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HER/9816

ONTARIO HERITAGE TRUST

NOV 01 2018

REGISTERED MAIL

RECEIVED

October 31, 2018

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

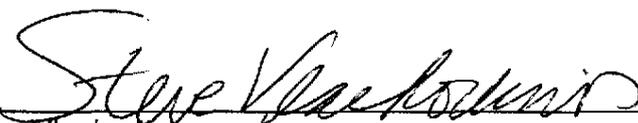
Dear Sirs:

**Re: Designation of 420 Kildare**

Council, for the Corporation of the City of Windsor, at its meeting held September 17, 2018 passed By-law Number 135-2018 to designate **420 Kildare** 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 November 3, 2018.

Yours very truly,

  
Steve Vlachodimos  
Deputy City Clerk & Senior Manager of Council Services

AC/ks  
*attachments*

## BY-LAW NUMBER 135-2018

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 420 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 17<sup>th</sup> day of September, 2018.

**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 *420 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.

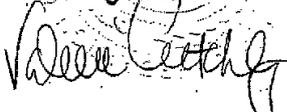
**AND WHEREAS** notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *Saturday, June 16, 2018*.

**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 *420 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).

  
DREW DILKENS, MAYOR

  
CITY CLERK

First Reading - September 17, 2018  
Second Reading - September 17, 2018  
Third Reading - September 17, 2018

SCHEDULE "A"

LT 1 BLK C PL 211 SANDWICH EAST; LT 3 BLK C PL 211 SANDWICH EAST;  
WINDSOR

**420 Kildare Road, Windsor**

## SCHEDULE "B"

### **Statement of Significance Walkerville Garage 420 Kildare Road**

#### **Description of Historic Place**

The Walkerville Garage building located at 420 Kildare Road was constructed in c.1913. It is a three storey steel frame building with the appearance of an Early Twentieth Century Commercial style building. Walkerville Garage building was a long time garage and industrial building. It is located between early industrial uses and residential uses in the core area of the former Town of Walkerville.

#### **Cultural Heritage Value or Interest**

##### **Design or Physical Value:**

The building is an early example of the steel frame construction technique in the area. Constructed primarily of a steel skeleton with a low peaked roof, the building is clad with a brick rainscreen in a combination of double and triple wythe. The Early Twentieth Century Commercial style building is mostly a long rectilinear block with raised portion at the back that originally accommodated a freight elevator. The front facade is clad with face brick with a triple-bay design and vertical pilasters demarcating the base. Stone banding located below the entablature is integrated with brick voussoirs, keystones and column capitals on the Kildare facing elevation. The front facade also contains stone accents on the pilaster capitals, while the pilasters on the rear wall are stone capped. The windows surrounding the building are lined with stone sills.

##### **Historical or Associative Value:**

The subject building is associated with the early manufacturing base in Walkerville from the original Canadian Auto Painting & Trimming Company business, to the Walkerville Garage, medicinal manufacturing, then textile and clothing manufacturing businesses.

The design of Walkerville Garage is attributed to Malcolm Leybourne and R.J. Whitney, who were also responsible for the First Baptist Church on Mercer Street which is also on the Windsor Municipal Heritage Register.

##### **Contextual Value:**

The property is a rare survivor of early industrial properties constructed within the core areas of Walkerville, and remains as one of the few original properties to reflect the early industrial activities and economic prosperity of the former Town of Walkerville. Located on Kildare Road which was also known as First Street, the Walkerville Garage building serves as the southern limit to the collection of industrial buildings further north, contributing to the boundary for separation of industrial and residential uses originally planned by the Walker family in the development of the Town. The subject property is a visible and long-standing landmark from the corner of Assumption Street and Kildare Road.

### **Character Defining Elements:**

#### **Exterior features that contribute to the design or physical value of the Walkerville Garage:**

- Built in c.1913
- Early Twentieth Century Commercial style three storey former industrial/commercial building
  - Steel frame construction with rainscreen brick
  - Low peaked combination roof
  - Long rectilinear block massing with raised portion in the southeast corner
  - Triple-bay front facade with face brick and vertical pilasters demarcating stone base
  - Stone banding below entablature integrated with brick voussoirs, keystones and column capitals on front facade
  - Stone accents on pilaster capitals of the front wall
  - Slightly recessed brick inset surrounds below third and second floor windows with simple flat stone roundels
  - Stone window sills
  - Pilaster with stone caps on the rear wall
  - Wall tie bars on side and rear wall

#### **Features that contribute to the historical or associative value of the Walkerville Garage:**

- Association with the early growth of the Town of Walkerville through its industrial and manufacturing history.
- Designed by Malcolm Leybourne and R.J. Whitney

#### **Features that contribute to the contextual value of the Walkerville Garage:**

- Rare survivor of early industrial properties constructed within the core areas of former Town of Walkerville
- Serves as part of the southern boundary within the core area for the separation of industrial and residential uses in the Walkerville town planning
- Is a visible landmark to the immediate neighbourhood

**Properties**

*PIN* 01134 - 0128 LT  
*Description* LT 1 BLK C PL 211 SANDWICH EAST; LT 3 BLK C PL 211 SANDWICH EAST ; WINDSOR  
*Address* 420 KILDARE ROAD WINDSOR

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF WINDSOR  
*Address for Service* OFFICE OF THE CITY CLERK  
 350 City  
 Hall Square West  
 Windsor, ON N9A 6S1

This document is being authorized by a municipal corporation by Drew Dilkens, Mayor, and Valerie Critchley, City Clerk, pursuant to Council Resolution 256/2018.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Karly Lynn Morgan 400 City Hall Square East, Suite 201 acting for Signed 2018 10 26  
 Applicant(s)  
 Windsor  
 N9A 7K6

Tel 519-255-6548

Fax 519-255-6933

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

THE CORPORATION OF THE CITY OF WINDSOR 400 City Hall Square East, Suite 201 2018 10 26  
 Windsor  
 N9A 7K6

Tel 519-255-6548

Fax 519-255-6933

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$63.65  
*Total Paid* \$63.65

**File Number**

*Applicant Client File Number :* BYLAW 135-2018 - HERITAGE, 420 KILDARE