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THE CORPORATION OF THE CITY OF WINDSOR

MBA/12747

IN THE MATTER OF *THE ONTARIO HERITAGE ACT*  
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS  
1478 KILDARE ROAD IN THE CITY OF WINDSOR  
IN THE PROVINCE OF ONTARIO

ONTARIO HERITAGE TRUST  
MAR 23 2017  
RECEIVED

NOTICE OF INTENTION TO DESIGNATE

REGISTERED MAIL

ONTARIO HERITAGE TRUST  
10 ADELAIDE STREET EAST  
TORONTO, ON M5C 1J3

**TAKE NOTICE THAT** the Council of the Corporation of the City of Windsor intends to designate the property, including lands and buildings known as 1478 Kildare Road as a property of architectural and/or historical value or interest under Part IV of *The Ontario Heritage Act*:

**1478 KILDARE ROAD**

(PT LOT 94 CONCESSION 1 SANDWICH EAST; PT LOT 95 CONCESSION 1 SANDWICH EAST AS IN R927312 (2NDLY); CITY OF WINDSOR)

**Statement of Significance/Reasons for Designation**

**Description of Historic Place**

The Cunningham Sheet Metal building located at 1478 Kildare Road was constructed in 1928. It is a one storey rectilinear building with a buff brick facade was designed by McElroy & McIntosh with 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 lintel and sill. 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 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, Windsor Star Building etc. 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 lintel and sill 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

Any person may, within thirty days of the publication of this notice, send by registered mail or deliver to the Clerk of the City of Windsor notice of his or her objection to the proposed designation together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received, the Council of the Corporation of the City of Windsor shall refer the matter to the Conservation Review Board for a hearing.

**DATED** at Windsor, Ontario this 20<sup>th</sup> day of March, 2017  
Steve Vlachodimos, Deputy City Clerk & Senior Manager of Council Services

Steve Vlachodimos  
Deputy City Clerk & Senior Manager of Council Services

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