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CITY OF WELLAND.

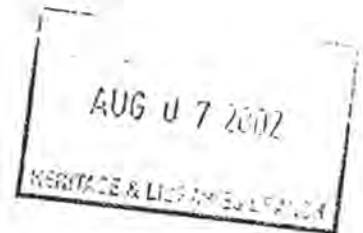
ONTARIO
MUNICIPAL BUILDING
411 EAST MAIN ST.
L3B 3X4

PHONE 905-735-1700
FAX 905-732-1919
WWW.CITY.WELLAND.ON.CA

July 17, 2002

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Dear Sirs:



Re: Designation Under Part IV of the Ontario Heritage Act
"Vaughan Seed Company", 111 Victoria Street, Welland

In accordance with the requirements of the Ontario Heritage Act, we are forwarding a certified copy of By-law 2002-123 for your records. By-law 2002-123, being a By-law to designate the above-referenced property as being of architectural and historical value or interest, was passed by City Council at its meeting of July 16, 2002.

Yours very truly,

CRAIG A. STIRTZINGER
City Clerk

CAS/tm

Enclosure

c.c. - Mr. J. Mocsan, Chairman, L.A.C.A.C., 5 Laughlin Place, Welland, ON L3C 4E1
- Mrs. R. Mantesso, L.A.C.A.C. Co-ordinator

1 RE

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 2002 - 123

**A BY-LAW TO DESIGNATE 111 VICTORIA STREET
IN THE CITY OF WELLAND, KNOWN AS THE
"VAUGHAN SEED COMPANY" OF HISTORIC OR
ARCHITECTURAL VALUE OR INTEREST**

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, authorizes the council of a municipality to enact by-laws to designated real property, including all buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the City of Welland has caused to be served a Notice of Intention to so designate the real property municipally known as 111 Victoria Street, in the City of Welland, and commonly known as the "Vaughan Seed Company", upon the owner of the said property and upon the Ontario Heritage Foundation, and has caused such Notice of Intention to be published in a newspaper, having general circulation in the municipality, in accordance with the said Ontario Heritage Act;

AND WHEREAS no Notice of Objection to the proposed designation was served upon the Clerk of the City of Welland and accordingly the City is exercising its authority pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:

1. That the real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law, commonly known as the "Vaughan Seed Company" located at 111 Victoria Street, in the City of Welland, shall be and the same is hereby designated as being of historic or architectural value or interest.
2. That the Reasons for Designation are attached hereto as Schedule "B" and shall for all purposes form a part of this by-law.
3. The City Solicitor is hereby directed to cause a copy of this by-law to be registered against the property described in said Schedule "A" in the proper Land Registry Office.

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3. The City 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 publish a notice of such by-law in a newspaper having general circulation in the City of Welland.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY
COUNCIL THIS 16th DAY OF July, 2002.

Linda Jordan MAYOR

[Signature] CLERK

CERTIFIED A TRUE COPY

AGTME Clerk, City of Welland

Date JUL 26 2002

SCHEDULE "A"

Lots 150, 151, 152 and 153, Plan 573,
in the City of Welland, in the Regional Municipality of Niagara,
PIN 64110-0038(LT).

SCHEDULE "B"

THE VAUGHAN SEED COMPANY
111 VICTORIA STREET

REASONS FOR DESIGNATION

Completed in 1909, The Vaughan Seed Company building illustrates the new industrial/functional style of the early 20th century where the industrial activity itself dictated the building's form. This is evident here in the irregular roofline, simple rectangular double hung windows and complete lack of decorative detail. The original (east) section of the building is of heavy wooden post and beam construction with metal cladding. The interior, as well, remains virtually unchanged since the early 20th century. Inside the public area at the north end sliding glass windows connect the office with the sales area. This allowed employees to handle transactions without leaving the office. Also in this area are many original wooden cabinets, bins and drawers for storing different varieties of seed, vintage 1910-20's wooden chairs, an original bag filler, daisy, weigh scales and the built in safe. The belts which drove the seed separating machinery still pass through the south wall to the industrial area and connect to the two original seed separators. Other original pieces of machinery in this area include a three story elevator, seed hopper and shutes.

For 90 years the Vaughan Seed Company provided high quality seed for farmers and gardeners in the Welland area. Specializing in Kentucky blue grass, Vaughan developed a premium seed called Victoria Park Lawn Seed for the Niagara Parks Commission that was extremely shade and drought tolerant.

The company was started in 1909 by Marshall "Mark" Vaughan of Elcho as a branch of his family's seed business. Shortly afterward Mr. Vaughan entered municipal politics as an Alderman (1913-14) and served as Reeve in 1915-16. In 1917 he became Mayor of Welland and under his administration the Council petitioned for and received city status. In the 1918 elections Mark Vaughan became the first elected Mayor of the new City of Welland. Mr. Vaughan was elected as a Member of Provincial Parliament for Welland riding in 1923 and reelected in 1926 and 1929, serving in the Legislature a total of 12 years. In 1946 he became County Registrar of Deeds and held that post for 13 years.

Mark Vaughan remained owner of Vaughan Seed until his death in 1959. The company continued to operate as Vaughan seed under a series of owners including Larry Boyer and Joseph Infantino, but ceased operations as a seed company when it was purchased in 1998 by current owners [REDACTED] [REDACTED] [REDACTED] [REDACTED]. It now houses Herbert Containers and Packaging Supplies.