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IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS **83 PRIDEAUX STREET, DOBIE-CAMPBELL COTTAGE (PT LOT 26 PT LOT 7)**, IN THE TOWN OF NIAGARA-ON-THE-LAKE IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

TO: THE ONTARIO HERITAGE TRUST, 10 ADELAIDE STREET EAST,
TORONTO, ONTARIO, M5C 1J3

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property, including the lands and building known municipally as **83 PRIDEAUX STREET, DOBIE-CAMPBELL COTTAGE** as a property of cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of Property

The property is located on Prideaux Street between Victoria and Regent Streets. The Dobie-Campbell Cottage is a one-and-a-half storey residence, which sits well forward on a relatively large, long and narrow Prideaux Street lot in Niagara-on-the-Lake's Old Town.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property at 83 Prideaux Street lies in its being a representative example of a simple vernacular cottage in Niagara-on-the-Lake. The modest scale, rectangular massing, the overall symmetrical composition of the three-bay façade, the central entrance, gable roof, wood clapboard siding and post and beam structure contributes to its value as an early vernacular cottage.

The contextual value of the Dobie-Campbell Cottage also lies in the relationship of the building close to the street which was typical of the colonial settlement patterns in Town. Furthermore, the relationship between the modest cottage and its proximity to large stately homes provides a clear example of the unique early settlement patterns where stately dwellings co-existed beside humble dwellings.

The cultural heritage value of the property also lies in its association with John Davidson, a carpenter in Town from the 1820s to 1860s. It is likely that Davidson worked on 83 Prideaux Street and he is also credited with fine woodwork in St Andrew's Church and St. Vincent de Paul Church in Niagara-on-the-Lake.

ONTARIO HERITAGE TRUST

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Description of Key Heritage Attributes

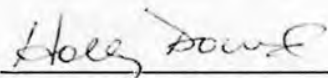
Key exterior and interior attributes that embody the heritage value of the dwelling at 83 Prideaux Street as a representative example of a simple vernacular style cottage in Niagara-on-the-Lake include its:

- Massing and form of the 1830 portion of the dwelling
- Gable Roof
- Three bay façade
- Wood clapboard exterior
- Window openings and wood sashes
- Exterior entrance vestibule
- Cedar roof
- Dentil mouldings
- Brackets
- Centre-hall floorplan
- Fireplace mantel
- Post and beam structure
- Original floorboards on ground floor
- Early doors and door casings on ground floor
- Original baseboards on ground floor
- Early balustrade
- Original location sited close to the street

N.B. The most obvious alteration to the original design is the addition of two dormers, added circa 1890. Other renovations occurred in 1974-75. The dentil mouldings and brackets are a Victorian addition to the cottage but have become a character defining element. The fireplace mantel in the new addition was likely brought over from a bedroom at the Randwood Estate on John Street in Niagara-on-the-Lake. A contemporary rear addition was built in 2012, as designed by local architect Julian Smith.

Further information respecting the proposed designation is available from Planning Staff. Any person may, not later than the 11th of March, 2017, send by registered mail or deliver to the Clerk of the Town of Niagara-on-the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 9th day of February 2017.



Holly Dowd, Clerk