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Additional Property Identifier(s) and/or Other Information

ONTARIO HERITAGE TRUST
MAY 27 2010

RECEIVED

CITY OF NANTICOKE

BY-LAW NO. 100-92

Being a by-law to designate the property located at Lot 13, Concession 11, designated as Part 2 on Reference Plan 37R-2373, in the geographic Township of Townsend, in the City of Nanticoke, Regional Municipality of Haldimand-Norfolk, being more particularly described in Instrument No. 414899 as registered in the Registry Division of Norfolk (No.37).
(Wallace/Armstrong residence)

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 337, as amended, provides for the conservation, protection and preservation of the heritage of Ontario, and provides that the Council of a municipality may designate a property within the municipality to be of historic and/or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Nanticoke deems it desirable to designate the property located at Lot 13, Concession 11, designated as Part 2 on Reference Plan 37R-2373, in the geographic Township of Townsend, in the City of Nanticoke, Regional Municipality of Haldimand-Norfolk, being more particularly described in Instrument No. 414899, as registered in the Registry Division of Norfolk, as a property of historic and architectural value or interest;

AND WHEREAS the procedures required by Part IV of the Ontario Heritage Act, R.S.O. 1990 have been carried out and no Notice of Objection to the Notice of Intention to Designate the aforementioned property was received;

NOW THEREFORE the Council of The Corporation of the City of Nanticoke hereby enacts as follows:

1. THAT the property known locally as the Wallace/Armstrong residence located at Lot 13, Concession 11, designated as Part 2 on Reference Plan 37R-2373, in the geographic Township of Townsend, now City of Nanticoke, Regional Municipality of Haldimand-Norfolk, being more particularly described in Instrument No. 414899, as registered in the Registry Division of Norfolk (No. 37) as a property of historic and architectural value and interest for the purposes of the Ontario Heritage Act, R.S.O. 1990, Chapter 337.
2. That a copy of this By-law setting out the reasons for designation, shall be registered against the property affected and deposited in the Registry Division of Norfolk (No. 37).

. . . 2 .

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3. THAT this by-law shall come into force and effect on the date of its final passing thereof.

PASSED IN OPEN COUNCIL this 8th day of December, 1992.

Rita Kalmbeck
Mayor

[Signature]
Clerk

By-law Registered

on _____

No. _____

CERTIFIED A TRUE COPY

Joyce F. Hall
Joyce F. Hall, Deputy Clerk

Additional Property Identifier(s) and/or Other Information

SCHEDULE "A"

TO BY-LAW NO. 100-92

WALLACE/ARMSTRONG RESIDENCE

REASONS FOR DESIGNATION UNDER THE ONTARIO HERITAGE ACT, R.S.O. 1990,
CHAPTER O.18.

The Wallace/Armstrong residence located at Lot 13, Concession 11, in the geographic Township of Townsend, built circa 1898, incorporates a section of the original board and batten house of the Gothic Revival style with the newer red brick house, bricking the two together in ornamentation featuring cement beavers, lions' heads, maple leaves, shields and flowers. Decorative brickwork and the modern style of gable treatment make this a house of interesting detail. The diningroom was specifically designed for entertaining, having it's own outside entrance and features beautiful false grained woodwork, wainscotting, large pocket doors and a stained glass window.

The following features are specifically noted for their architectural significance:

- Exterior:
- East, north and west elevations
 - original windows and doors
 - ornamental corner blocks and keystones
 - vergeboard and decorative gable treatment
 - west brick chimney
 - verandah and portico now gone
- Interior:
- staircase including the string, newel post
 - woodwork of the diningroom including the wainscotting, door framing, false graining and pocket doors
 - stained glass window

This Indenture

made in duplicate the Thirteenth day of January,
one thousand nine hundred and eighty-three.

In Pursuance of the Short Forms of Conveyances Act:

Between

[REDACTED] of the City of Nanticoke, in the
Regional Municipality of Haldimand-Norfolk, and
[REDACTED], of the same place, as
joint tenants and not as tenants in common,

hereinafter called the "Grantor"

OF THE FIRST PART

and

[REDACTED] of the City of Nanticoke, in
the Regional Municipality of Haldimand-Norfolk, and
[REDACTED], of the same place,
as joint tenants and not as tenants in common,

hereinafter called the "Grantee"

OF THE SECOND PART

and

~~husband of the said Grantor~~

~~hereinafter called the "Spouse of the Grantor"~~

~~OF THE THIRD PARTY~~

Witnesseth that in consideration of (\$54,000.00) FIFTY-FOUR THOUSAND DOLLARS

now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him acknowledged, he the said Grantor DOTH GRANT unto the said Grantee in fee simple as joint tenants and not as tenants in common.

THOSE lands and premises located in the following municipality, namely, In the City of Nanticoke, in the Regional Municipality of Haldimand-Norfolk and Province of Ontario, more particularly described in Schedule "A" annexed hereto.

~~and being composed of~~

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Nanticoke, in the Regional Municipality of Haldimand-Norfolk and Province of Ontario, being part Lot 13, Concession XI, formerly in the Geographic Township of Townsend, in the County of Norfolk, containing by admeasurement 2.23 acres, be the same more or less, more particularly designated as Part 2 on Reference Plan 37R-2373 on deposit in the Norfolk Land Registry Office (No. 37).