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ONTARIO HERITAGE TRUST

JUN 28 2017

RECEIVED

MBA/12747
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MBA/12725

REGISTERED MAIL

June 23, 2017

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

Dear Sirs/Madame:

Re: Designation of Properties

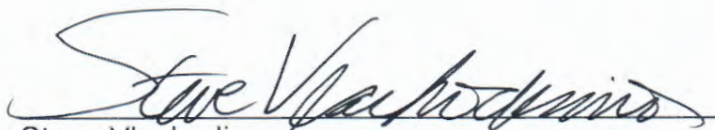
Council, for the Corporation of the City of Windsor, at its meeting held June 5, 2017 passed the following bylaws to designate properties of architectural and/or historic significance under the provisions of *The Ontario Heritage Act*.

By-Law 81-2017
By-Law 82-2017
By-Law 83-2017
By-Law 84-2017

167-181 Ferry Street
942 Victoria Avenue
1478 Kildare Road
1586-1598 Wyandotte Street East

- * A copy of the by-laws outlining the reasons for designation is attached. Notice of the designating By-law will be published in the Windsor Star on June 24, 2017.

Yours very truly,



Steve Vlachodimos
Deputy City Clerk & Senior Manager of Council Services

SV/ks
Attachment

JUN 28 2017

~~SECRET~~

BY-LAW NUMBER 83-2017

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1478 KILDARE ROAD, 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 5th day of June, 2017.

WHEREAS by virtue of the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, the Council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest.

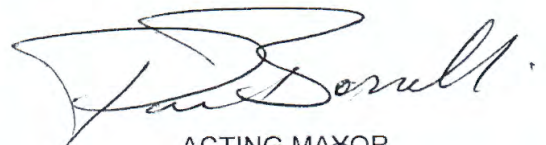
AND WHEREAS upon consideration of the recommendation of the Planning, Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *1478 Kildare Road*, more particularly described in Schedule "A" annexed hereto and forming part of this by-law (the subject lands), to be of cultural heritage 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 lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *Saturday, March 25, 2017*.

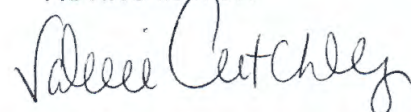
AND WHEREAS no Notice of Objection has been served on the Clerk of the Municipality within thirty (30) days after the date of publication of the Notice of Intention in a newspaper having general circulation in the municipality.

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

1. That the lands municipally known as *1478 Kildare Road*, 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.
2. 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).



ACTING MAYOR



CITY CLERK

First Reading - June 5, 2017
Second Reading- June 5, 2017
Third Reading - June 5, 2017

SCHEDULE "A" to By-Law 83-2017

PT LOT 94 CONCESSION 1 SANDWICH EAST; PT LOT 95 CONCESSION 1
SANDWICH EAST AS IN R927312 (2NDLY); CITY OF WINDSOR
PIN 01130-0270 (LT)
1478 Kildare Road, Windsor

REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE
Cunningham Sheet Metal
1478 Kildare Road

Description of Historic Place

The Cunningham Sheet Metal building located at 1478 Kildare Road was constructed in 1928. The one storey rectilinear building was designed by McElroy & McIntosh with a buff brick facade and simple elements of the Art Deco style. Cunningham Sheet Metal has a rich history of operation in Walkerville and contribution to the construction of Windsor. It is located between residential neighbourhood and industrial uses.

Cultural Heritage Value or Interest

Design or Physical Value:

The Cunningham Sheet Metal is a long rectilinear one storey industrial building designed with simple elements of the Art Deco architectural style. The symmetrical building has a buff brick facade with brick pilasters and stone cap. The front facade retains the stone lintels and sills. A low-peaked stone pediment with scroll design at ends is positioned above the front entry, which has a small portico consisting of a flared metal deck with scroll design corbels. Large multi-pane casement windows line the sides of the building to provide natural light.

Historical or Associative Value:

Founded and established since 1908, Cunningham Sheet Metal is one of the oldest industrial businesses that existed in Walkerville. For over a century, it operated in Walkerville and specifically at the Kildare Road facility for 87 years. In the early decades, the Cunningham Sheet Metal business grew as quickly as the Border Cities. Its specialty then in sheet metal work, roofing, heating and ventilation helped to construct countless buildings/structures in the region including those with heritage value such as the Ambassador Bridge, Dillon Hall, Windsor/Detroit Tunnel and Windsor Star Building. Over the century, the business continued to be actively engaged in providing services for significant and ordinary projects in the community.

The building was designed by the firm McElroy & McIntosh. Garnet Andrew McElroy (1897-1986) and Duncan N. McIntosh (1900-1985) were staff architects of the S.S. Kresge Co. who designed or engineered (McIntosh who was also an engineer) many S.S. Kresge Co. retail stores in Canada and the United States. McElroy in particular was a Windsor architect known for his progressive designs using Art Deco and Modernist architectural styles. McElroy's other local works include the Assumption College High School and Chapel (1957), the Wilkinson Shoe Store (c.1930) on Ouellette Avenue, and the heritage designated Harris House (1948) on Ypres Avenue.

Contextual Value:

The property is located at the boundary between residential subdivisions to the north and east and industrial land uses to the south. Residential development had continued expanding southward as the former Town of Walkerville grew while industrial uses had been established in the block to utilize the Essex Terminal Railway Line. The Cunningham Sheet Metal building is a long-standing landmark in the immediate neighbourhood and a signifier of the change between the residential and industrial land uses.

Character Defining Elements:

Exterior features that contribute to the design or physical value of Cunningham Sheet Metal:

- Built in 1928
- One storey industrial building constructed of brick and concrete with simple elements of the Art Deco architectural style:
 - Symmetrical rectilinear massing
 - Flat roof
 - Buff brick front wall with brick pilasters and stone cap
 - Low peaked stone pediment with scroll and leaf design at ends on front elevation
 - Small front portico consisting of a flared metal deck with scroll design corbels
 - Stone lintels and sills at front
 - Awning style large multi-pane casement windows on the sides
 - Carriage style wooden door with multi-pane window on north side

Features that contribute to the historical or associative value of Cunningham Sheet Metal:

- One of the most established sheet metal shops that has contributed to the construction of numerous significant and ordinary buildings and structures in Windsor
- One of the oldest industries which operated in Walkerville for over a century
- Designed by local architect Garnet Andrew McElroy & architect/engineer Duncan N. McIntosh

Features that contribute to the contextual value of Cunningham Sheet Metal:

- Located at the boundary of the residential and industrial uses on Kildare Road in the Walkerville area
- Is a landmark to the immediate neighbourhood