

DRAFT DESIGNATION STATEMENT

88 Lakeshore Road East is a two storey building at the northwest corner of Lakeshore Road East and Elizabeth Street North.

The property has physical and design value as it is a rare example of Art Moderne architecture in Mississauga. It displays a high degree of craftsmanship and artistic merit. The building has historical and associative value as it demonstrates the work of Douglas Kertland, a significant Canadian architect. The property has contextual value as it is important in defining, maintaining and supporting the character of the Port Credit commercial core. It is physically, functionally, visually and historically linked to its surroundings. It is also a local landmark.

Heritage Attributes

Key attributes that reflect the Art Moderne Building's physical/design value:

- its composition as one large rounded corner
- its horizontal orientation and emphasis
- its flat roof and surfaces
- its plain and smooth limestone exterior
- its light colour
- its terrazzo base
- the polished black terrazzo band at cornice level
- the metal coping
- the recessed moulded window surrounds
- the stone window sills
- the monumental door surround, including mouldings
- the placement of the windows, including around the rounded corner
- the rectilinear shape of the window and door openings
- its two storey height, consistent with its neighbouring structures

Key attributes that reflect the Art Moderne Building's historical/associative value:

- its Modern aesthetic, typical of Kertland's early twentieth century style

Key attributes that reflect the Art Moderne Building's contextual value:

- its location on a prominent corner in Port Credit
- its street faces and localized, yet high, visibility