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Where Ships Climb The Mountain...

Thorold

November 8, 2010

Mr. Jim Leonard, Registrar
Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Mr. Leonard:

Re: Designation of the Quebec Bank
28 Front Street South
Under Ontario Heritage Act - By-law No. 113-2010



Please be advised that Thorold City Council, at its November 2, 2010 meeting, adopted By-Law No. 113-2010 which designates the Quebec Bank, as being of 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 will be published in Niagara News on November 10, 2010.

In accordance with Section 28(6)(a)(ii) of the Act, we have enclosed a copy of the registered By-Law being No. SN297812 registered November 5, 2010 for your records.

We trust this is in order.

Yours truly,

Adele Arbour, MCIP, RPP,
Director of Planning & Building Services

AA:em
Attach.

cc: S. Daniels, City Clerk
George Cottage, Owner

City of Thorold

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

www.thorold.com

Tel: 905-227-6613

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. 113-2010

A BY-LAW TO DESIGNATE THE QUEBEC BANK,
PLAN GEORGE KEEFER, PART LOT 8,
MUNICIPALLY KNOWN AS 28 FRONT STREET SOUTH
AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS:

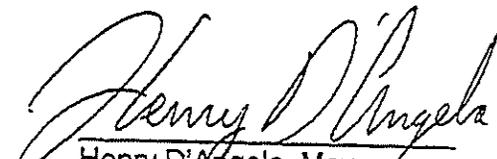
1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 authorizes the Council of a municipality to enact by-laws to designate a property within the municipality including all buildings and structures thereon, to be of cultural heritage value or interest.
2. George Cottage owns the Lands.
3. Council has served a Notice of Intention upon the Owners of the Lands and upon the Ontario Heritage Trust providing Notice of Intention to designate The Quebec Bank as being of cultural heritage value or interest and has caused Notice of Intention to be published in Niagara News, a newspaper having general circulation in the municipality on the 15th day of September, 2010.
4. No Notice of Objection to the proposed designation has been served upon the City.

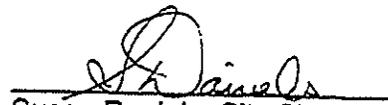
NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF THOROLD ENACTS AS FOLLOWS:

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 Quebec Bank" located at 28 Front Street South, in the City and located 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. In accordance with the recommendation of Report PBS2010-55 adopted at a Council Meeting held on September 7, 2010, the building known as "The Quebec Bank" and located on the Lands as such are described in Schedule "A" annexed to this By-law is Designated as being of cultural heritage value or interest.
3. 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. 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. 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 FINALLY PASSED BY COUNCIL
THIS 2nd DAY OF NOVEMBER, 2010.**


Henry D'Angela, Mayor


Susan Daniels, City Clerk

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 the Plan George Keefer, Part Lot 8, municipally known as 28 Front Street South.

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 Quebec Bank located at 28 Front Street South, on the east side of Front Street, south of Albert Street and north of Clairmont Street, as a property of 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 Quebec Bank
28 Front Street South
Plan George Keefer, Part Lot 8, NP 889
Thorold, Ontario

The Quebec Bank is located at 28 Front Street South.

Cultural Heritage Value

The building is a testimony to a bygone era and the entire exterior must be considered of importance. The construction of this building in 1875, where the occupant at that time was the Toronto-based Canadian Bank of Commerce, was indicative of growing business activity on Front Street in the centre of Thorold, along the eastern bank of the Welland Canal. Thorold emerged during the late 19th and early 20th century as the major industrial centre along the canal. Industrial expansion, along with retail and service trade were flourishing along with churches, schools, library, professional services and stores. The building was built by local businessman/financier James Munro. There is a laneway to the south which leads eastward to the back of the Munro house (a designated building) on Ormond Street.

Historical Value

The Quebec Bank had been established on Front Street since 1870 (Steadman's Jewelers building) the same year Thorold was elevated to the status of a town. As Canada's second-oldest bank, the Quebec Bank was founded in Quebec City in 1818 by John W. Woolsey to service merchants and residents who wanted an alternative to the Bank of Montreal. Surviving the recession of 1873-1875, and escaping a major fire in 1877 which destroyed many of the buildings on the west side of Front Street, the bank emerged well-positioned to become the leading bank in a town that was rapidly growing in regional status and importance. The Quebec Bank purchased and moved into 28 Front Street South in 1897. From that time to 1912 the Quebec Bank was the sole banking facility in Thorold; then, this building served as the Thorold Branch of the Royal Bank of Canada until the early 1960's.

Architectural Value

The architect for the building was Wm. B. Allan and was built in the Second Empire style. Characterized by formality and ornamentation, Second Empire buildings emitted a sense of grandeur and opulence that echoed the grandiose building projects of the French Emperor Napoleon. This created an ambiance of prosperity on Front Street. Of brick and beam construction, the imposing 2-1/2 storey building rests on a foundation of uncoursed ledgerrock and roughcut stone, with a mansard roof which has three single corbelled chimneys. The south side is faced in common-bond brick with 6th course headers; here there are five tall windows each with plain exterior stone sills; two lower windows have hopper-style transoms. The loading docks have surface covers made of cast iron grating. After the Royal Bank acquired the Quebec Bank in 1917, the front facade was altered to reflect a more streamlined "Prairie Style" (horizontal lines/geometric shapes).

The front facade (base floor) is identified by three tall equal bays. Two front outer piers are clad with cast iron pilasters with fluted shafts and Corinthian capitals on the outside and two fluted pilasters with Doric capitals on the inside. In late Victorian-Roman typeface the name *Quebec Bank* is shown in stretched, capital letters. Within each of the first two bays are large, arched display windows in two sections. Each top section features a semi-elliptical stained glass window separated by a transom bar. The right side bay consists of a tall, double-door entry, above which is a semi-elliptical stained glass window, surrounded by matching bevelled spandrels and a small decorative keystone. The 8 ft. paired set of panelled doors each have two teardrop rosettes on top, rectangular mouldings in the middle and two smaller rectangular mouldings at their base.

The (front) middle floor features a row of three, tall arched windows, double hung with arched, leuvered shutters and decorative keystones on top. Separating the middle and top floor is an eaves overhang with a boxed cornice, a set of 9 carved corbel brackets, and fascia accented below by a unique row of angled dentils.

The top floor contains many unique details and has three dormers piercing the mansard roof; the roof front is made of multi-coloured, tiled slate with mixed patterns of fish scale and diamond. Crowning the apex of the dormer is a carved finial, accentuated with fleur-de-lis.

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, 227-6613, 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 **Friday, October 15, 2010**. 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 15th day of September, 2010

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