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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. \_\_\_\_\_

May 29, 1985

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

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. 85-34 passed by Council of the Town of Simcoe for the designation of the property known municipally as 102 Kent Street, South, Simcoe, Ontario.

Yours truly,

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

LH:hkh

Encls.

BY-LAW No. 85 - 34

CORPORATION OF THE TOWN OF SIMCOE

A BY-LAW TO DESIGNATE THE LANSDELL RESIDENCE/SMALE RESIDENCE INCLUDING LANDS AND BUILDINGS BEING LOT 16 AND PART OF LOT 17, BLOCK 102, PLAN 182, 102 KENT STREET SOUTH, 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 Lansdell Residence/Smale Residence, being Lot 16 and Part of Lot 17, Block 102, Plan 182, 102 Kent Street South, Simcoe was served on the owner 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 Lansdell Residence/Smale Residence including lands and buildings, being Lot 16 and Part of Lot 17, Block 102, Plan 182, 102 Kent Street South, 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.
4. By-Law No. 85-11 is hereby repealed in it's entirety.

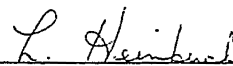
ENACTED AND PASSED THIS 6TH DAY OF MAY, 1985.

First Reading: May 6, 1985

Second Reading: May 6, 1985

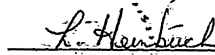
Third Reading: May 6, 1985

  
Mayor

  
Town Clerk

C E R T I F I C A T I O N

I, Lorraine Heinbuch, Clerk of the Town of Simcoe, do hereby certify that this is a true and complete copy of Bylaw No. 85-34 which was given three readings and passed on the 6th day of May, 1985. .

  
L. Heinbuch,  
A.M.C.T., C.M.C., C.M.O.,  
Town Clerk.

DATED at Simcoe this  
29th day of May, 1985.

SCHEDULE "A"

BY-LAW NO. 85 - 34

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Simcoe, in the County of Norfolk and Province of Ontario, being composed of parts of Lots Numbers Sixteen and Seventeen as proportioned in Block Number 102 according to a map or plan of said Town registered in the Norfolk Registry Office as Plan Number 182, containing by admeasurement ninety-two hundred and fifty-two (9252) square feet more or less, and premising the bearing of Brock Street (now Kent Street South) to be North 15 degrees and 40 minutes West, the parcel is more particularly described as follows:

COMMENCING at a point marked by an iron bar in the Westerly limit of Brock Street (now Kent Street South) distant Northerly thereon three hundred and seventy-four and nine-tenths feet (374.9') from the South-east angle of Lot Number Eleven at Stanley Street, said point of commencement being six and six-tenths feet (6.6') Northerly on Brock Street (now Kent Street South) from the South-east angle of Lot Number Sixteen as proportioned;

THENCE along Brock Street (now Kent Street South) North 15 degrees and 40 minutes West, seventy-six and six-tenths feet (76.6') to a point marked by an iron bar, distant Northerly nine and fifty-four one-hundredths feet (9.54') from the South-east angle of Lot Number Seventeen as proportioned and distant three hundred and fifty-seven and forty-five one-hundredths feet (357.45') from the North-east angle of Lot Number Twenty-two at Peel Street;

THENCE following a fence, South 74 degrees and 27 minutes West, one hundred and twenty and seventy-eight one-hundredths feet (120.78') to an iron bar in a fence running north and south;

THENCE along said fence, South 15 degrees and 40 minutes East, seventy-four and two-tenths feet (74.2') to an iron bar at an angle in fence;

- 2 -

THENCE following a fence easterly, North 73 degrees 19 minutes East, one hundred and twenty and seventy-eight one-hundredths feet (120.78') more or less, to the point of commencement, ALL as shown on Plan attached to Deed Number 224917 of the Norfolk Registry Office.

SCHEDULE "B"

By-Law No. 85 - 34

REASONS FOR DESIGNATION

The Lansdell/Smale residence is a good example of Gothic Revival frame house built in the early 1870's. Although modest in decoration, its very simplicity is indicative of architectural taste spanning the transitional period between Classical Revival design and the more robust and flamboyant styles of Late and High Victorian architecture. It also remains as an urban house built at the street and well suited to the late 19C character of downtown Simcoe.

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. Chapter 337, with the following features being specifically noted for their architectural significance:

The east elevation (façade) of the building including the wood siding, front door and entranceway, bay window, second storey windows, shutters, roof fretwork and turned ridge finial; as well as the south and north elevations of the main building block including wood siding, windows, shutters and garden door.