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# 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

File No. \_\_\_\_\_

August 10, 1984

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

Re: Heritage Designation  
The Simcoe Water Pumping Station -  
Regional Water and Sewer Department  
Workshop being Part Lot 3, Plan 357  
Cedar Street

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Dear Sir:

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. 84-28 passed by  
Council of the Town of Simcoe for the designation of the property known  
municipally as noted above.

Yours truly,

*L. Heinbuch*

(Mrs.) L. Heinbuch  
A.M.C.T., C.M.C., C.M.O.  
Town Clerk

LH/jd

Encl.

THE CORPORATION OF THE  
TOWN OF SIMCOE

I, Lorraine Heinbuch, 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. 84-28 of the Corporation of the Town of Simcoe, duly passed by the Council thereof on the 3rd day of July, A.D., 1984.

Witness my hand and the seal of the said Corporation this 9th day of August, A.D., 1984.

L. Heinbuch  
Clerk of the Town of Simcoe

By-Law No. 84 - 28

CORPORATION OF THE TOWN OF SIMCOE

A BY-LAW TO DESIGNATE THE SIMCOE WATER PUMPING STATION - REGIONAL WATER AND SEWER DEPARTMENT WORKSHOP INCLUDING LANDS AND BUILDINGS BEING PART OF LOT 3, PLAN 357, CEDAR STREET, SIMCOE 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 Water Pumping Station - Regional Water and Sewer Department Workshop being Part Lot 3, Plan 357, Cedar Street, Simcoe was served on the owner of The Simcoe Water Pumping Station - Regional Water and Sewer Department Workshop including lands and buildings, being Part Lot 3, Plan 357 Cedar Street, Simcoe 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 objections 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 Water Pumping Station - Regional Water and Sewer Department Workshop including lands and buildings, being Part Lot 3, Plan 357, Cedar Street, Simcoe in the Town of Simcoe as more particularly described in Schedule "A" attached hereto.

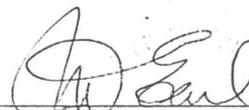
2. The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the Land Registry Offices at Simcoe, Ontario.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the property described 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.

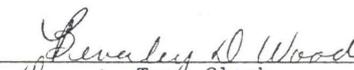
ENACTED AND PASSED THIS 3<sup>RD</sup> DAY OF JULY, 1984.

First Reading: July 3, 1984

Second Reading: July 3, 1984

Third Reading: July 3, 1984

  
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Mayor

  
\_\_\_\_\_  
Deputy Town Clerk

SCHEDULE "A"

BY-LAW NO. 84 - 28

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 and being composed of Part of Lot 3 according to a Plan registered in the Registry Office for the Registry Division of Norfolk (37) as Number 357 which said parcel may be more particularly described as follows:

PREMISING the bearing of the westerly limit of said Lot 3 to be North  $14^{\circ} 23'$  East and relating all bearings herein thereto;

COMMENCING at a point in the interior of said Lot 3 which is distant the following two courses from the north-west angle of said Lot 3;

BEGINNING at the north-west angle of said Lot 3;

THENCE South  $14^{\circ} 23'$  West along the westerly limit of said Lot 3 a distance of 297.15 feet;

THENCE South  $75^{\circ} 37'$  East 38.85 feet to the point of commencement;

THENCE from the said point of commencement South  $75^{\circ} 37'$  East a distance of 73.15 feet;

THENCE South  $14^{\circ} 23'$  West a distance of 65.0 feet;

THENCE North  $75^{\circ} 37'$  West a distance of 73.15 feet;

THENCE North  $14^{\circ} 23'$  East a distance of 65.0 feet to the point of commencement.

SCHEDULE "B"

BY-LAW NO. 84 - 28

REASONS FOR DESIGNATION

The Simcoe Water Pumping Station - Regional Water and Sewer Department Workshop is an early 20th century industrial building illustrates the influence that classical styles of architecture had on all types of buildings - including small water pumping stations.

By 1909 classical design for residential, commercial and institutional buildings had generally been replaced by such picturesque styles as Gothic, Second Empire, Baroque and Renaissance Revival - all generally classified as Late Victorian or Edwardian architectures.

The Romanesque influence exhibited in late 19th C buildings designed by H. H. Richardson still persisted - often in industrial buildings. The Simcoe Pumping Station exhibits the influence of both classical and romanesque styling.

The building is T-shaped in plan, simplified in concept, materials and construction. Except for the Romanesque configuration of all door and window heads, the building is designed in a modified classical manner.

Each elevation is symmetrical with the design focused on a strong central element. The building materials are few in number but strong in their architectural effect. The foundations are concrete rising several inches above grade to create a continuous chamfered plinth for walls and pilasters. A light brown pressed brick provides the main decorative material. Walls, pilasters, stepped cornice mouldings, arch voussoirs and imposts are all fashioned from this material. Window frames and sash are wooden. Opening sash are double hung (1/1) and are topped by decorative semi-circular fixed fanlights with radiating muntin bars. Original doors, of which three remain, are wood panelled, heavy and grand in scale and detail. The double front entrance doors (north elevation) with the upper panels executed in a bold diamond pattern are particularly impressive. The lower sections each contain two vertical panels. Although the central doors on the south elevation have been replaced with a metal overhead garage door, it

seems likely that the original pair might have matched their counterparts on the façade. Original east and west doors were single with five horizontal panels. All doors are crowned by bold, semi-circular brick arches containing fixed fanlights.

The north elevation facing the street forms the base of the T-shaped plan. Corner pilasters on this projecting wing and on the east-west wings give the building a three-bayed appearance and provide a well proportioned base for the intersecting gable roofs. The focal point for this façade is created by the central doorway with arched fanlight flanked by single double hung fanlighted windows. Centred above the entrance and set in a brick framework interwoven with the stepped-brick cornice is a plaque reading: PUMPING STATION 1907. The focal effect is concluded by a small semi-circular fanlight under an imposing brick arch, centred in the gabled pediment with its stepped brick cornice detailing.

Roof cornices with their bold returns were built in wood; these alas, have been covered with sheet metal and painted, however, the silhouette remains.

An elegant slate roof, patterned with seven rows of fish scale slates alternated with seven rows of plain slates, creates a subtle horizontal design effect. Two end chimneys complete the architectural composition.

Four brick pilasters divide the south elevation into three bays. The middle one contains the large, central doorway while each of the outer ones focus on a pair of typical fanlighted and double-hung windows. Original wood pilaster capitals and cornice mouldings remain intact on this elevation. This wing of the building is larger than the north section and contained the main pumping station machinery.

The east and west elevations are identical. The gable ends of the wing have been divided into two bays by three pilasters; however, the central pilaster has been continued to the peak of the roof and where it bisects a stepped brick entablature, a strong cruciform shape is created. A brick pediment similar to that on the north elevation is formed by stepped brick cornice detailing; however,

the typical triangular shape is bisected by the continuous central pilaster running to the peak of the roof.

The south bay contains a single fanlighted door, the north one - a single fanlighted double hung window. The original door on the west elevation has been replaced.

Although the fanlights over the double hung windows on the north side of the building have been filled with painted wooden panels, the original sash remain intact underneath. The same situation occurs over the garage door on the south wall of the building.

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, with the following features being specifically noted for their architectural significance:

All exterior elevations including all original doors, windows and the roof.