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Department of Community & Development Services
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 • Fax: 905-468-0301

www.notl.org

August 10, 2017

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

ONTARIO HERITAGE TRUST

AUG 22 2017

RECEIVED

REGISTERED MAIL

**RE: Dobie-Campbell Cottage, 83 Prideaux Street, PART LOTS 7 & 26 TP
PLAN 86 NIAGARA; as in R0811693 Niagara-on-the-Lake
Notice of Passing of By-law No. 4991-17
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(6) (a) (ii) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

By-law No. 4991-17, being a by-law to designate the Dobie-Campbell Cottage, 83 Prideaux Street.

Sincerely yours,

Peter Todd
Town Clerk

Enc.

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 4991-17**

83 Prideaux Street,
Roll No. 2627-010-003-01800-0000

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY
AS, THE DOBIE-CAMPBELL COTTAGE, 83 PRIDEAUX STREET, IN
THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF
ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR
INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of The Corporation of the Town of Niagara-on-the Lake has caused to be served on the owner of the lands and premises known as the Dobie-Campbell Cottage, 83 Prideaux Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and

WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and

WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

THEREFORE the Council of The Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the Dobie-Campbell Cottage, 83 Prideaux Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.

3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 17TH DAY OF JULY, 2017


LORD MAYOR PAT DARTE


TOWN CLERK PETER TODD

SCHEDULE 'A'
TO
BY-LAW 4991-17

Legal Description:

Part Lots 7 & 26 TP Plan 86 NIAGARA; as in RO811693
Niagara-on-the-Lake

SCHEDULE 'B'
TO
BY-LAW 4991-17

83 Prideaux Street, Dobie-Campbell Cottage, c. 1832

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 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.

Description of 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.

Properties

PIN 46397 - 0038 LT

☒ RedescriptionDescription PART LOTS 7 & 26 TP PLAN 86 NIAGARA; AS IN RO811693
NIAGARA-ON-THE-LAKEAddress 83 PRIDEAUX STREET
NIAGARA ON THE LAKE**Applicant(s)**

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE

Address for Service 1593 Four Mile Creek Road, P.O. Box 100
Virgil, Ontario L0S 1T0

I, Lord Mayor Pat Darte and I, Town Clerk Peter Todd, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Monica Evelyn Wolfe

39 Queen St. P.O. Box 24022
St. Catharines
L2R 7P7acting for
Applicant(s)

Signed

2017 07 20

Tel 905-888-1125

Fax 905-888-5725

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

DANIEL & PARTNERS LLP

39 Queen St. P.O. Box 24022
St. Catharines
L2R 7P7

2017 07 20

Tel 905-888-1125

Fax 905-888-5725

Fees/Taxes/Payment

Statutory Registration Fee \$63.35

Total Paid \$63.35

File Number

Applicant Client File Number : 36765