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Haldimand/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

File No. _____

October 21, 1982



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. 82-46 passed by Council of the Town of Simcoe for the designation of the property known municipally as part Lot 2, Concession 4, formerly Township of Woodhouse, R. R. #2 (Lynn Valley Road).

Yours truly,

(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. ⁸²⁻⁴⁶_____ 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., 1982.

L. Latimer
Clerk of the Town of Simcoe

By-Law No. 82 - 46

CORPORATION OF THE TOWN OF SIMCOE

A BY-LAW TO DESIGNATE THE ADES/HURSTS RESIDENCE, INCLUDING LANDS AND BUILDINGS, BEING PART LOT 2, CONCESSION 4, FORMERLY TOWNSHIP OF WOODHOUSE, R. R. #2, (LYNN VALLEY ROAD), 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 Ades/Hursts Residence, including lands and buildings, being part Lot 2, Concession 4, formerly Township of Woodhouse, R. R. #2, (Lynn Valley Road), was served on the owner of The Ades/Hursts Residence, including lands and buildings, being part Lot 2, Concession 4, formerly Township of Woodhouse, R. R. #2, (Lynn Valley Road), 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 Ades/Hursts Residence, including lands and buildings, being part Lot 2, Concession 4, formerly Township of Woodhouse, R. R. #2, (Lynn Valley Road), 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

Second Reading: October 4, 1982

Third Reading: October 4, 1982



Mayor

Town Clerk

SCHEDULE "A"

BY-LAW No. 82 - 46

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 2 in Concession IV formerly in the Geographic Township of Woodhouse in the County of Norfolk which said parcel is more particularly described as follows:

PREMISING the bearing of the southerly limit of said Lot 2 to be North 78 degrees 30 minutes East and relating all bearings herein thereto;

COMMENCING at a point in the southerly limit of said Lot 2 distant 1667.35 feet measured on a course of North 78 degrees 30 minutes East along the southerly limit of said Lot 2 from an iron bar defining the south-west angle of said Lot 2;

THENCE North 11 degrees 56 minutes 20 seconds West 102.1 feet;

THENCE South 78 degrees 30 minutes West 48.20 feet;

THENCE South 11 degrees 56 minutes 20 seconds East 104.1 feet to the place of commencement.

SCHEDULE "B"

By-Law No. 82 - 46

REASONS FOR DESIGNATION

The Ades/Hurst house is one of three substantial brick dwellings built in the Lynn Valley area in the mid 1800's each exhibiting certain architectural characteristics found in the other two structures. Of particular importance is the similarity of the staircases and newels in all three houses, attributed to the Marr carpenters. These houses also illustrate the balanced composition and fine proportions typical of many early buildings.

The building features numerous elements of architectural significance specifically:-

- EXTERIOR - THE FACADE PLUS THE EAST ELEVATION OF THE KITCHEN WING, THE SOUTH AND WEST ELEVATIONS INCLUDING ALL ORIGINAL DOORS AND WINDOWS, CORNICE AND CORNICE RETURNS, AND THE ROOFLINE.
- INTERIOR - THE FRONT HALL WITH THE STAIR AND NEWEL POST, ENTRANCE DOORWAY AND INTERIOR DOORS.
- THE SOUTH PARLOUR INCLUDING THE DOORS, WINDOWS AND PINE PLANK FLOOR,
- THE WEST KITCHEN/FAMILY ROOM INCLUDING THE ORIGINAL DOORWAYS AND WINDOWS.
- APPENDIX - IN THE FUTURE, REPAIR AND RESTORATION WORK WILL BE CARRIED OUT ON THE CHIMNEYS. THIS WORK WILL BE IN KEEPING WITH THE ARCHITECTURE 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.