



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



ONTARIO HERITAGE TRUST

JUN 28 2017

RECEIVED

MBA/12747
MBA/12724
MBA/12748
MBA/12725

REGISTERED MAIL

June 23, 2017

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

Dear Sirs/Madame:

Re: Designation of Properties

Council, for the Corporation of the City of Windsor, at its meeting held June 5, 2017 passed the following bylaws to designate properties of architectural and/or historic significance under the provisions of *The Ontario Heritage Act*.

By-Law 81-2017
By-Law 82-2017
By-Law 83-2017
By-Law 84-2017

167-181 Ferry Street
942 Victoria Avenue
1478 Kildare Road
1586-1598 Wyandotte Street East

* A copy of the by-laws outlining the reasons for designation is **attached**. Notice of the designating By-law will be published in the Windsor Star on June 24, 2017.

Yours very truly,

Steve Vlachodimos
Deputy City Clerk & Senior Manager of Council Services

SV/ks
Attachment

JUN 28 2017

BY-LAW NUMBER 84-2017

~~AMENDED~~
A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1586-1598 WYANDOTTE STREET EAST, 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 5th day of June, 2017.

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.

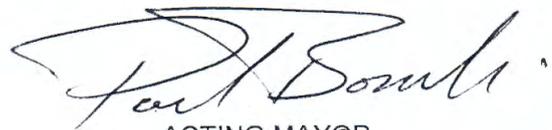
AND WHEREAS upon consideration of the recommendation of the Planning, Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *1586-1598 Wyandotte Street East*, more particularly described 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, March 25, 2017*.

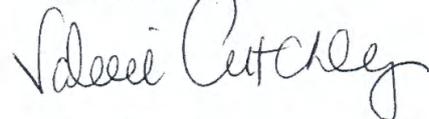
AND WHEREAS no Notice of Objection has been served on the Clerk of the Municipality within thirty (30) days after the date of publication of the Notice of Intention in a newspaper having general circulation in the municipality.

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That the lands municipally known as *1586-1598 Wyandotte Street East*, 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).



ACTING MAYOR



CITY CLERK

First Reading - June 5, 2017
Second Reading - June 5, 2017
Third Reading - June 5, 2017

SCHEDULE "A" to By-Law 84-2017

LT 132 PL 359 WALKERVILLE; LT 133 PL 359 WALKERVILLE; WINDSOR
PIN 01135-0374 (LT)
1586-1598 Wyandotte Street East, Windsor

REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE
Imperial Bank of Canada, Walkerville
1586-1598 Wyandotte Street East

Description of Historic Place

The Imperial Bank of Canada Walkerville branch building was constructed in 1927. It is designed in the Stripped Classical Art Deco style, featuring classical decorative motifs including simplified pilasters and entablatures, using red brick with contrasting limestone materials, geometric motifs like herringbone brickwork and the Imperial Bank of Canada medallion. The influential Canadian bank architects Langley & Howland designed it. The property is a physical remnant of the Imperial Bank of Canada's presence in the Border Cities Region and reflects the economic prosperity of the Town of Walkerville and its commercial areas. The building continues to support the heritage Main Street character of Wyandotte Street East within the Walkerville area and serves as a prominent landmark on the corner of Lincoln Road.

Cultural Heritage Value or Interest

Design or Physical Value:

The two storey building is designed in a Stripped Classical Art Deco architectural style. Faced with red brick with contrasting Indiana limestone pilasters anchored by stone base and trim, the building reflects the basic elements of classicism in its symmetry, rectangular massing, flat roof, and basic use of classical decorative motifs. The simplified pilasters and entablatures result in its linear and two-dimensional appearance. The building features a low-peaked rectilinear pediment in the corner, and classical cornices with dentil moulding and copper eaves throughout the street-facing facades. Stretcher brick with varying recesses and soldier lintel bricks provide articulation to the facade. The geometrical motif common in Art Deco appears in its use of herringbone brickwork between the ground and second floor windows, and in the Imperial Bank of Canada logo as a low-relief medallion at the canted front entrance. The original storefront design is retained along Lincoln Road with transom windows in grid pattern and display windows with wood casements.

Historical or Associative Value:

The Imperial Bank of Canada (IBC), a prominent bank of its time, located a branch in Walkerville during the time of tremendous growth in the Border Cities Region. The high investment in the cost of construction for this 1927 Walkerville branch shows the confidence that the bank had in the community and the general prosperity of the Town of Walkerville. The building serves as a historical remnant of IBC in the Border Cities Region.

The IBC building was designed by prominent Toronto architects Charles Edward Langley and William Ford Howland. Langley & Howland enjoyed a successful partnership for over thirty years from 1907 to 1941 and designed numerous residential, commercial, industrial, institutional and ecclesiastical works. They were also significant Canadian bank architects, having been commissioned by three banks (Molson Bank between 1910-14, Sterling Bank between 1916-20 and Imperial Bank between 1923-31) to design buildings across Ontario and in Quebec. Many of their IBC designs were similar and incorporated classical elements in modest sites. The subject property is the only known work designed by them in Southwest Ontario.

Contextual Value:

The subject property reflects the prosperity of the former Town of Walkerville in its high quality architecture. It also reflects the supremacy of Wyandotte Street East as the commercial area for the Town since the early twentieth century, where the IBC building was located along with several other banks. The varieties

of uses of the building throughout the years highlight the evolution of the commercial uses in the Walkerville area and mixed-use nature of the current Walkerville Business Improvement Area, where one could meet all retail and service needs within the span of a few blocks. The subject property supports the heritage Main Street character of the neighbourhood, many of which consists of heritage buildings and commercial buildings located at the street boundary. The IBC is a landmark situated on the prominent southwest corner of commercial Main Street Wyandotte Street East and Lincoln Road. It is located one-half block from the boundary of the former dividing line between Windsor and Walkerville.

Character Defining Elements:

Exterior features that contribute to the design or physical value of the Imperial Bank of Canada:

- Built in 1927
- Two storey building primarily constructed of red brick and limestone in Stripped Classical Art Deco architectural style, including:
 - Symmetrical rectangular massing with flat roof
 - Rectilinear pediment lined with copper eaves
 - Classical entablature consisting of cornices and dentil mouldings
 - Stretcher red brick with varying recesses
 - Classical limestone pilasters anchored with stone caps and base
 - Window openings with red brick lintels and stone sills
 - Herringbone brickwork design between second and ground floor windows
 - Canted front corner with low-peaked pediment with stone facade and limestone pillars
 - Imperial Bank of Canada medallion in low-relief
 - Traditional storefront with transom windows with grid muntin and large display window with wood casements
 - Wood doors, trim and casements on the ground floor openings facing Lincoln Road

Features that contribute to the historical or associative value of the Imperial Bank of Canada:

- Historical remnant of the Imperial Bank of Canada in the Border Cities Region
- Reflects the rapid growth of the Border Cities in the early decades of twentieth century and its attraction to bank institutions
- An example of bank designed by prominent Toronto architects and significant Canadian bank architects Charles Edward Langley and William Ford Howland

Features that contribute to the contextual value of the Imperial Bank of Canada:

- Reflects the prosperity of the Town of Walkerville and its commercial area with its quality architecture
- Supports the continuous commercial street frontage consisting of many heritage buildings, along the Wyandotte Street East Main Street
- Landmark located at the northwest corner of Wyandotte Street East and Lincoln Road, near the boundary of former municipalities of Windsor and Walkerville