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## **The Corporation of the City of Peterborough**

### **By-Law Number 19-xxx**

Being a By-law to Designate 130 Simcoe Street in the City of Peterborough Under the Ontario Heritage Act, R.S.O. 1990, c. O.18

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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 historical and architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c. O.18, for the reasons hereafter stated:

#### **130 Simcoe Street – “The Bank of Montreal”**

LT 16 PL 116 TOWN OF PETERBOROUGH; LT 17 PL 116 TOWN OF PETERBOROUGH  
T/W R577551; PETERBOROUGH CITY

#### **Reason for Designation**

130 Simcoe Street has cultural heritage value as a unique and excellent example of mid-century modern commercial architecture in Peterborough. Constructed in 1960 as the Bank of Montreal, the building demonstrates many of the key features of modernist design including its flat roof, lack of ornamentation, and use of curtain walls to accommodate large bands of windows. It shows a high degree of craftsmanship, particularly through its notable gold mosaic frieze and book matched marble panels which provide subdued ornamentation in the minimalist design. It is unique among a number of modern banks constructed in downtown Peterborough during the middle decades of the twentieth century for its developed architectural features and its sympathetic design to the surrounding Victorian streetscape.

The property has historic value as the work of architect Eberhard Zeidler. Born in Germany, Zeidler immigrated to Peterborough in 1951 where he joined the firm Blackwell and Craig, practicing in the city until 1962. Zeidler designed a number of iconic modernist buildings in Peterborough including the Dominion Post Office on Charlotte Street, the Memorial Centre, and Beth Israel Synagogue. The Bank of Montreal also has contextual value as the longstanding location of a banking institution in Peterborough, first the Bank of Ontario and then the Bank of Montreal, beginning in 1906.

The property has contextual value as part of the commercial streetscape of downtown Peterborough. Although the Bank of Montreal was constructed in a different style and period than the Victorian buildings that surround it, the building nevertheless complements the streetscape through its height and massing in order to create a cohesive, unified streetscape. The property is also a local landmark as a distinct modernist building on a corner lot.

#### **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:**

- Three-storey construction
- Stone facing
- Mid-century modern style
- Flat roof
- Construction to the south and east lot lines of the property
- Contiguousness to the abutting building to the west
- Wide eaves
- Cornice
- Gold mosaic frieze with “Bank of Montreal” text
- Fenestration including:
  - Aluminum and glass curtain walls
  - Square windows on the east elevation
  - Glass
  - Window surrounds
  - Window openings and their associated elements including mould and trim
- Aluminum pilasters
- Marble panels, including book-matched panels
- Recessed entrances including:
  - Glass doors
  - Windows
  - Overhanging roofs
- Flagstaffs
- Depository
- Views to and from the subject property along Simcoe and Water Streets

By-law read a first, second and third time this XX<sup>th</sup> day of XXX, 2019.

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Diane Therrien, Mayor

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John Kennedy, City Clerk