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THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER

TO OUR FILE NO. **MBA/9916**

REGISTERED MAIL

April 29, 2008

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

Dear Sirs:

Re: Designation of 1287 Kildare Road

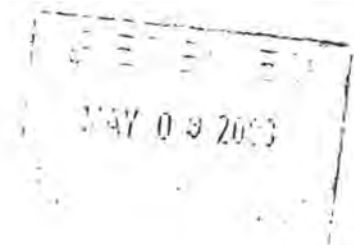
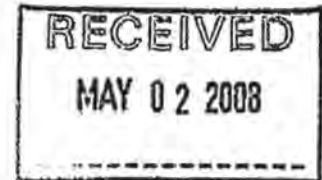
Council, for the Corporation of the City of Windsor, at its meeting held April 14, 2008 passed By-law Number 59-2008 to designate **1287 Kildare Road** as a property of architectural and/or historic significance under the provisions of the Ontario Heritage Act.

- * 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 Saturday, May 3, 2008.

Yours very truly,

Steve Vlachodimos
Manager of Council & Committee Services / Deputy Clerk

KK/ml
attachments



BY - LAW NUMBER 59-2008

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATED WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1287 *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 14th day of April, 2008.

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 1287 *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, January 5, 2008*.

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 1287 *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 - April 14, 2008
Second Reading - April 14, 2008
Third Reading - April 14, 2008

SCHEDULE "A"

Pt of Lots 146, 147, Plan 684, Designated as PT 1 on PL 12R22984

P.I.N. 01138-0672 LT

City of Windsor, County of Essex

SCHEDULE "B"

Reasons for Designation:

Description of Historic Place

The house at 1287 Kildare Road, located north of Ottawa, was built in 1925 with the exterior look of a single family home, but inside contains 6 private units. Its massing and architectural composition borrows building proportions and motifs from the Tudor Revival Style. It is associated, by previous ownership, with Arthur Robert Davidson who is regarded as a prominent community leader.

Heritage Value

Historic Value

Arthur R. Davidson purchased the building at 1287 Kildare in 1927 from the Walkerville Land and Building Company Ltd. Arthur R. Davidson was regarded by a *Windsor Star* article (Dated March 13, 1967) as "one of Windsor's best known business leaders and educationalists."

Arthur R. Davidson's involvement with the Windsor Public School Board is most significant due to his support of the Windsor Red Cross School. In 1949 parents of children with cerebral palsy petitioned for the Windsor Public School Board to provide education for children with disabilities. The parents group felt they paid taxes for education and their children were entitled to be educated under the Windsor Public School Board. Half of the board agreed, and the other half disagreed. It was Arthur R. Davidson who cast the tie-breaking vote allowing academic classes for children with disabilities. In 1950 school and curative workshops started at the new Red Cross Building at 1226 Ouellette. Mr. Davidson also assisted a teacher (Miss Box) to obtain a Masters in Education, with emphasis on speech correction from Wayne State, in order to be able to teach at the Windsor Red Cross School.

Mr. Davidson's assistance in the establishment of a school for children with disabilities can still be seen today. In the 1960's the Red Cross Rehabilitation Complex realized the need for new facilities due to lack of space and facilities for wheelchairs. In March of 1978 the Windsor Red Cross School moved to its current location at the John McGivney School, on Matchette Road near Chappell Street.

Architectural Value

The house on the property is architecturally significant. It is a well-preserved example of multi-household residential architecture from the period between the World Wars. Its massing and architectural composition borrows building proportions and motifs from the Tudor Revival Style.

The asymmetrical architectural composition of the east (street) façade is the most striking, primarily derived from massing units defined by 3 different gabled rooflines. The largest gabled roofline in the massing of the building is to the left of the central entrance. Visually balancing it on the right is a mid-sized gabled roofline topping a flat bay window projecting off the main wall of the façade. Beneath this gable is half timbering above a tripartite window. The smallest gabled roofline is above the one story recessed brick porch defining the central entrance. Beneath the central gable, a double arched brick entry portal defines the porch entrance. Metal railings define the north and south edges of the porch, joining this brick entry portal with the main massing unit of the house. A metal railing is also featured to the right of the eight porch steps.

The building is entirely clad from grade to roof eaves in variegated brown to black brick masonry on all four exterior walls of the structure. Circling the building at first floor level is a soldier course pattern of bricks set apart from the prevailing common bond brick pattern throughout the rest of the building. At floor level of the second story, a string course of bricks encircles the building uninterrupted, even at the building corners (whereas the first floor soldier course stops before the building corners.)

All of the original window openings in the building remain, each being defined with a concrete window sill. The first and second story window openings on the north east and south facades are topped with a soldier course of bricks. Window fenestration is original to the house consisting of double hung windows in almost all locations, with the upper window pane in each case divided into smaller panes ranging from three to eight units and the lower pane being one pane of glass without any divisions.

The entire building is covered with a hip roof containing a small dormer on the back (west) side and an architecturally undecorated chimney.

A garage to the rear of the property is of a design and uses materials contemporary with the house. It is not considered part of this heritage designation.

Contextual Value

This multi-family building is designed to resemble a single family home compatible with the majority of the other single family homes on this block of Kildare Road. Its contextual value derives mainly from using architectural design as a way to mediate the type of occupancy for this building with the prevailing occupancies of the rest of the neighbourhood, particularly its location being the first residential property located north of mixed-use commercial properties on Ottawa Street. There are no remarkable landscape features associated with this property.

Character Defining Elements

Items that Contribute to the Historical Value of the Property Include:

- its association with Arthur R. Davidson, a prominent community leader

Exterior Features that Contribute to the Architectural Value of the Property Include:

- its architecturally asymmetrically designed east façade consisting of three prominent gabled roofs each of different sizes
- its prominent deep set central porch entrance defined by a double brick arch
- variegated brown to black brick construction of the entire building, from grade to roof eaves, including brick soldier course and string course details expressed at the first floor and second floor levels respectively
- all original intact window openings with original fenestration consisting of singular bottom panes in double hung windows containing divided upper panes
- metal railings defining the north and south edges of the deep set porch and the east side of the porch steps

Characteristics that Contribute to the Contextual Value of the Property Include:

- a multi-family dwelling disguised to appear as a single-family dwelling at the transition between an established residential neighbourhood and mixed-use commercial street