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Thorold

October 20, 2016

Provincial Heritage Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

ONTARIO HERITAGE TRUST

OCT 24 2016

RECEIVED

Re: Designation of
The Fraser-McMann House 1876
located at 13 Portland Street, City of Thorold, Ontario
Under Ontario Heritage Act – City of Thorold By-law No. 129-2016

Please be advised that Thorold City Council, at its October 18, 2016 meeting, adopted By-Law No. 129-2016 which designates The Fraser-McMann House 1876, as being of historical, architectural and cultural heritage value or 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 Niagara This Week on October 20, 2016.

In accordance with Section 28(6)(a)(ii) of the Act, we have enclosed a copy of the registered By-Law being No. SN486958 registered October 20, 2016 for your records.

We trust this is in order.

Yours truly,

Lola Emberson, MCIP, RPP,
Acting Director of Planning & Building Services

LE:cr
Attach.

cc: Heritage Thorold LACAC
D. Delvecchio, City Clerk
Mr. and Mrs. Borland, Owners

City of Thorold

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

www.thorold.com

Tel: 905-227-6613



Department of Planning and Building Services

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

NOTICE OF PASSING OF BY-LAW 129-2016

In the matter of the Ontario Heritage Act, R.S.O., 1990, Chapter 0.18 and in the matter of the lands and premises at the following municipal address in The City of Thorold in the Province of Ontario.

TAKE NOTICE that the Council of the Corporation of the City of Thorold has passed By-law No. 129-2016 on October 18th, 2016 to designate the Fraser-McMann House 1876 at the following location being of historical, architectural and cultural heritage value under Part IV of The Ontario Heritage Act, R.S.O., 1990, Chapter 0.18, Section 29.

The Fraser-McMann House 1876
13 Portland Street
Plan Rolls Lot 4, Part Lot 3, NP890 and 891, Block 2
Thorold, Ontario

A statement of the reasons for the designation is available from either Heritage Thorold (LACAC) or the Clerk's Department at City Hall.

DATED at the City of Thorold on this 20th day of October, 2016.

D. Delvecchio, City Clerk
City of Thorold
P.O. Box 1044
3540 Schmon Parkway
Thorold, Ontario L2V 4A7

The Corporation of the City of Thorold

By-law No. 129-2016

Being a By-Law to Designate the Fraser-McMann House located at 13 Portland Street, Thorold of historical, architectural and cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 2005 Chapter O.18, Section 29.

Whereas 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 historical, architectural, and cultural heritage value or interest;

And Whereas the Fraser-McMann House at 13 Portland Street, Thorold is considered to be of historical, architectural, and cultural heritage value or interest;

And Whereas the subject lands are owned by Linda and Philip Borland;

And Whereas Council has served a Notice of Intention upon the Ontario Heritage Trust providing Notice of Intention to designate the Fraser-McMann House to be of historical, architectural, and cultural heritage value or interest and has caused Notice of Intention to be published in Niagara This Week, a newspaper having general circulation in the municipality on the 8th day of September 2016;


And Whereas 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:

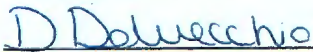
1. That in this by-law and its preambles:
 - a) "Building" means any premises or structures on the Lands;
 - b) "City" means the Corporation of the City of Thorold;
 - c) "Council" means the Council of the City;
 - d) "Designated" or "Designation" means the designation of the Fraser-McMann House on the Lands, to be of cultural heritage 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. That in accordance with the recommendation of Report PBS2016-46 adopted at a Council Meeting held on September 6, 2016, the Fraser-McMann House located at 13 Portland Street in Thorold as described in Schedule "A" annexed to this By-law is Designated as being of architectural, cultural heritage and historic value of interest.
3. That the Municipal Solicitor is hereby authorized to cause a copy of this by-law including 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 in the City of St. Catharines.

4. That 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 the Ontario Heritage Trust and to cause Notice of the passing of this By-law to be published in a newspaper having general circulation in the City.
5. That 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 hereof.

Read a first, second and third time and finally passed by Council this 18th day of October, 2016.



A. T. (Ted) Luciani, Mayor



Donna Delvecchio, City Clerk

SCHEDULE "A"

By-law No. 129-2016

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 the Plan Rolls Lot 4, Part Lot 3, NP890 and 891, Block 2, municipally known as 13 Portland Street, Thorold.



Department of Planning and Building Services
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7

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 Fraser-McMann House 1876 located at 13 Portland Street of historical, architectural and cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 2005 Chapter 0.18, Section 29.

REASONS FOR THE PROPOSED DESIGNATION:

The Fraser-McMann House 1876
13 Portland Street
Plan Rolls Lot 4, Part Lot 3, NP890 and 891, Block 2
Thorold, ON

Cultural Heritage Value

This imposing brick house occupies its original site and is located in an area with many late 19th century houses and thus contributes to the continuity of character of the street. The house is a conspicuous and familiar structure in the context of the neighbourhood.

Historical Value

Dr. Henry Rolls whose office was located on Albert Street, sold lot 4 and part of lot 3 to Alex Fraser; the price indicates that a house was already built 1876. Dr. Rolls left Thorold in 1882 to live in St. Catharines. He was identified with much of the history of Thorold where he practiced for many years. The house was purchased by Catherine McMann in 1927 who sold it to Leslie & Mercy McMann. Leslie McMann was one of the leading and oldest merchants of Thorold and a respected citizen of the highest standing who took an active part in the community as a business man, Councillor, Reeve, Deputy Reeve and Mayor of Thorold. Later he was successful in the grocery business; he was a Fenian raid veteran, was President of the Conservation Association of Welland County, Chairman of the Victory Bond Committee and Honorary Chairman of the Thorold Conservation Committee. He also acted as Chief of Police. After the death of James Munro, he purchased the former Munro store on Front Street.

Architectural Value

The brick house is built in the traditional Italianate "cube" style with the addition of one dormer on the north side and a kitchen "tail" on the south side. Features of this style include the square plan, hipped roof, semi-elliptical door and window headings, accented by brick voussoirs and deeply projecting eaves, supported by wooden brackets with pendant "acorn" finials. A continuous frieze of modillion blocks runs beneath the cornice. The house still retains its original two over two double-hung windows and storms. The front door with semi-elliptical transom above, is recessed within a paneled surround. The enclosed front porch was added later and is executed in a neo-classical style. The entrance is framed by two sidelights with a fanlight above. It has a fanlight above each group of three windows and a central pediment at the roof line.

Further information respecting the proposed designation is available in the Planning and Building Services Department during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday, 3540 Schmon Parkway, Thorold.

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 October 11, 2016**. 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 8th day of September 2016.

Donna Delvecchio, City Clerk
Corporation of the City of Thorold
P.O. Box 1044, 3540 Schmon Parkway
Thorold, Ontario L2V 4A7