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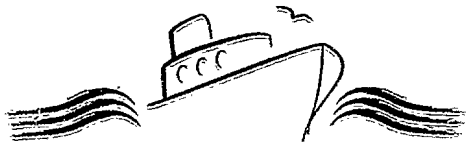


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Where Ships Climb The Mountain...

# Thorold

January 7, 2008

RECEIVED  
JAN - 9 2008  
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 Dobbie House  
68 Pine Street North  
Under Ontario Heritage Act - By-law No. 124-2007

Please be advised that Thorold City Council, at its November 6, 2007 meeting, adopted By-Law No. 124-2007 which designates the Dobbie House, 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 November 14, 2007.

In accordance with Section 28(6)(a)(ii) of the Act, we have enclosed a certified copy of the registered By-Law being No. SN193247 registered December 19, 2007 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  
Jessie Clementina Dundas, owner

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**City of Thorold**

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

[www.thorold.com](http://www.thorold.com)

Tel: 905-227-6613

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. 124-2007

A BY-LAW TO DESIGNATE THE DOBBIE HOUSE ,  
LOCATED AT THE SOUTH WEST CORNER OF PINE STREET NORTH AND ST.  
DAVID'S STREET WEST, MUNICIPALLY KNOWN AS  
68 PINE STREET NORTH 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 in accordance with the recommendation of Report PBS2007-62 adopted at a Special Council meeting held on September 4, 2007.
2. [REDACTED] 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 Dobbie House 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 12<sup>th</sup> day of September, 2007.
4. No Notice of Objection to the proposed designation has been served upon the City.

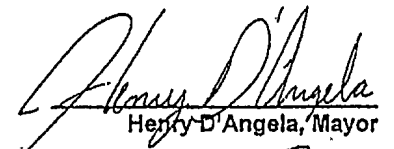
NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF THOROLD ENACTS AS FOLLOWS:

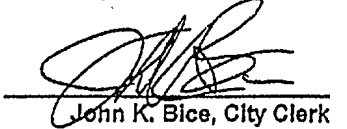
1. In this by-law and its preambles:
  - (a) "Building" means any premises or structures on the Lands.
  - (b) "City" means the Corporation of the City of Thorold;
  - (c) "Council" means the Council of the City;
  - (d) "Designated" or "Designation" means the designation of the building known as "The Dobbie House" located at the Southwest Corner of Pine Street North and St. David's Street West, municipally known as 68 Pine Street North, 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 Dobbie House" 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 PASSED BY COUNCIL

THIS 6<sup>th</sup> DAY OF NOVEMBER, 2007.

  
Henry D'Angela, Mayor

  
John 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 the Town of Thorold, in the Regional Municipality of Niagara, formerly the County of Welland, and being:

Lands described as the Southwest Corner of Pine Street North and St. David's Street West, according to Plan George Keefer, Part Lot 105 & 106, NP 889, municipally known as 68 Pine Street North.

## SCHEDULE "B"

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 Dobbie House located at 68 Pine Street North at the southwest corner of Pine Street North and St. David's Street West, 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 Dobbie House  
68, Pine Street North  
Plan George Keefer, Part Lot 105 & 106, NP 889  
Thorold, Ontario

The Dobbie House is located at 68 Pine Street North at the intersection of Pine Street North and St. David's Street West.

### Cultural Heritage Value or Interest

The Dobbie House is a landmark and one of the most recognizable homes in the landscape of the downtown core of Thorold. This substantial brick building has been a silent sentinel at the southwest corner of Pine Street and St. David's Road, and has witnessed the many changes that have occurred in Thorold. The buildings located at this site are in their original location, or in the case of the barn/carriage house, very near the original location. The main building remains on its original lot and foundation. All portions of the structure can be attributed to having been constructed within the first decade of the structure's life. Any alterations to the structures have been made with materials found either on site or within the original buildings themselves. This property is located within an area that is filled with character homes and remains in proximity to the main commercial and industrial hub of activity of the former 2<sup>nd</sup> Welland Canal valley.

### Architectural Value

This house is of the Italianate style with a deep eaves line, cambered windows with keystones, limestone window and door lintels, a limestone foundation lintel (unique), a hipped roof, a balanced facade with an offset, double-case entry door, 4 ornate chimneys and distinctive oval windows on the St. David's Rd. elevation. These oval windows were part of the 19<sup>th</sup> century addition to the building as were the Butler's Quarters and Summer Kitchen. Some renovations were carried out in the 20<sup>th</sup> century including the enclosed Conservatory using lumber from the barn as well as bricks from the dividing wall in the basement, the altered wall of the kitchen, and enclosed and sided Sunroom. The iron fence still exists around the property, no doubt from the Dobbie's boundary. The inside of the house has retained many outstanding features.

### Historical Value

The Crown Patent for the land originally known as Lot 9 in the Township of Thorold was granted to George Keefer on June 12<sup>th</sup>, 1798. June 7<sup>th</sup>, 1873 saw the division of the property into the present configuration. Rufus Swayze sold 3/8 of an acre of Lot 106 and the north half of Lot 105 to Christina Dobbie. This is the time when the present building that occupies these lots was first constructed. July 14<sup>th</sup>, 1884 ownership was transferred to Archibald G. Dobbie, who was the proprietor of the Thorold Foundry (1859-1901) located on the eastern bank of the 2<sup>nd</sup> Welland Canal near the head end of Lock 22. He was a Village Councillor in 1868 and 1874; he was also Town Assessor in 1877. There were a number of different owners but in July, 1946 the property was sold to John and Helen Dundas; they held the property until June 16, 1969 when they conveyed the property to their daughter [REDACTED] who continues to own the property to the present day.

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 12<sup>th</sup>, 2007. 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 12th day of September, 2007

John K. Bice, City Clerk  
Corporation of the City of Thorold  
P.O. Box 1044, 3540 Schmon Parkway  
Thorold, Ontario L2V 4A7