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SCHEDULE "A"

LEGAL DESCRIPTION

Part of Lot 8, Concession 6, Town of Pelham, formerly Township of Pelham, Regional Municipality of Niagara being more particularly described as follows:

COMMENCING at the south-west angle of the said lot;

THENCE east along the southerly limit of the said lot 450.0 feet to the place of beginning of the herein described parcel;

THENCE continuing east along the said southerly boundary 474.40 feet to an iron bar;

THENCE north 3 degrees 14 minutes east 56.0 feet to an iron bar;

THENCE north 76 degrees 04 minutes 30 seconds west 26.91 feet to an iron bar;

THENCE north 3 degrees 05 minutes east 207.24 feet to an iron bar;

THENCE north 89 degrees 55 minutes west 462.04 feet to an iron bar;

THENCE south 0 degrees 07 minutes west 270.0 feet to the place of beginning;

Premising that the southerly limit of Lot 8, Concession 6 is due east and all bearings herein are related thereto;

Being the remainder lands described in instrument No. 17914.

## SCHEDULE 'B'

REASON FOR THE DEMOLITION OF THE REAR PORTION OF THE STRUCTURE

After visiting this handsome designated mid-nineteenth century house attached to an even earlier structure, purportedly the original dwelling and continuing as the kitchen and ancillary rooms of the house, the dilemma of preserving this older section can be understood.

Though historic due to its age and early origin and a component of the designated composite, this older wing has been much compromised over the years by adaptation and alteration to suit more modern needs. It has suffered its authenticity to modern claddings and interior finishes, becoming mainly a surviving structure with some vestiges of historic materials and finishes but very few original details. Furthermore, it has deteriorated physically and presents considerable difficulty to improvement of its performance and full structural capability.

Suffice it to say that the new brick front portion is indubitably of architectural significance and a distinguished design whereas the back, at best, would have been a vernacular expression. The rear wing in its present state has, it seems, outlasted its usefulness and might well be considered for replacement by a new structure sympathetic in scale, form, detail and material to the later brick main portion, the design of the new being inspired preferably by the old wing. Nevertheless there may be some leeway considered in the actual size of this replacement, namely in its height, for the existing ridge is far below the eaves of the front section and the wing perhaps too low in conjunction with the two-storey section. Thus more usable space could be accommodated in the new upstairs.

However, every effort should be made to dismantle the historic earlier section with great care recording at the outset and during the course of the operation the process and noting the revelation of earlier and original material, perhaps also offering the original to somebody who might wish to take it on as a conservation project elsewhere. The exercise would be an excellent way to demonstrate an approach to renewal while ensuring the full record of the original, to become part of the conservation log of the Moore/Rice House itself.

Incidentally, the brick house shows strong similarities in design and detail to the work of John Latshaw, local architect of historical note, the blind opening being a feature of his treatment of Ruthven Park.

Peter John Stokes, B.Arch., LL.D.,  
F.R.A.I.C.  
Consulting Restoration Architect



Document General

Form 4 — Land Registration Reform Act

Pelham By-law 2090

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FOR OFFICE USE ONLY

768312

CERTIFICATE OF REGISTRATION  
CERTIFICAT D'ENREGISTREMENT  
NIAGARA SOUTH/SUD (SO) WELLAND

00 02 10 10 27

ACTING LAND REGISTRAR

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 4 pages

(3) Property Identifier(s) 64035-0137 (R)

Block Property

Additional:  
See  
Schedule ☐

(4) Nature of Document  
BY-LAW NO. 2090 (1999)

(5) Consideration

Dollars \$

(6) Description  
Part Lot 8, Concession 6, Town of Pelham, formerly Township of Pelham, Regional Municipality of Niagara, and more particularly described in Schedule "A" attached and as described in instrument No. R0733862.

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(7) This Document Contains:

(a) Redescription  
New Easement  
Plan/Sketch ☐

(b) Schedule for:

Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

SEE BY-LAW NO. 2090 (1999) ATTACHED.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

THE CORPORATION OF THE TOWN OF PELHAM  
by its solicitors  
Brooks, Bielby & Smith

BROOKS, BIELBY & SMITH

PER

2000 02 09

(R. Bruce Smith)

(11) Address for Service

P. O. Box 400, Fonthill, Ontario, L0S 1E0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

(13) Address for Service

(14) Municipal Address of Property

(15) Document Prepared by:

417 Tice Road  
R. R. #1  
Ridgeville, Ontario  
L0S 1M0

R. Bruce Smith  
Brooks, Bielby & Smith  
247 East Main Street  
Welland, Ontario  
L3B 3X1

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Fees and Tax

Registration Fee

Total



