McGraw had no further comment.

Paul Kramberger, the new owner, inquired regarding the amount of restriction, if designated, if he made improvements. Mr. Kramberger was assured that only the features specified in the Reasons for Designation are controlled by the designation. He was informed of the possibility of a limited amount of funds being available for designated properties through provincial grants. He appeared satisfied and stated his objections had been clarified. With no further objections remaining, the hearing was adjourned.

The Board members, prior to the meeting, had inspected the building and property at 753 Walker Road, as is their custom, including the surrounding area.

#### **RECOMMENDATIONS**

The Board, after some discussion, arrived at the unanimous conclusion that, based on all the evidence, historical and architectural, 753 Walker Road should be recommended for designation under Part IV of the Ontario Heritage Act.

(Original Signed by)

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John T. Fleming Member

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Judith Godfrey Vice-Chairman