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# Thorold

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18  
AND IN THE MATTER OF THE PROPERTY KNOWN AS

**51 WELLAND STREET SOUTH**

IN THE CITY OF THOROLD,  
IN THE PROVINCE OF ONTARIO  
NOTICE OF PASSING OF DESIGNATION BY-LAW

To: Ontario Heritage Trust  
The Ontario Heritage Centre  
10 Adelaide Street East  
Toronto ON M5C 1J3

TAKE NOTICE THAT the Council of the Corporation of the City of Thorold has passed By-law No. 100-2018 to designate the property known as 51 Welland Street South as being of cultural heritage value or interest under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

DATED at the City of Thorold, this day of September 5, 2018.

ONTARIO HERITAGE TRUST

SEP 13 2018

**RECEIVED**

*D. Delvecchio*

Donna Delvecchio  
City Clerk  
City Hall  
PO Box 1044  
3540 Schmon Parkway  
Thorold ON L2V 4A7

**City of Thorold**

P.O. Box 1044, 3540 Schmon Parkway, Thorold, Ontario L2V 4A7

[www.thorold.com](http://www.thorold.com)

Tel: 905-227-6613

The Corporation of the City of Thorold

By-law No. 100-2018

Being a By-law to Designate 51 Welland Street South (the Parsonage) as Being of Architectural and Historical Value or Interest

Whereas Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to pass a by-law to designate a property within the municipality to be of cultural heritage value or interest; and,

Whereas notice of intention to designate as required under Section 29(3) of the aforesaid Act was served on Jonathan Charron and Jennifer Schmalz (the Owners) of the property described as Plan Rolls Pt Lot 19 Pt Lot 19 NP 890 891, municipally known as 51 Welland Street South; and,

Whereas notice of intention to designate as required under Section 29(3) of the aforesaid Act was served on the Ontario Heritage Trust for the property known as 51 Welland Street South, and was also published in Niagara This Week- Thorold edition, a newspaper having general circulation in the City of Thorold, on August 9, 2018; and,

Whereas no notice of objection to the proposed designation has been served on the Clerk of the Municipality; and,

Whereas at the General Committee meeting held September 4, 2018, the Municipal Council of the City of Thorold approved the Heritage Thorold LACAC's request through Report No. PDS2018-26 to designate 51 Welland Street South (the Parsonage) under the Ontario Heritage Act; and,

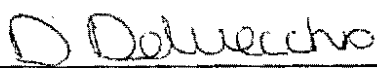
Whereas it is deemed desirable to designate 51 Welland Street South as having cultural and historic significance, under the Ontario Heritage Act, R.S.O.1990, Chapter O.18, as amended;

Now therefore, the Council of The Corporation of the City of Thorold enacts as follows:

1. That the property municipally known as 51 Welland Street South, in the City of Thorold, and legally described as Plan Rolls Pt Lot 18 Pt Lot 19 NP890 891, is hereby designated as having cultural heritage value or interest for its cultural, contextual and historical value, under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, for the reasons set out in the Statement of Cultural Heritage Value or Interest attached as Schedule 'A'.
2. That the Clerk shall comply with Section 29(6)(a) of the Act with respect to the giving and publishing of notice of the passage of this by-law, and registration of the by-law against the property in the proper land registry office.
3. That the Clerk of the City is authorized to effect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed by Council this 4th day of September, 2018.

  
A. T. (Ted) Luciani, Mayor

  
Donna Delvecchio, City Clerk

## **Schedule 'A'**

### **The Parsonage**

**51 Welland Street South, Thorold**

#### **Description of Property**

The Italianate style dwelling known as the "Parsonage", located at 51 Welland Street South, was formerly affiliated with St. John the Evangelist Church in Thorold-- which is slightly more than half a kilometer away at the corner of Clairmont and Carleton streets. The property's legal description is Plan Rolls Part Lot 18, Part Lot 19, NP890 891.

#### **Statement of Cultural Heritage Value or Interest**

The "Parsonage" is located in the "Old Town" of Thorold and contributes, along with several other houses of the late nineteenth century, to the heritage character of the street. It is a landmark structure on the street due to its architectural details and its original double-lot setting.

The Italianate two-storey structure, which is in remarkable condition, is constructed of soft local red brick with a hipped roof that has overhanging eaves. The front-facing façade has asymmetrical, double bay round-headed windows--which are typical for this style of house. The round-headed windows continue on the north and west façades. The west façade previously had a rear door which has now been bricked in. It displays a high degree of craftsmanship in its exterior and interior construction.

The home's interior has vaulted ceilings and many fireplaces. The front living/drawing room, which was once Dr. Anderson's medical office, features original windows and a fireplace that is located in the central chimney. The straight flight staircase has its original balusters. On the south side of the home is the dining room and at the rear is the kitchen. The kitchen's tin ceiling was revealed during renovation work in the early twenty-first century. Above the dining room are two bedrooms and a bathroom, all connected with a narrow hallway.

Several additions have been made to the original structure: the two-storey kitchen at the rear of the home; to the west of the kitchen is a single-storey saltbox lean-to room; an attached garage is on the north façade of the home; and abutting the south facade of the home is a sunroom.

The property was part of a 200-acre Crown grant to Quaker John Hill Sr. in 1801. In 1826, his daughter Elizabeth Havens sold 90 ½ acres to William Youell. The Secretary of the Welland Canal Company "Squire" James Black bought the land from Youell in 1830 and sold it in 1847 to Dr. Henry Rolls. Rolls sold "Lots 18 and 19 in Block 2 on the west side of Welland Street, south of Claremount Street as laid out on the map or plan of the property of the said Henry Rolls made by Edward Gardiner esquire principal land surveyor" to the wardens of St. John the Evangelist Church

In 1875, the "Parsonage" was built by Isaac Usher to be the residence of rectors of St. John the Evangelist Church. The first rector to live at the "Parsonage" was Rev. Thomas Tempest Robarts. The last rector to live at the "Parsonage" was Canon Frederick Pipe. He oversaw the sale of the property to the Provincial Paper Company in 1919. The Company used the house as a residence for its senior management. Records indicate that members of the Buss family lived at the Parsonage from 1923 until 1940. Dr. Alliston Anderson and his family were the next residents of the home. In 1969, the house was bought by Donald Measner and Josephine Meeker, geography professors at Brock University, who were also involved in the establishment of Heritage

### **Description of Heritage Attributes**

The key heritage attributes of the property include:

- the double-lot setting;
- the low-pitched hip roof;
- the facades with paired round-headed windows on the main and second storeys;
- the soft red local brick laid in the standard common bond pattern of the original block and the nineteenth century additions use of a double layer of bricks;
- the two chimneys (neither remains operational);
- the tin ceiling in the side (kitchen) wing;
- the fireplace in the living/drawing room; and,
- the original balusters on the straight flight staircase.

The property is a landmark structure on Welland Street South and due to its long association as being the "Parsonage" of St. John the Evangelist Church has resulted in it having an important cultural heritage value to the community.