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THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER
TO OUR FILE NO. **MBA/10803**

CLERKS' OFFICE

FEB 04 2011

REGISTERED MAIL

RECEIVED

January 31, 2011

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

Dear Sirs:

Re: Designation of 841 Kildare

Council, for the Corporation of the City of Windsor, at its meeting held January 10, 2011 passed By-law Number 5-2011 to designate **841 Kildare Road** as a property of architectural and/or historic significance under the provisions of the Ontario Heritage Act.

A copy of the by-law outlining the reasons for designation is **attached**. Notice of the designating By-law will be published in the Windsor Star on February 5, 2011.

Yours very truly,

Steve Vlachodimos

Deputy City Clerk & Senior Manager of Council Services

SV/ks
attachments

FEB 04 2011

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BY - LAW NUMBER 5-2011

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS *841 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 10th day of January, 2011.

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.

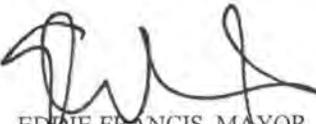
AND WHEREAS upon consideration of the recommendation of the Windsor Heritage Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *841 Kildare Road*, more particularly described in Schedule "A" annexed hereto and forming part of 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.

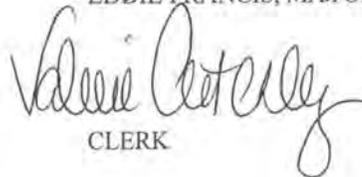
AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *Wednesday, November 10, 2010*.

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 *841 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).


EDDIE FRANCIS, MAYOR


CLERK

First Reading - January 10, 2011
Second Reading - January 10, 2011
Third Reading - January 10, 2011

SCHEDULE "A"

LOT 11 PLAN 490 WEST SIDE KILDARE ROAD WALKERVILLE; PART LOT 9
PLAN 490 WEST SIDE KILDARE ROAD WALKERVILLE AS IN R1097154;
WINDSOR

P.I.N. 01133-0366 LT

City of Windsor, County of Essex

SCHEDULE "B"

REASONS FOR DESIGNATION:

DESCRIPTION OF HISTORIC PLACE

The Meris-Fraser House is located on the west side of Kildare Road where it curves into St. Mary's Gate. The house was built in 1904 in the Edwardian style, and has been in continuous use.

HISTORICAL VALUE

This home was built in 1904 during rapid expansion of the town of Walkerville. The first owner was Albert Meirs, the Secretary-Treasurer of the Walkerville Malleable Iron Company (whose president, Harrington Walker built across the street). Albert Meirs also served on the Walkerville Town Council and as police chief. After Meirs died in 1935, the house was sold to criminal lawyer Gordon Fraser, whose family lived there into the 1960s. The present owners acquired it in 1989.

DESIGN VALUE

This house is two-storey, with smooth red brick, stone foundation, and an asymmetrical facade. This house has an unbroken, overhanging pediment on the main front gable, which has a shingled wall; there are two small side gables, one of which has a broken pediment. Windows on the main floors are all rectangular, with stone sills and lintels of rough brick in a slightly flared pattern; all have original or replicated wood sashes and wood storm windows; some have multiple panes; beveled glass is in two upper panes in front. A tall, square brick chimney is just front of the left side gable. The half-width front porch is L-shaped with smooth Doric columns; the door is paneled with a large single pane; the skirt is of shingles matching the attic gable.

The owners have identified the style as "Edwardian", noting the style elements used for fine buildings during and shortly after the reign of King Edward VII (1901-1910). In some ways the style is an understatement of Victorian styles, on this house with moderate-to-wide eaves, some articulation of the main walls, gables, detailed window surrounds, broken pediment, classical columns, and spindle work. (Other Edwardian features not used on this house are exuberant door surrounds and eave brackets.) The identity of the architect is unknown.

CONTEXTUAL VALUE

This location in the former town of Walkerville is surrounded by homes recognized for historic and architectural heritage. The subject house is located where the street curves into St. Mary's Gate; thus its setback is in-between those of its neighbours. To the south is a heritage designated house "The Cobbles", at 849 Kildare Road; to the north is the F. Allum house (heritage listed) at 833. To the east is a large lot with the Harrington Walker House at 1948 St. Mary's Gate (heritage listed).

CHARACTER DEFINING ELEMENTS

Feature that contributes to the historical value of the Meirs-Fraser House include:

- Its association with Albert Meirs, a civic and corporate leader in the Town of Walkerville, and with prominent attorney Gordon Fraser.

Exterior features that contribute to the architectural value of Meirs-Fraser House include:

- Two and one-half storeys.
- Smooth orange-red brick, and stone foundation.
- Overhanging front gable with shingles and unbroken pediment.
- Windows with lintels of rough-surface bricks in flared soldier-course, and stone sills wider than the frames.
- Wood windows on the front and sides of the main floors, with original or replica wood sashes and storm windows.
- Front bay with inset brick panels between the floors.
- Tall square brick chimney on the south side.
- Front porch half-width, with L-shaped floor pattern.

Characteristic that contributes to the contextual value of Meirs-Fraser House include:

- Its location along a curve in the former Walkerville among several prominent heritage houses.