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Department of Planning
& Development Services
TELEPHONE (905) 468-3266
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The Town of Niagara-On-The-Lake

RECEIVED
IN THE OFFICE

JAN 12 1996 1593 CREEK ROAD
P.O. Box 100
Niagara Falls, ONTARIO
L0S 1T0

CULTURAL PROGRAMS
HERITAGE UNIT

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18

AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

TO: ONTARIO HERITAGE FOUNDATION, 10 ADELAIDE STREET EAST, TORONTO, ONTARIO, M5C 1J3

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property, including lands and buildings, at the following municipal address as a property of architectural and historical value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

247 RICARDO STREET, NIAGARA WATERWORKS AND ELECTRIC LIGHT PLANT

Reasons for the Proposed Designation

The Niagara Waterworks building, also known as the Pumphouse, is recommended for designation for architectural and historical reasons. An architectural by-product of the formative phase of Ontario's industrial history, it is a unique structure which combined water pumping, electricity generation and residential functions and is the Niagara Region's oldest surviving waterworks. Built in 1891 by the Town of Niagara, this red brick plant provided water and electricity for street and domestic lighting. It was used exclusively as a water pumping station from the early 1900s until 1983. The building consists of four sections: the filter room facing the Niagara River, the boiler room, the pump room and the operating engineer's residence at the south end. The complex was restored and converted to a visual art centre in 1994.

The property is on the east side of the Collingwood Street road allowance at the corner of Ricardo Street and fronts on the Niagara River. The building sits close to the river with the main entrance facing the road allowance. Located at the eastern end of lands originally granted to the Niagara Harbour and Dock Company which was formed in 1831, the lot was part of a block purchased by Walter and Ann Meneilley in 1871 during the Dock Company land dispersal. The Town of Niagara bought the narrow parcel in 1891 and retained ownership until 1969 when the Regional Municipality of Niagara assumed the property as part of Regional waterworks system. In 1986 the Town of Niagara-on-the-Lake purchased the site from the Region.

In the late 1880s, the Town of Niagara Council initiated action to end its dependence upon wells and springs for water and upon local hotels for power to operate street lights. Construction of the Niagara Waterworks and Electric Light Plant was completed in 1891 under the direction of Mayor Henry Paffard, the Town's consulting engineer John Galt and contractor J. H. Armstrong of Toronto. An example of the relatively early creation of a public utility for a municipality of the

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size of the Town of Niagara, the plant originally consisted of a river well, the main building and an enclosed settling bed. A hydro sub-station was built at the front of the lot in the early 1900s and wells and access holes of various sizes were located on site, most lined with concrete, some covered with simple wood frame sheds. New equipment was installed in the main building in 1916, when the large chimney stack adjacent to the boiler room was probably removed, as well as in 1920 and during World War II. John Brown Sr. (1891-1910) was the first plant engineer and subsequent operators included: John Brown Jr. (1905-1952), William McMillan (1908-1920), Curtis Gordon (1927-1960), Arthur Masters (1939-1969), John Haines (1942-1962), Goring Ball, John McMillan, Leonard Brannigan and Wren Patterson. When the Town was connected to a new water supply line in 1983, the plant was decommissioned and the waterworks equipment was taken off-line.

The main waterworks building is an example of the Queen Anne style characterized by a picturesque composition featuring variations in building volume, roof line and gable type and height. It ranges from one storey at the river end to 1 1/2 stories at the opposite end. Exterior features of this brick masonry structure with wood frame pitched roofs include: wood shingle roof; L-shape north end with gable roof, ventilator and triangular dormer; side gable roof at centre; south end gable roof with hip dormer; typical red Ontario brick with common bond, encircling decorative string course of two corbelled courses typically at 2/3 of wall height that rises over door and window openings and by being absent only from the residential portion, differentiates it from the waterworks portion; recurring triadic groupings of windows and doors of proportionate shapes with differing combinations of flat and arched tops; paired timber doors with rectangular windows on either side at west wall of former boiler room; sidelights and arched transom at west entrance to former pump room; and rubblestone foundation. Over time, openings were blocked, added or moved, a kitchen and two porches were added and exterior features were removed, including numerous original brick chimneys with decorative corbelling at the top and the tall boiler chimney stack as well as a porch and a door opening at the west elevation of the residential section which were likely not original. In 1993-1994 the building exterior was restored, a one storey addition was constructed at the south-east corner and the interior was renovated. The work included: removal of additions; unblocking of openings; restoration of masonry and chimneys; restoration/repair of eaves, fascia, soffit, mouldings, trim, doors and frames, the roof ventilator and window frames, sills and sash; installation of a new wood shingle roof, eavestrough and downpipes; new windows, transoms, one door and sidelights and exterior painting. At the same time a gazebo was built over the river well near shore, other wells and access holes were removed, the electrical substation was demolished, the walls and roof of the settling shed were removed, leaving the foundation at mid-lot with the 1919 standby pump on display within, a parking area was installed and the property was landscaped.

This designation applies to the lands and more particularly the entire exterior facade and the structure of the waterworks building. The 1993-1994 addition is not included in the designation.

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Notice of objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts may be served on the Clerk of the Town of Niagara-on-the-Lake not later than the 21st day of January, 1996.

Dated at the Town of Niagara-on-the-Lake this 23rd day of December, 1995.

Holly Dawd - Assistant Clerk
R. G. Howse, Town Clerk