

Subject: Heritage Recognition 2019 - Presentation of Heritage Designation Plaque and Built Heritage Awards

Reference:

Date to Council: February 11, 2019
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Planning & Building Services
Report Date: January 29, 2019
Clerk's File #: MBA2019

To: Mayor and Members of City Council

Recommendation:

- I. THAT the owner of the Walkerville Garage, 420 Kildare Road, designated by City Council in 2018 **BE RECOGNIZED** with the presentation of heritage designation plaque; and
- II. THAT the property owners and locally-based architects responsible for the rehabilitation of Universal Car/Baum & Brody Furniture/Fish Market Building, 156 Chatham Street West; of Windsor Armouries, 37 University Avenue E/ 353 Freedom Way; and of Sandwich Brewery Co., 3230-32 Sandwich Street **BE RECOGNIZED** with Built Heritage Awards for 2019.

Executive Summary:

N/A

Background:

The third Monday of February is Canadian Heritage Day, a day to recognize and pay tribute to our land and landmarks, our nation's history, our diverse cultures and our traditions. Heritage Day coincides with Ontario Heritage Week, which takes place annually during the third week of February (February 18 to 24, 2019).

In recognition of the heritage celebrations, proclamation of Heritage Week has been requested. Special events/activities hosted by heritage-related organizations and places of attractions will be updated on the City of Windsor webpage.

In conjunction with the heritage celebrations, for many years City Council has presented property owners of newly designated buildings with a heritage plaque that can be affixed to the exterior of their building. Council has also recognized individuals and organizations for long-time heritage stewardship and/or well-done rehabilitations through the Built Heritage Awards. This year, local-based architects are also being recognized for their contributions to successful heritage redevelopment projects.

Discussion:

The property to be recognized with the heritage designation plaque:

The **Walkerville Garage**, 420 Kildare Road:



The c.1913 red brick building was designed by architects Malcolm Leybourne and R.J. Whitney, and is an early example of steel frame construction technique in the area. The Early Twentieth Century Commercial style building is associated with the early manufacturing base in Walkerville from the original Canadian Auto Painting & Trimming Company business, to the long-time Walkerville Garage, medicinal manufacturing, then textile and clothing manufacturing businesses. It is a rare survivor early industrial properties constructed within the core areas of former Town of Walkerville. Property owner, Mike Brkovich, conducted the major rehabilitation work needed to make the property the successful commercial building it is today.

The Built Heritage Awards are to be presented to:

Universal Car/Baum & Brody Furniture/Fish Market Building, 156 Chatham Street West (Register listed 2010):

The two-storey commercial building is located at the corner of Chatham Street West and Ferry Street. It was built in 1912 for the Universal Car Agency, where Ford, Russell, and Cadillac were sold. In 1924, Baum & Brody Limited opened a furniture store and more recently it had been a succession of entertainment venues and also commonly known as the fish market building. The building had not been well maintained over the years and was vacant for a while before local developers and investors decided to invest in a complete restoration of the building. Blue paint that had been painted over the red bricks were removed, and a new roof, cornice, glazing, and HVAC system were installed. The company successfully secured Quicken Loans as a tenant and will be the location of the first Canadian headquarters of the Michigan-based mortgage business. The building is still undergoing interior renovations which is anticipated to be complete by Spring 2019.

Property owners and investors of the redevelopment, Anthony and Dino Maggio, Brian Schwab, Stephen and John Savage, as well as A.D.A Architects (project lead architect, Jerry Kavanaugh), are to be recognized for the excellent rehabilitation project.



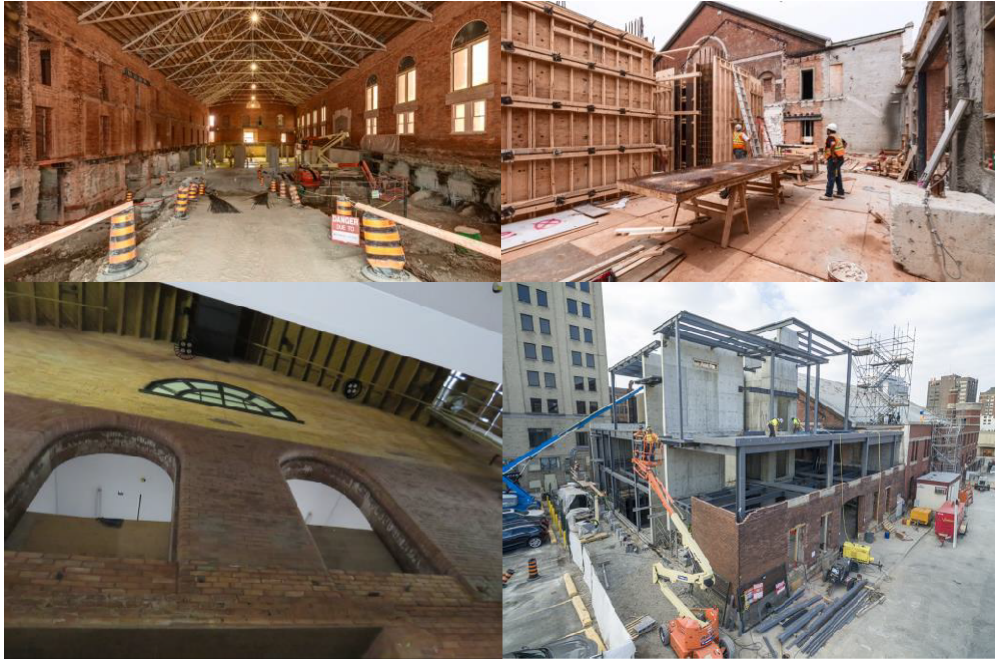


Original 1912 photo on top left; Photos prior to restoration (Photo Credit: A.D.A, Jerry Kavanaugh) on top right and after photos of the building post-exterior restorations on the bottom.

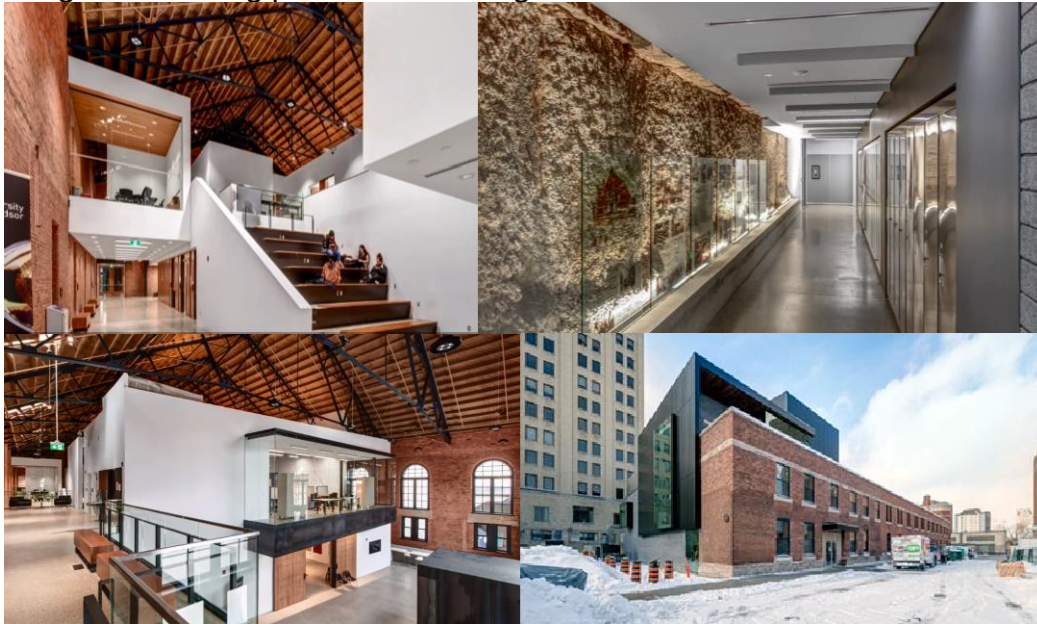
Windsor Armouries, 37 University Avenue E/ 353 Freedom Way (Designated in 1999):

The Windsor Armouries building, designated in 1999, consisted of the original 1901-1902 two-storey Richardsonian Romanesque style building, and the 1935 two-storey red brick, cut stone and reinforced concrete addition. The property was used as a drill hall and the base for several regiments until it was decommissioned in 2004 and sold to the City. The University of Windsor acquired the property and engaged Toronto based CS&P Architects Inc. (lead architect- Craig Goodman) to transform the building to house the School of Creative Arts (SoCA) for music and visual arts faculties. The floor of the drill hall was removed and the basement was excavated to create three levels of floor space. The design also included the retention of the 1935 exterior wall on the south (rear) portion of the property and construction of a three-storey addition faced with charcoal metal panels, enclosure of the south elevation windows with interior hallways, and retention of original wood doors repositioned into the foyer and interior space. The extensive rehabilitation project succeeded in conserving and showcasing the character-defining elements of the designated property while introducing heritage-sensitive interventions, and creating an excellent new purpose for one of Windsor's most important downtown heritage buildings.





Images of building prior to and during rehabilitation



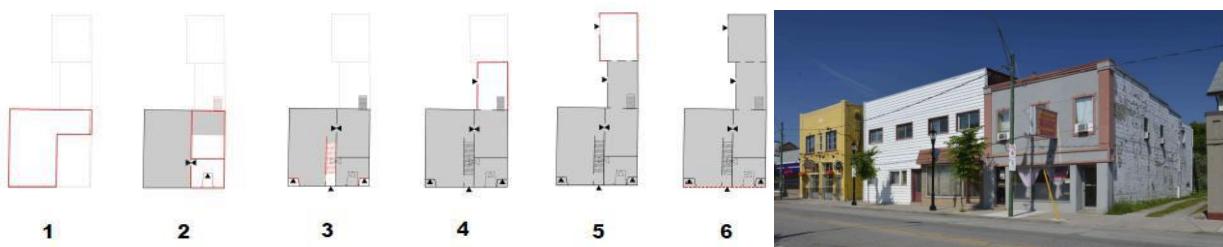
Majority of images were provided by the University of Windsor

Sandwich Brewery Co., 3230-3230 Sandwich Street (Heritage Conservation District Designation in 2012):

Despite the condition of the building due to long-time neglect and structural deficiencies, Nicole and Jason Sekela acquired the apartment building with storefront for redevelopment in 2012, and engaged local architect Jason Grossi of Studio G+G Inc. with a vision to transform the existing structure into a microbrewery. The previous street facade of the property on the main thoroughfare of the Sandwich neighbourhood commercial district was of poor quality and consisted of aluminium frame windows and simulated masonry, as well as a pressed-wood siding, covering what appeared to be a collapsed brick facade made of local Robinet brick. The architect conducted a detailed study of the evolution of the building history, morphology, historical elements, and a contextual analysis of the historical contexts for the urban infill project. The replacement facade is an excellent example of design in keeping with historic forms and proportions. The property owners also personally worked on the restoration and exposure of the historical elements in combination with the introduction of compatible materials. This rehabilitated microbrewery is respectful of, and a welcome addition to the Sandwich Heritage Conservation District.

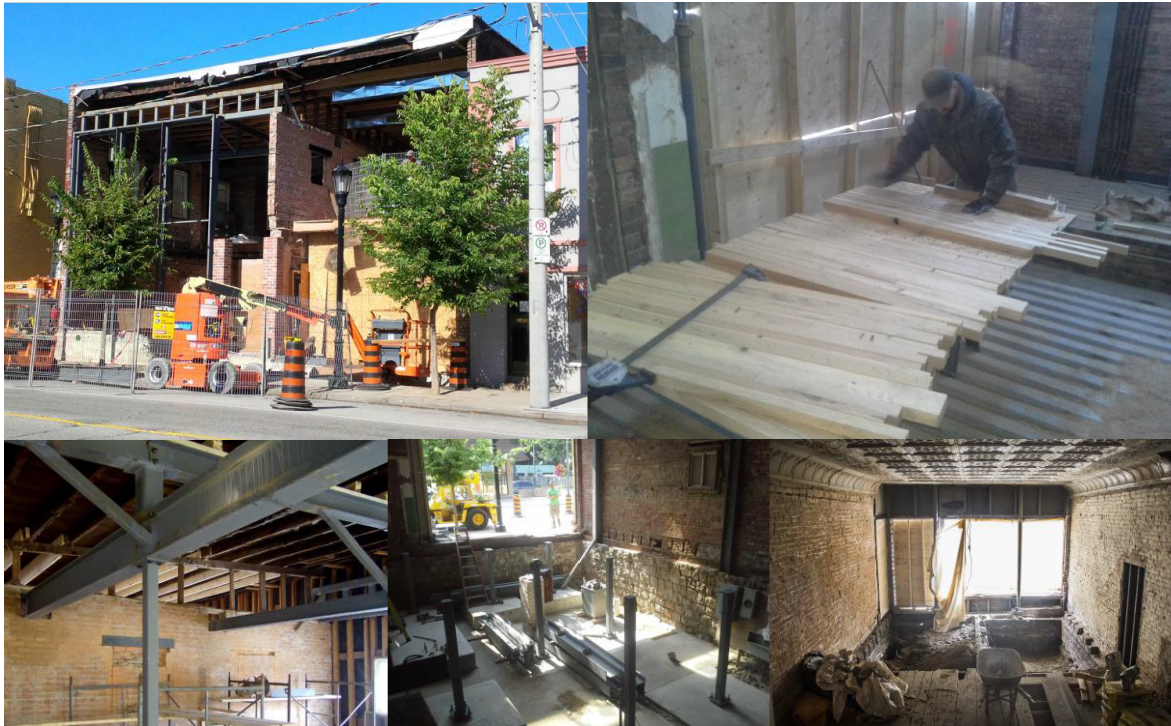


Before Photos





Analysis of Chronology of Building Morphology and Contextual Analysis



Construction photos





Image Credits: Jason Grossi of Studio G+G

Risk Analysis:

No risk has been identified.

Financial Matters:

A minimal cost will be incurred for certificates. The cost of the plaques is paid from the Heritage Committee Operating Fund account #0111610.

Consultations:

Heritage at-large members of the Standing Committee met in November 2018 to discuss candidate sites.

Conclusion:

The owner of the newly designated property should be recognized by presentation of the heritage plaque, and the owners of the three properties and local-based architects should be given Built Heritage Awards to recognize their excellent heritage stewardship and rehabilitation of the property, and for the residents of the City of Windsor.

Planning Act Matters:

N/A

Approvals:

Name	Title
Michael Cooke	Manager, Planning Policy
Thom Hunt	City Planner / Executive Director Planning & Building
Wira Vendrasco	Deputy City Solicitor
Shelby Askin Hager	City Solicitor / CLT
Onorio Colucci	Chief Administrative Officer

Notifications:

Notification list of property owners and architects provided to Clerks.

Appendices:

N/A