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Hal Simcoe / Norfolk

THE CORPORATION OF THE TOWN OF SIMCOE

Governor Simcoe Square

P.O. Box 545

50 Colborne Street South, Simcoe, Ontario N3Y 4N5

(519) 426-5870

October 21, 1982

File No. _____

Ontario Heritage Foundation
77 Bloor Street W.
Toronto, Ontario
M7A 2R9



Dear Sirs:

Pursuant to Section 29(6)(a)(ii) of the Ontario Heritage Act, R.S.O., 1980, I am pleased to enclose a certified copy of By-Law No. *82-47* passed by Council of the Town of Simcoe for the designation of the property known municipally as

Yours truly,

L. Latimer

(Miss) L. Latimer A.M.C.T., C.M.C.
Town Clerk

Encl.

THE CORPORATION OF THE
TOWN OF SIMCOE

I, L. Latimer, Clerk of the Corporation of the Town of Simcoe,
do hereby certify that the paper hereunto annexed is a true
copy of By-Law No. 82-47 of the Corporation of the Town of
Simcoe, duly passed by the Council thereof on the 4th
day of October, A.D., 19 82.

Witness my hand and the seal of the said Corporation this
21st day of October, A.D., 19 82.

L. Latimer
Clerk of the Town of Simcoe

BY-LAW NO 82 - 47

CORPORATION OF THE TOWN OF SIMCOE

A BY-LAW TO DESIGNATE THE SIMCOE MECHANICS' INSTITUTE AND LIBRARY ASSOCIATION/SHEPPARD, SHEPPARD, MACINTOSH AND HARLOW BUILDING INCLUDING LANDS AND BUILDINGS, BEING PART LOT 20, BLOCK 102, PLAN 182, 58 PEEL STREET AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereof, to be of architectural and historical value or interest;

AND WHEREAS notice of intention to designate The Simcoe Mechanics' Institute and Library Association/Sheppard, Sheppard, MacIntosh and Harlow Building including lands and buildings, being Part Lot 20, Block 102, 58 Peel Street was served on the owner of The Simcoe Mechanics' Institute and Library Association/Sheppard, Sheppard, MacIntosh and Harlow Building including lands and buildings, being Part Lot 20, Block 102, Plan 182, 58 Peel Street and The Ontario Heritage Foundation and such notice of intention was published in the Simcoe Reformer, a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out in Schedule "B" hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

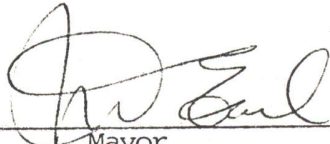
NOW THEREFORE the Council of the Corporation of the Town of Simcoe enacts as follows:

1. There is designated as being of architectural and historical value or interest, the real property known as The Simcoe Mechanics' Institute and Library Association/Sheppard, Sheppard, MacIntosh and Harlow Building including lands and buildings, being Part Lot 20, Block 102, 58 Peel Street in the Town of Simcoe, as more particularly described in the Schedule "A" attached hereto.

2. The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the Land Registry Office at Simcoe, Ontario.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the property described in Schedule "A" hereto and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the Simcoe Reformer once for each of three consecutive weeks.
4. This by-law shall come into force and take effect on its passing.

ENACTED AND PASSED this 4th day of October, 1982.

First Reading: October 4, 1982



Mayor

Second Reading: October 4, 1982

Third Reading: October 4, 1982



Town Clerk

SCHEDULE "A"

By-Law No. 82 - 47

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Simcoe in the Regional Municipality of Haldimand-Norfolk being part of Lot 20 in Block 102 on Plan 182 formerly in the Town of Simcoe in the County of Norfolk and which said parcel is more particularly described as follows:

Bearings contained herein are astronomic and are referred to the west limit of said Block 102 being North 15 degrees 40 minutes West as shown on said Plan 182.

COMMENCING at a point in the northerly limit of said Lot 20 distant 8.2 feet measured on a course of North 79 degrees 02 minutes East from the north-west angle of said Lot 20;

THENCE North 79 degrees 02 minutes East 30.75 feet;

THENCE South 11 degrees 54 minutes East to and along the easterly face of the easterly wall of a two and one-half storey brick building 56.06 feet;

THENCE South 78 degrees 38 minutes West along the southerly face of the south wall of said building 29.9 feet;

THENCE North 12 degrees 47 minutes 30 seconds West along the westerly face of the westerly wall of said brick building 56.3 feet to the place of commencement.

SCHEDULE "B"

By-Law No. 82 - 47

REASONS FOR DESIGNATION

The Simcoe Mechanics' Institute and Library Association /Sheppard, Sheppard, MacIntosh and Harlow building is an impressive and imposing structure exhibiting characteristics of the Second Empire design in architecture, popular during the 1870's and 1880's. This building was constructed in 1874 - 1875, and its exterior facade has retained much of its original appearance. The location, on the south side of Peel Street, together with the corner building occupied by the law firm, Winter & Winter, contributes to the importance the building has as an anchor point on the street and a unifying element, reinforcing the importance of Peel Street in Simcoe.

The building features elements of architectural significance specifically:

THE FACADE, INCLUDING ALL WINDOWS, DECORATIVE DETAILING AND THE ROOFLINE.

(DESIGNATION IS NOT INTENDED TO PREVENT PRESENT OR FUTURE OWNERS FROM REPLACING ANY OF THE SAID DETAILS WITH SYMPATHETIC REPRODUCTIONS).

Historically, the building is a tribute to the Simcoe Mechanics' Institute and Library Association which was an active force in the educational and cultural development of the Town.

For these reasons, this building warrants designation as a property of architectural and historical importance in the Town of Simcoe and protection under The Ontario Heritage Act, R.S.O. 1980, Chapter 337.