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September 5, 2007

RECEIVED
SEP - 7 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: Notice of Intention to Designate
Ontario Heritage Act
The Dobbie House
South West Corner of Pine Street North
and St. David Street West
68 Pine Street North
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 12, 2007.

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
J.K. Bice, City Clerk

City of Thorold

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

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 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 2nd 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 19th century addition to the building as were the Butler's Quarters and Summer Kitchen. Some renovations were carried out in the 20th 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 foundry. 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 12th, 1798. June 7th, 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 14th, 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 2nd 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 12th, 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