



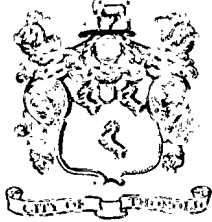
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Niagara file
CORPORATION OF THE CITY OF THOROLD

October 7, 2003

RECEIVED
OCT 10 2003
CONSERVATION REVIEW
BOARD

Ms. Rita Caldarone
Secretary, Heritage Policy and
Program Development
Heritage & Libraries Branch
Ministry of Culture
400 University Avenue, 4th Floor
Toronto, ON M7A 2R9

Dear Ms. Caldarone:

Re: Designation of The Constable House
5 Wellington Street North
Under Ontario Heritage Act - By-law No. 64-2003

Please be advised that Thorold City Council, at its September 16, 2003 meeting, adopted By-Law No.64-2003 which designates The Constable House, as being of historic value and interest pursuant to Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18. A Notice of the Passage of the By-Law was published in the Thorold News on August 9, 2003.

In accordance with Section 28(6)(a)(ii) of the Act, we have enclosed a certified copy of the registered By-Law being No. SN8944 registered on September 26, 2003 for your records.

We trust this is in order.

Yours very truly,

Adele Arbour, MCIP, RPP,
City Planner

AA:em
Attach.

cc: J.K. Bice, City Clerk

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RC
11/27/03

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. 64 -2003

A BY-LAW TO DESIGNATE THE CONSTABLE HOUSE, OVERLOOKING THE WELLAND CANAL, NORTH OF ALBERT STREET EAST AS BEING OF ARCHITECTURAL AND HISTORIC VALUE OR INTEREST

WHEREAS:

1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 authorizes the Council of a municipality to enact by-laws to designate a property within the municipality including all buildings and structures thereon, to be of architectural or historic value or interest.
2. Joyce Little and Alun Hughes own the Lands.
3. Council has served a Notice of Intention upon the Owners of the Lands and upon the Ontario Heritage Foundation providing Notice of Intention to designate The Constable House of historic and architectural value or interest and has caused Notice of Intention to be published in the Thorold News, a newspaper having general circulation in the municipality on the 9th day of August, 2003.
4. No Notice of Objection to the proposed designation has been served upon the City.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF THOROLD ENACTS AS FOLLOWS:

1. In this by-law and its preambles:
 - (a) "Building" means any premises or structures on the Lands.
 - (b) "City" means the Corporation of the City of Thorold;
 - (c) "Council" means the Council of the City;
 - (d) "Designated" or "Designation" means the designation of the building known as "The Constable House" located at 5 Wellington Street North in the City and located on the Lands upon to be of historic and architectural value or interest pursuant to the relevant provisions of the Ontario Heritage Act, R.S.O. 1990, Ch.O.18, as amended;
 - (e) "Lands" means lands and premises and buildings or improvements thereon, described in Schedule "A" annexed hereto and made part of this By-law;
 - (f) "Notice of Intention" means the Notice set out in Schedule "B" annexed to and made part of this By-law.
2. The building known as "The Constable House" and located on the Lands as such are described in Schedule "A" annexed to this By-law is Designated as being of architectural and historic value and interest.

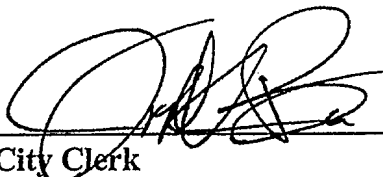
3. The Municipal Solicitor is hereby authorized to cause a copy of this by-law and a copy of the reasons for designation, as stated in Schedule "B" to this By-law, to be registered on the title to the Lands at the Registry Office for the Registry Division of Niagara South at Welland.
4. The Clerk of the City is hereby authorized to cause a copy of this By-law to be served upon the Owners of the Lands and upon Ontario Heritage Foundation and to cause Notice of the passing of this By-law to be published in a newspaper having general circulation in the City.
5. Amendments to Schedule "A" annexed to and made part of this By-law may be made by the Clerk of the City after passage of this By-law in order to register the By-law pursuant to Section 3 hereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL

THIS 16th DAY OF SEPTEMBER, 2003.



Mayor



City Clerk

SCHEDULE "A"

DESCRIPTION

Part Lot 6, 7, 8 and 9
W/S Wellington Street Plan 893
Village of Thorold
Part 1 and 2, 59R-7597
City of Thorold
Regional Municipality of Niagara

SCHEDULE "B"

NOTICE OF INTENTION TO DESIGNATE

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18 AND IN THE MATTER OF THE LANDS AT THE FOLLOWING LOCATION IN THE CITY OF THOROLD, IN THE PROVINCE OF ONTARIO.

TAKE NOTICE that the Council of the Corporation of the City of Thorold intends to designate The Constable House located on the former Wellington Street and is accessed from a laneway on Albert Street, municipally known as 5 Wellington Street North, as a property of architectural and historical value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990 Chapter 0.18, Section 29.

REASONS FOR THE PROPOSED DESIGNATION:

The Constable House
Overlooking the Welland Canal, north of Albert Street East
Plan 10816 Part Lot 6 to Part Lot 9 Plus
Lane NP893, Plan 59R-7597, Parts 1 & 2
Thorold, Ontario

The Constable House is accessed via a laneway from Albert Street.

Architectural Significance

The Constable House is executed in a simplified version of the "Jacobethan" style, and is possibly the only example of this early 20th Century Renaissance Revival style in Thorold's domestic architecture. Characteristics of this style include the red sandstone construction with contrasting white limestone corner quoins and window surrounds, the parapeted gables on the east and south side with limestone trim, the grouped windows on the east and south facades and the neoclassical front doorcase with side lights.

Built of "Grimsby granite" from Griffith's quarry (the same stone used to build Maplehurst), on a limestone foundation, the stone is laid in a random pattern and accented with a white raised ribbon mortar joint. The interior woodwork is all executed in the simple "arts and crafts" style of the early 20th Century.

Historical Significance

This history of this property and house, its owners and residents, is closely tied to the economic development and changing topography of Thorold brought about by the development of the Welland Canal, in particular, the construction of the 4th Welland Canal (1913-30). The property originally was deeded to John Hill, a Quaker and United Empire Loyalist who received his Crown grant for military service in the Revolutionary War. It then passed to John Hoover, another UEL. In 1849 Hoover left the acreage to his son David, who had it subdivided for building lots in 1862.

After being subdivided, the first owner of lots 6, 7 and 8 (west side of Wellington St. North) was William Rouse (Rowse), who left the property to his sons Patrick and John. Eventually it passed to Engineer Philip Rowse who sold the lots to John Constable, a stone cutter, in 1906. John worked as a stonecutter on a number of local projects, including Maplehurst in 1885-86. John sold the south half of lot 6 and lot 7 to his son Robert, also a stonecutter, and father and son began construction of the present house in the spring of 1907, completing it before Robert's marriage to Janet Notman in June of that year. Robert worked on numerous local construction projects, including being in charge of the stone work of the new Thorold Public School in 1914 (later named L.G. Lorrimer School).

Early in 1913 the Constable property was expropriated by the Crown for construction of the 4th Welland Canal. From 1914 to 1927 the house was the residence of John Leslie Simmons who worked as a superintendent on the construction of the canal; he was killed in 1928 while working on the canal in Port Colborne. After canal construction was complete, Wellington Street had disappeared and the house which once faced the street, was left perched on a cliff facing the current canal, with access via a laneway from Albert Street.

Any person may object to the proposed designation within thirty (30) days after the date of the publication of the Notice of Intention by serving on the Clerk of the Corporation of the City of Thorold a notice of objection setting out the reason for the objection and all relevant facts. The last day for filing objections will be Monday, September 8, 2003. All objections received within the aforementioned time period will be referred to the Heritage Conservation Review Board for a hearing and report.

DATED at the City of Thorold this 9th day of August, 2003.

J. K. Bice, City Clerk
Corporation of the City of Thorold
P.O. Box 1044, 8 Carleton Street South
Thorold, Ontario L2V 4A7

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RPA