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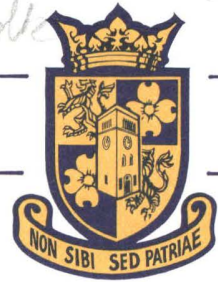
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THE CORPORATION OF THE

# TOWN OF SIMCOE



February 21, 1994

RECEIVED  
IN THE OFFICE

FEB 24 1994

ARCHITECTURE AND  
PLANNING

50 Colborne Street South  
P.O. Box 545  
Simcoe, Ontario  
N3Y 4N5  
Tel: (519) 426-5870  
Fax: (519) 426-8573

Ontario Heritage Foundation  
Heritage Branch  
Heritage Programs Section  
77 Bloor Street West, 2nd Floor  
Toronto, Ontario M7A 2R9

Re: By-Law No. 94-04, being a By-Law to Designating the Vanderlip/Palmerton/Peets Residence, 252 Norfolk Street South, Simcoe as being of Architectural and Historical Value or Interest - Registered as Instrument No. 501746

Dear Sir:

Enclosed is a copy of the abovenoted By-Law for your files.

Trusting this is satisfactory.

Yours truly,

*L. Heinbuch*

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

DIRECTOR'S OFFICE

FEB 24 1994

HERITAGE POLICY BRANCH

**BY-LAW NO. 94-04****THE CORPORATION OF THE TOWN OF SIMCOE**

**A BY-LAW TO DESIGNATE THE VANDERLIP/PALMERTON/PEETS RESIDENCE, LANDS AND BUILDINGS BEING PART OF LOTS 10, 11, 15 AND 16, BLOCK 114, PLAN 182 IN THE TOWN OF SIMCOE KNOWN MUNICIPALLY AS 252 NORFOLK STREET SOUTH, SIMCOE AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST.**

WHEREAS the Ontario Heritage Act, R.S.O. 1990; Chapter 0.18 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 Vanderlip/Palmerton/Peets Residence, being Part of Lots 10, 11, 15 and 16, Block 114, Plan 182, in the Town of Simcoe, known municipally as 252 Norfolk 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 a week 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. THAT there is designated as being of architectural and historical value or interest, the real property known as the Vanderlip/Palmerton/Peets Residence, being Part of Lots 10, 11, 15 and 16, Block 114, Plan 182, in the Town of Simcoe, known municipally as 252 Norfolk Street South, Simcoe in the Town of Simcoe, as more particularly described in Schedule "A" attached hereto.
2. THAT 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. THAT 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 a week for each of three consecutive weeks.
4. THAT By-Law No. 93-59 is hereby repealed in its entirety.

BY-LAW NO. 94-04

PAGE 2 OF 2

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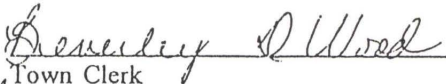
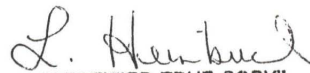
ENACTED AND PASSED THIS FOURTEENTH DAY OF FEBRUARY, 1994.

First Reading: February 14, 1994

  
\_\_\_\_\_  
Mayor

Second Reading: February 14, 1994

Third Reading: February 14, 1994

  
\_\_\_\_\_  
Deputy Town Clerk  
"CERTIFIED TRUE COPY"  
(MRS.) LORRAINE HEINBUCH  
A.M.C.T., C.M.C., C.M.O.  
Town Clerk, Simcoe, Ontario

## SCHEDULE "A"

## BY-LAW NO. 94-04

**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 described as follows:

**FIRSTLY**, all of Lots 11 and 15, Block 114, Plan 182, Town of Simcoe, Regional Municipality of Haldimand-Norfolk as described in Instrument No. 174498;

**SECONDLY**, part of Lots 10 and 16, Block 114, Plan 182, Town of Simcoe, Regional Municipality of Haldimand-Norfolk and being described as follows:

**COMMENCING** at a point in the Easterly limit of said Lot 16 distant 44'.33 measured Southerly thereon from the North-east angle of said Lot 16, the point of commencement being at the South-east angle of lands described in an Instrument registered in said Registry Office as Number 163820;

**THENCE** South 74 Degrees 20 Minutes West along the Southerly limit of said Instrument Number 163820 60'.39 more or less to the North-easterly limit of Dean Street, Plan 182;

**THENCE** South-easterly along the North-easterly limit of Dean Street 19'.95 more or less to the North-west angle of Lot 11 in said Block 114;

**THENCE** North 74 Degrees 20 Minutes East along the northerly limits of Lots 11 and 15 in said Block 114, 150'.02 more or less to the North-easterly angle of said Lot 15;

**THENCE** North 15 Degrees 40 Minutes West 17'.05 more or less to the place of beginning.

As most recently described in Instrument No. 248975.



## SCHEDULE "B"

## BY-LAW NO. 94-04

## REASONS FOR DESIGNATION

The early history of Lot 23, in the gore of Woodhouse Township includes the pioneer family names of Misner, Owen, Wilson and Dean. Thomas Dean had this section of the Town of Simcoe surveyed, but William Wilson prevented the development of streets south of Stanley Street because he had lots of his own to sell.

In 1859, Frederick Vanderlip, blacksmith, purchased Town Lots 11, 12, 13 for \$500.00. He had a carriage, sleigh and wagon shop "Vanderlip and Snow" on Norfolk Street, South. In 1863 he sold the lots for \$1,315.00 to Benjamin Shaw.

The 1881, the "bird's eye" view, pictorial map of Simcoe, by T.M. Fowler, shows the Vanderlip house as one of the large, well-spaced prominent homes along the rise on the west side of Norfolk Street, South. The two-storey portico has no lower porch at this time.

From 1883, Palmerton descendants lived in this house for over 100 years. Daniel B. Palmerton, while on Town Council was responsible for bringing concrete sidewalks to Simcoe, the first section of which was laid in front of this house. He was a partner in, Palmerton and Madden, Tinsmiths and Plumbers, and was also president of the Norfolk Union Fair.

The east facing facade is finished in Flemish bond with a beaded mortar. The other elevations show common brick bonding with a struck mortar. Several original 6/6 square headed windows are in place.

Despite the house being a duplex for many years (upper and lower residences), the integrity of the house has suffered only the loss of the central interior staircase and the addition of an outer back stairs along the west wall.

It is important that this, one of Simcoe's older homes, be preserved and protected under the Ontario Heritage Act.

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. 1990, Chapter 0.18 and that the following features be specifically noted for their architectural significance:

## Exterior:

- all elevations, including the west kitchen addition
- roof and eaves overhang and cornice
- original doors and windows
- the east port with paired columns and low balustrade, the upper portico with paired columns, looped wire balustrade, bargeboard and pendant.

**EXPLANATORY NOTE TO BY-LAW NO. 94-04**

By-Law No. 93-59 is being repealed by By-Law No. 94-04 due to the property description in By-Law No. 93-59 being inadequate for Registry Office purposes.

By-Law No. 94-04 is identical to By-Law No. 93-59 with the exception of Schedule "A" thereto which now includes a meets and bounds description of the property.

By-Law No. 94-04 once adopted by Council will meet the requirements of the Norfolk Registry Office for registration of this By-Law.