



The Corporation of the City of Peterborough

By-Law Number 19-xxx

Being a By-law to Designate Certain Properties in the City of Peterborough Under the Ontario Heritage Act, R.S.O. 1990, c. O.18

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

That the hereinafter described properties be and are hereby designated to be of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c. O.18, for the reasons hereafter stated:

843 Park Street South – “The Ovaltine Building”

CON 11 PT LOT 13 PARK PT LOT 20 REG 7.50AC 225.50FR D;
PETERBOROUGH CITY

Reason for Designation

843 Park Street South has design and physical value as an Art Deco style manufacturing building featuring a streamlined aesthetic, stylized decorative elements such as geometrical forms and low relief decoration. The building was constructed of a reinforced concrete frame and faced with buff brick with Indiana Limestone forming a portico-style frame for the recessed doorway and extending along the base of the structure to present the appearance of a raised foundation. The north and east elevations of the prominent corner block of the plant feature centred three storey recessed frames with windows separated by masonry pilasters. The plant was constructed between 1929-1931 by T.A Brown Construction on 7.5 acres of land in the south end of the city in an area known as “Elmwood Park”. The firm of Chapman & Oxley designed the plant and had a reputation for “extreme efficiency in planning economy matched in structural design”. They often employed new building technologies in their designs, but maintained a simplicity of design, with an understanding of how scale related to design, borrowing from classical architectural styles.

The property has historical and associative value as an important and longstanding manufacturing institution in Peterborough and as the first Canadian plant for the production of an internationally known food product. It also yields significant information regarding Peterborough’s development as a manufacturing centre. The Ovaltine company was founded after Dr. Georg Wander, a pharmacist in Bern Switzerland invented a malt extract to help reduce childhood mortality due to malnutrition. By 1917 the company had established a US plant and in 1929, Peterborough was chosen as the location of the first Canadian manufacturing plant for its convenient access to rail lines, the availability of clean water and proximity to an ample supply of local farm products. The building also has historical and associative value for the role that Mayor Roland Denne played in attracting the firm to Peterborough and the efforts made to support industrial employment during the Great Depression.

Located at the south west corner of Park and Lansdowne Streets, the Wander Factory has significant contextual value as a property contributing to the industrial character of Peterborough’s south end. Located in what was once known as “Peterborough’s Industrial Corridor”, (Industrial Review, 1953) it

maintains and supports the character of the area through its original location and form. The building maintains a prominent status on the streetscape and is one of the few remaining factory buildings in the area.

Heritage Attributes

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, concrete, and glazing, their related building techniques and landscape features.

Exterior Elements:

- Four-storey reinforced concrete beam and column construction
- Buff brick cladding
- Art Deco style featuring a linear composition and symmetrical design
- Flat roof
- First storey exterior cladding with Indiana Limestone including entryway and sills
- Recessed, decorative brick spandrels featuring brick work in zig zag and chevron patterns
- Recessed front entrance featuring decorative brick work executed in chevron and zig zag Art Deco designs
- Fenestration, including:
 - Original window openings with recessed brick spandrels with geometric brick patterning, cut stone sills
 - Window openings and their associated elements (moulding, jambs, trim)
- Views of the building along Park Street South and Lansdowne Street West

By-law read a first, second and third time this XXth day of XXX, 2019.

(Sgd.)Diane Therrien, Mayor

(Sgd.) John Kennedy, City Clerk