

C O R P O R A T I O N
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 1482-84

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE SIMPSON-NESS HOUSE,
64 CENTRE STREET, NIAGARA-ON-THE-LAKE
AS BEING OF ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST

WHEREAS section 29 of The Ontario Heritage Act, 1974
authorizes the Council of a municipality to enact by-laws to
designate real property, including all buildings and structures
thereon, to be of architectural or historic value or interest;
and

WHEREAS the Council of the Corporation of the Town of
Niagara-on-the-Lake has caused to be served on the owners of
the lands and premises known as the Simpson-Ness House at 64
Centre Street, Niagara-on-the-Lake and upon the Ontario Heritage
Foundation, notice of intention to so designate the aforesaid
real property and has caused such notice of intention to be
published in the same 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

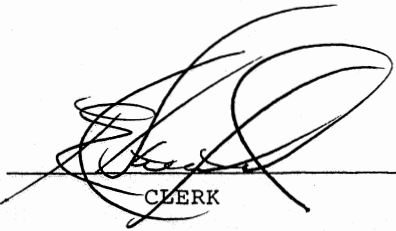
WHEREAS no notice of objection to the proposed designation
has been served on the clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of
Niagara-on-the-Lake enacts as follows:

1. There is designated as being of architectural and
historical value and interest the real property known as the
Simpson-Ness House at 64 Centre Street, Niagara-on-the-Lake
more particularly described in Schedule "A" hereto.
2. The municipal solicitor is hereby authorized to cause
a copy of this by-law to be registered against the property
described in Schedule "A" hereto in the proper land registry
office.

3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST AND SECOND TIME THIS 12 DAY OF November, 1984.
READ A THIRD TIME AND PASSED THIS 12 DAY OF November, 1984.



CLERK



LORD MAYOR

SCHEDULE "A" to

BY-LAW NO. 1482-84

The Simpson-Ness House
64 Centre Street

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara, (formerly in the Town of Niagara, in the County of Lincoln) and being composed of part of Lots 195, 196, 233 and 234, Plan No. 86 in the said Town of Niagara-on-the-Lake, and more particularly described as follows:

COMMENCING at a point in the Southerly limit of Centre Street distant therein 195 feet from its intersection with the Easterly limit of Victoria Street;

THENCE South 34 degrees, 40 minutes West, 280.13 feet to a point;

THENCE South 29 degrees, 25 minutes East, 86.11 feet to a point;

THENCE South 55 degrees, 28 minutes East, 148.0 feet to a point in the Westerly limit of Regent Street;

THENCE North along Regent Street 34 degrees 44 minutes East, 317.40 feet to a point in the Southerly limit of Centre Street;

THENCE North 55 degrees, 28 minutes West, 225.0 feet to the Point of Commencement herein.

SCHEDULE "B"

to

BY-LAW NO. 1482-84

The Simpson-Ness House c 1830

The house was built in the Georgian-Regency style of architecture about 1830. It has a large basement, ground floor, second floor and a small attic. It is finished with rough cast. A one-storey verandah with trelliage was built the length of the house at the front. The verandah is presently being restored. A new face board has been placed and the struts in cement pillars have been replaced. The front door has a transom, above, and side lights. The front and side windows have six panes above and six panes below. 80% of the original cylinder-blown glass remains. The windows have side lights in the palitine style. Over the back and front doors and the windows front, side and back are surrounds, an unusual feature for houses in this area.

The inside walls of the house is lath under plaster. Four large rooms on the first and second floors open from a central hall that runs the entire length of the house. The ceilings are 10' with the exception of the kitchen ceilings which are 12'. A side wing of two large rooms with a small bedroom, bathroom over the kitchen was an addition, probably added when the cooking was brought up from the cellar.

The room on the left of the central hall has an addition of a decorative bay with French doors opening to the side garden. The room at the back on the right opening from the central hall has a large bay giving a view of the back property that slopes gently to the one-mile creek, that flows through the property. There are three decorative dormers in a sloping roof at the front of the house. There are two large decorative dormers in the sloping roof at the back of the house. The floors throughout the house are wide pine. The living-room and kitchen floors have been covered over with hardwood. There is a small porch with a pine floor built off the kitchen. 80% of the hinge latching and butt locks on the doors are original. The dining-room, living-room and master bedroom retain the original fireplace with decorative mantels.

Underneath is the full basement with five casement windows. The sixth casement window was blocked when the addition was built. The original kitchen was in the basement which contains the remains of a bake oven and fireplace. The basement shows the remainder of a narrow pine floor. There are places in the ceiling showing that partitions were evident. The walls and ceiling still retain some of the original lath under plaster. A signature is on one of the plastered walls; W. J. Livingstone 1870. It is believed that blacks served in the house and the basement was their living quarters. A dumb waiter brought the food to the dining-room above. The original cellar stair was behind the front stair and part of it can still be seen in the basement ceiling. A small root cellar in the basement remains. There may have been another fireplace for heating water in the basement. It was destroyed when the addition or tail was built. The passage from the cellar to the outside is closed by the original door. In the passage is the remains of a large cistern. Brick columns in the basement support the large beams that run the length of the house.

A privy was built on the back of the house. It was covered by a simple cedar shake roof which later was covered by a more elaborate roof with trelliage. The surround from the back door had been placed on this building. Also some of the shutters from the house windows had been put on this building. This building has been removed as it had deteriorated. The surround was put back to its original position and the back wall of the house replaced before the house was painted. A large cement porch of the 1940's has been removed from the back door.

A garage (two-door) stands beside the house possibly built in the 1920's. It has a cedar shake roof under roof tiles. According to records, the land was granted to Joseph Small in 1796.