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Niagara



OFFICE OF THE:  
MAYOR  
CHIEF ADMINISTRATIVE OFFICER  
CLERK  
DIRECTOR OF FINANCIAL SERVICES  
DIRECTOR OF OPERATIONS  
DIRECTOR OF PLANNING SERVICES  
DIRECTOR OF BUILDING & ENFORCEMENT SERVICES

THE CORPORATION OF THE  
**TOWN OF PELHAM**

TEL. (905) 892-2607  
FAX (905) 892-5055

POST OFFICE BOX 400  
PELHAM MUNICIPAL BUILDING, 20 PELHAM TOWN SQUARE  
FONTHILL, ONTARIO L0S 1E0

**RECEIVED**

JUL = 5 1999

CULTURAL PROGRAMS  
HERITAGE & MUSEUMS UNIT

REGISTERED MAIL

June 30, 1999

Ministry of Citizenship, Culture and Recreation  
77 Bloor Street West, 2<sup>nd</sup> Floor  
Toronto ON M7A 2R9

Attn: Nancy Smith

Dear Ms. Smith:

Re: Rice-Moore Home @ 417 Tice Road

In accordance with Section 31 of Ontario Heritage Act, R.S.O. 1990, Chapter 0.18,  
please find enclosed herewith a copy of By-law No. 2090 (1999) to repeal a part of the  
designation on the above noted residence.

Yours very truly,

TOWN OF PELHAM

  
Jack Bernardi  
Director of Planning Services

JB/her  
Encl.

✓  
RC

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 2090 (1999)

Being a by-law to repeal a part of the designation of the property known municipally as 417 Tice Road in the Town of Pelham, known as the Rice-Moore Home.

WHEREAS Section 31 of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to repeal a by-law or part thereof designating property;

AND WHEREAS the Council of the Corporation of the Town of Pelham has caused to be served upon the owner of the lands and premises municipally known as 417 Tice Road, commonly known as the Rice-Moore Home, and upon the Ontario Heritage Foundation, Notice of Intention to repeal a part of the designation of the aforesaid property and has caused such Notice of Intention to be published in a newspaper, having general circulation in the municipality;

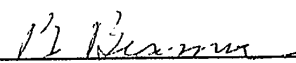
AND WHEREAS the reasons for the repeal of a part of the designation are set out in Schedule "B" attached hereto;

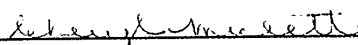
AND WHEREAS no Notice of Objection to the proposed repeal of a part of the designation was served on the Clerk of the Town of Pelham;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

- (1) That the designation of the property, more particularly described in Schedule "A" attached hereto and forming part of this By-law, known as the Rice-Moore Home at 417 Tice Road in the Town of Pelham, be repealed in part.
- (2) The Town's Solicitor is hereby authorized to cause a copy of this by-law and a copy of the reasons for repeal of a part of the designation to be registered against the property described in said Schedule "A" attached hereto in the proper Land Registry Office.
- (3) The Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the Town of Pelham.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
21<sup>ST</sup> DAY OF JUNE, 1999 A.D.

  
MAYOR RALPH BEAMER

  
DEPUTY CLERK CHERYL MICLETTE

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