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*Niagara*  
CORPORATION OF THE CITY OF THOROLD

June 26, 2003

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

**RECEIVED**  
**JUN 30 2003**  
CONSERVATION REVIEW  
BOARD

Dear Ms. Caldarone:

Re: Designation of The Flannery House  
22 Portland Street  
Under Ontario Heritage Act - By-law No. 45-2003

Please be advised that Thorold City Council, at its June 10, 2003 meeting, adopted By-Law No.456-2003 which designates The Flannery 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 June 14, 2003.

In accordance with Section 28(6)(a)(ii) of the Act, we have enclosed a certified copy of the registered By-Law being Instrument No. LT247851 registered June 18, 2003 for your records.

We trust this is in order.

Yours very truly,

*Adele Arbour*  
Adele Arbour, MCIP, RPP,  
City Planner

AA:em  
Attach.

cc: J.K. Bice, City Clerk

*6/30/03*  
*RE*  
*✓*

# THE CORPORATION OF THE CITY OF THOROLD

## BY-LAW NO. 45 -2003

### A BY-LAW TO DESIGNATE THE FLANNERY HOUSE, LOCATED ON THE NORTH EAST CORNER OF PORTLAND STREET AND WELLAND STREET SOUTH 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. [REDACTED] 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 Flannery 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 10<sup>th</sup> day of May, 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 Flannery House" located at 22 Portland Street 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 Flannery 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.

RECEIVED A TRUE COPY  
CITY OF THOROLD  
JUNE 13 2003  
CITY CLERK  
CORPORATION OF THE CITY OF THOROLD

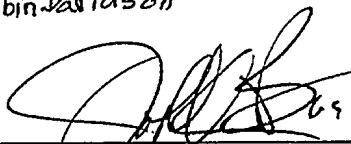
3. The Municipal Solicitor is hereby authorized to cause a copy of this by-law and a copy of the reasons for designation, as stated in Schedule "B" to this By-law, to be registered on the title to the Lands at the Registry Office for the Registry Division of Niagara South at Welland.
4. The Clerk of 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 10<sup>th</sup> DAY OF JUNE, 2003.**



Mayor  
Robin Davidson



City Clerk  
John K. Bice

## SCHEDULE "A"

### DESCRIPTION

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thorold, formerly the Town of Thorold, in the Regional Municipality of Niagara, formerly the County of Welland, and being:

Lands described as Plans Rolls Survey, Part of Lot 44, ~~now known as Plan 890-891,~~  
E/S Welland Street S.  
as in RO 637349.

## 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 Flannery House located on the north east corner of Portland Street and Welland Street South, municipally known as 22 Portland Street, 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 Flannery House  
North East Corner of Portland Street and Welland Street South  
Plan Rolls Survey Part Lot 44 NP 891  
Thorold, Ontario

The Flannery House is located on the north east corner of Portland Street and Welland Street South.

#### Historical Significance

In 1859 Matthew Flannery purchased Lot #44 on the East side of Welland St. South from Dr. Henry Rolls. Dr. Rolls had begun his practice as a Physician in Niagara-on-the-Lake; he moved to Thorold in 1848 and made several large land purchases. Within a year of purchase, Matthew had built a one and one-half storey brick cottage on this lot.

Matthew Flannery was one of our early artisans. He contributed to the early commerce of the downtown area and to the economic development of Thorold. His shop was located nearly opposite the office of The Thorold Post on Front Street. He advertised his trade as "*a sign, carriage and ornamental painter*".

In the 1860's painters had a wide range of decorative and artistic skills, including graining, decorative gilding, fresco work and paper hanging. Matthew described himself as an "*Ornamental Painter*" and he probably would have been skilled in many of these techniques, which were extremely popular at that time.


In 1909 the house and property was sold to James Turner, a blacksmith. His father, George Turner, was the Thorold Town Reeve in 1887 and Mayor in 1892 and 1902.

#### Architectural Significance

The house at 22 Portland Street is situated in a quiet neighbourhood on the corner of Portland and Welland Street South, in an attractive residential area of tree-lined streets. A variety of 19th and early 20th century architectural styles can be found here, adding to the architectural richness of the build landscape.

This brick house can be described as an "*Ontario Cottage*"; the style exudes warmth and homeliness. Built in 1859, this vernacular Ontario Cottage with romantic Gothic touches, has a 3-bay facade with end gables, a pitched roof with cedar shingles, a central Gothic gable and a rear wing. A wing was often a later addition to an Ontario Cottage; however, in this case, it may have been built at the same time as the main house.



The "*Ontario Cottage*" of the 1850's evolved from the popular "*Regency Cottage*" style of the 1830's. Verandahs continued to be popular and this house has an attractive open verandah along part of the south-facing facade. The foundation of the house is coursed rubble; foundation stones can best be seen from the basement. The main doorway has an attractive Classical Revival square headed transom with sidelights and a plain lintel above the opening. 

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, June 9, 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 10th day of May, 2003.**

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

