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Thorold



Where Ships Climb The Mountain...

January 16, 2007

RECEIVED
JAN 23 2007
CONSERVATION REVIEW
BOARD

Ms. Rita Caldarone
Secretary, Heritage Policy and
Program Development
Heritage & Libraries Branch
Ministry of Culture
400 University Avenue, 4th Floor
Toronto, ON M7A 2R9

Dear Ms. Caldarone:

Re: Designation of The Carr-Millar-McMillan Block
31-33-35 Front Street North
Under Ontario Heritage Act - By-law No. 80-2006

Please be advised that Thorold City Council, at its September 19, 2006 meeting, adopted By-Law No. 80-2006 which designates the Carr-Millar-McMillan Block, 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 was published in Niagara This Week on September 22, 2006.

In accordance with Section 28(6)(a)(ii) of the Act, we have enclosed a certified copy of the registered By-Law being No. LT820731 registered November 10, 2006 for your records.

We trust this is in order.

Yours truly,

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

AA:em
Attach.

cc: J.K. Bice, City Clerk
Joanne & Nicolaie Buzila, owners

City of Thorold

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

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Tel: 905-227-6613

RC

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. 80-2006

A BY-LAW TO DESIGNATE THE CARR-MILLAR-MCMILLAN BLOCK,
LOCATED AT 31-33-35 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 Carr-Millar-McMillan Block of 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 21st day of July, 2006.
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 Carr-McMillan-Millar Block" located at 31-33-35 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. The building known as "The Carr-McMillan-Millar Block" 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.

CERTIFIED A TRUE COPY

ON THIS 22ND DAY OF September 2006

[Signature]
CITY CLERK
CORPORATION OF THE CITY OF THOROLD


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 PASSED BY COUNCIL

THIS 19th DAY OF September, 2006.



R. Brock, Mayor



J.K. Bice, 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 in the Town of Thorold, in the County of Welland, now in the Regional Municipality of Niagara, and being composed of part of Lot 53 according to the George Keefer Survey and now known as Plan 889 for the said City of Thorold, which said lands are more particularly described as follows:

COMMENCING at a point in the easterly limit of said Lot 53, distant therein South 2 degrees 28 minutes 30 seconds East, 30.15 feet from the northeast angle of the said Lot, being the point of commencement herein;

THENCE South 87 degrees 42 minutes 30 seconds West 68 feet to a point;

THENCE continuing South 87 degrees 42 minutes 30 seconds West 22 feet to a point;

THENCE continuing South 87 degrees 42 minutes 30 seconds West 78.31 feet to the westerly boundary of said Lot 53;

THENCE South 0 degrees 37 minutes West in the said westerly boundary of Lot 53, 36.11 feet to the southwest angle of said Lot 53;

THENCE North 87 degrees 38 minutes 30 seconds East along the southerly boundary of said Lot 53, 87.20 feet to a point;

THENCE continuing North 87 degrees 38 minutes 30 seconds East along the said southerly boundary of Lot 53, 22 feet to a point;

THENCE continuing North 87 degrees 38 minutes 30 seconds East along the said southerly boundary of Lot 53, 62.04 feet to the easterly boundary of Lot 53;

THENCE North 2 degrees 28 minutes 30 seconds West, 35.79 feet to the point of commencement.

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 31-33-35 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 Carr-Millar-McMillan Block
31-33-35 Front Street South
Thorold, Ontario

Cultural Value

Since the opening of the 1st Welland Canal in 1829, Thorold's commercial area has centered around Front Street. The rear of this building abutted the public works lands of the 2nd Welland Canal. The Carr-Millar-McMillan Block constructed c. 1868 has been part of the downtown streetscape, commercial activities and social connections since that time.

Architectural Significance

Although the exterior has seen many changes, particularly during the 1940's as the heritage elements of the facade are exposed, the building continues to connect to the streetscape through its scale, business use and linear connectivity.

Historical Significance

This brick building, built by Thomas D. Scott, a confectioner/baker, and Geo. F. Florey, a merchant and miller, displayed features of the Italianate style and used innovative materials such as cast iron and plate glass. In 1877 Matthew X. Carr, a bookseller, operated a stationery/musical goods store in the building. At one time it was known as Carr's Block. In 1881 John Heaton bought the property; he became the steamship agent and continued to operate the stationery business.

In 1883 the property was purchased by James Millar (the Millar House) who sold gentleman's furnishings and dry goods. The Millar family lived above the store. James died in 1905 and his son, David E. Millar managed the business for the next 15 years. Father and son were active members of the community; David was a Councillor and Mayor of Thorold.

The McMillan family owned the property from 1922-1960. Dr. Wm. H. McMillan used the downstairs for his office while the family lived upstairs. He was Thorold's Mayor, and in 1951 he was elected MP for Welland riding. His son Don also a Doctor, served as Thorold's Mayor.

33 Front Street South was used as Martin's Book Store from 1948-60; the Ker Family operated Ker's Book & Stationery Store and owned the building for 26 years; later it became Tatarnic's Book 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, 227-6613, 8 Carleton Street South, 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 August 22, 2006. 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 21st day of July, 2006

John K. Bice, City Clerk
Corporation of the City of Thorold
P.O. Box 1044, 8 Carleton Street South
Thorold, Ontario L2V 4A7