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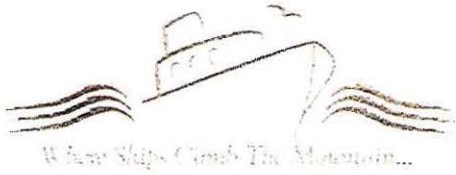


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September 8, 2010

# Thorold

Mr. Richard Moorhouse,  
Executive Director,  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Mr. Moorhouse:

Re: Notice of Intention to Designate  
Ontario Heritage Act  
The Quebec Bank  
28 Front Street South  
City of Thorold, Ontario

Please find enclosed herewith a copy of a Notice of Intention to Designate the above noted property in accordance with Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18. This notice will be published in Niagara News on September 15, 2010.

You have been notified as required under the provisions of Section 29(3) of the Act.

I trust this is in order.

Yours truly,

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

AA/em  
Attach.

cc: Heritage Thorold LACAC  
Susan Daniels, City Clerk

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**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

## 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 19<sup>th</sup> and early 20<sup>th</sup> 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 6<sup>th</sup> 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