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THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. 102-2008

A BY-LAW TO DESIGNATE THE STONE STORE,  
PART LOT 55, PART TOWNSHIP LOT 17, NP 889, RP 59R3145,  
PARTS 1 AND 2, MUNICIPALLY KNOWN AS 11 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. [REDACTED] own 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 Stone Store (located on the Lands ) 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 20<sup>th</sup> day of August 2008.
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 Stone Store" located south of Albert Street on the west side of Front Street South, Part Lot 55, Part Township Lot 17, NP889, RP59R3145, Parts 1 and 2, municipally known as 11 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 PBS2008-73 adopted at a Special Council Meeting held on August 12, 2008, the building known as "The Stone Store" 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.

**CERTIFIED A TRUE COPY**

ON THIS 29<sup>TH</sup> DAY OF OCTOBER 2008

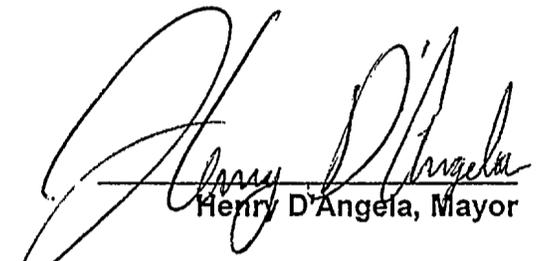
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CITY CLERK  
CORPORATION OF THE CITY OF THOROLD

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 7<sup>th</sup> DAY OF OCTOBER 2008.

  
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 Part Lot 55, Part Township Lot 17, NP889, RP59R3145, Parts 1 and 2, municipally known as 11 Front Street South, s/t RO779592.

**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, PROVINCE OF ONTARIO.

**TAKE NOTICE** that the Council of the Corporation of the City of Thorold intends to designate the Stone Store located at 11 Front Street South, south of Albert Street on the west side of Front Street South, 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 Stone Store  
11 Front Street South  
Part Lot 55, Part Township Lot 17, NP889, RP 59R3145, Parts 1 and 2  
Thorold Ontario

The Stone Store is located at 11 Front Street South, south of Albert Street on the west side of Front Street South.

**Cultural Heritage Value or Interest**

The street on which this building is located developed as the commercial centre of the Village of Thorold with the opening of the first Welland Canal in 1829. This north-south street approximately paralleled the east side of the Canal. Because of the street's location and orientation to the Canal, the Canal is actually at the rear of the properties that are on the west side of Front Street. This is significant since the street "fronts" the old canals, mills, millraces and other related structures. The NS & T. Railway Co. in the early 1900's ran on a trestle through the properties at the westerly rear of Front Street South. This "Stone Store" was an impressive building when it was constructed 150 years ago and to this day it continues to enhance the streetscape of downtown Thorold.

**Architectural Value**

Stone mason and master builder – William Martin was engaged in the construction of many outstanding buildings and it is most likely that he built the Stone Store between 1853 and 1857 on the property owned by William and his two brothers, John and Robert. It is a handsome 2-storey stone building with a gable roof and basement walls of rubble stone. To the south of the building is an alleyway that once led down to the 2<sup>nd</sup> Welland Canal and Lock 24 located behind the store. The building displays many of the Italianate-style features popular in commercial buildings in the 1850's, such as round-headed windows, brackets and columns. This stone building has survived relatively unchanged since photographs taken of it c. 1900. The building has a moderately pitched gable roof with end gables that project above the roofline to form a firewall. The chimneys, one in each of the gable ends of the roof are symmetrically located at the apex of the gable. The front façade exhibits the rectangular, cast iron columns made by A. Dobbie of Thorold. One of the striking interior features is the decorative pressed pattern tin ceiling. Modernization has been done in a respectful way during the second half of the 20<sup>th</sup> century.

**Historical Significance**

The name "The Stone Store" was used because most of the other commercial buildings constructed on Front Street at that time were built of wood and later brick. One of the first businesses to occupy the commercial space was a drapery store owned by Mrs. Rosetta McClelland. Over the years it has served the community as a grocery store, stationary and bookstore, TV store and currently as a fine clothing store.

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, 905-227-6613, 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 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 September 19, 2008. 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 20th day of August, 2008**  
**Susan Daniels, Acting City Clerk**