

Subject: 82 Welland Street North (Williams-Daboll House), and 200-year old oak tree on the same site, designation under Part IV of the *Ontario Heritage Act*

Report to: Thorold City Council

Recommendations

1. That Development Services Report DS 36-2024 **BE RECEIVED**;
2. That the applicable by-law to designate the subject structure and white oak tree under Part IV [Section 29(1)] of the *Ontario Heritage Act*, as attached hereto **BE APPROVED**; and
3. That the Clerk be authorized to proceed as per the *Ontario Heritage Act* requirements to complete the designation process.

Key Facts

- The purpose of this report is to seek a decision from Council regarding the proposed designation of 82 Welland Street North – the Williams-Daboll House (Plan 1890, Part Block G, Lot 1, Lots 10 and 11 NP894) under Part IV of the *Ontario Heritage Act*. The designation would formally recognize the cultural heritage value and interest of both the structure and the existing 200-year old white oak tree on the subject lands.
- The property has been evaluated by a qualified cultural heritage professional retained by the Heritage Advisory Committee, who concluded there is merit in pursuing designation under the *Ontario Heritage Act*. The Heritage Advisory Committee subsequently advised Council of their support in proceeding with the designation of both the structure and the tree.
- Proceeding with the designation that was approved at the Council Meeting held on May 28th, 2024, a Notice of Intention to Designate the property was posted on the City of Thorold website on July 10th and was published in the St. Catharines Standard on July 12th.

- No objections to the designation were received within 30 days of the date of publication of the notice (being August 12th, 2024).
- As such, it is recommended that Council proceed accordingly to finalize the designation process, by passing the applicable by-law and authorizing the Clerk to proceed with the remaining procedures under the *Ontario Heritage Act*.

Budgetary Status

There is no budgetary impact resulting from this report. Costs associated with the notification requirements and signage associated with the designation form part of the approved budget for the Heritage Advisory Committee.

Analysis

Site context

82 Welland Street North is situated on the east side of Welland Street North, south of Townline Road East. **Figure 1** depicts the site context.

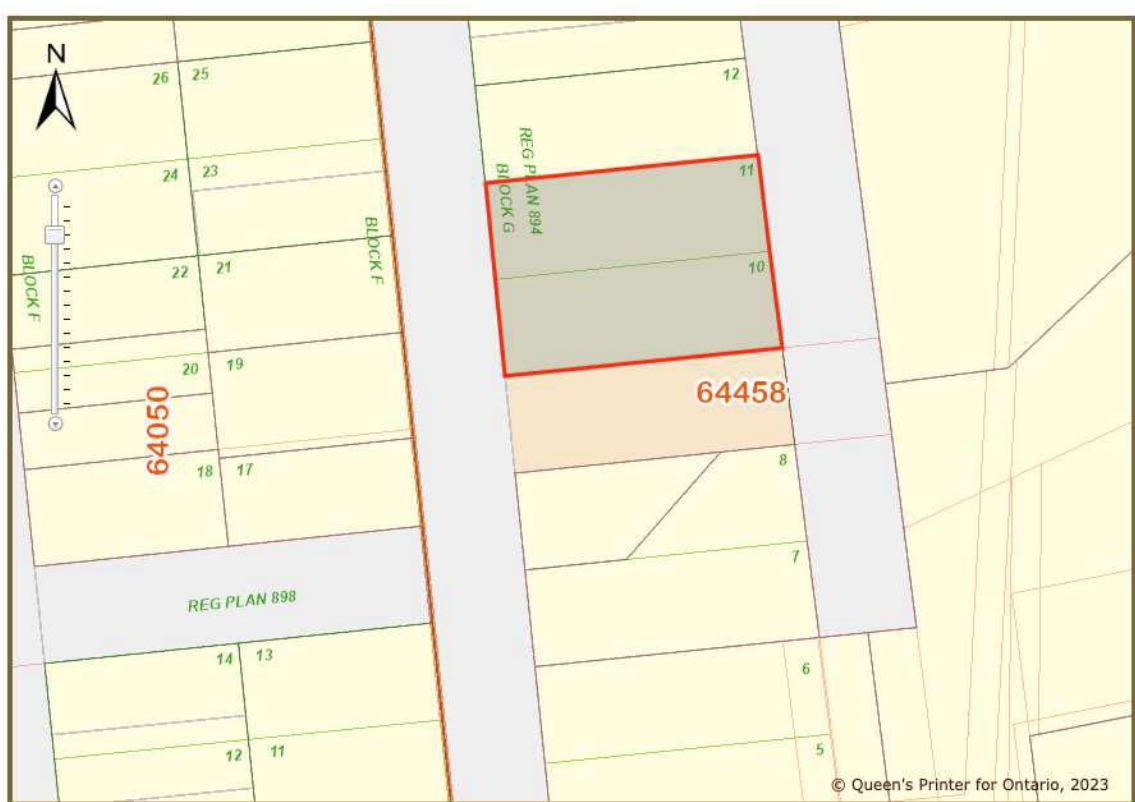


Figure 1: Location of subject lands

Cultural heritage value

The historical value of the Williams-Daboll house was built by George and John Walker McFarland between 1875 and 1876 for the machinist John Collier Williams, who had bought the double village lot from the McFarland's half-uncle John Keefer. Financial issues meant that Williams' tenure was short and it was quitclaimed to his mortgager, William Locke Richardson, in 1879. The property was extensively renovated and expanded by Daniel Daboll between 1911 and 1913. The intervening 110 years, however, have seen very little change being home to only two other families, who have sympathetically attempted to retain the late nineteenth century character of the house. Since 1971, the house has belonged to members of the Furney family who were closely linked to the production of one of Thorold's last fully print newspapers.

Attempts have also been made to underscore the importance of the property's location less than 500 metres south of the boundary of the UNESCO Niagara Escarpment Biosphere Reserve in Thorold. In so doing, recognition of post-glacial boreal forest cover has been discussed with reference to the pre-settler white oak (*Quercus alba*) located on the subject lands, estimated to be 200 years old. Together these factors can further be seen to establish a link between Indigenous and European land-use activities in the area through reliance on ancient arterial infrastructure associated with St. David's Road – and proven by tangible archaeological evidence of two seventeenth century Neutral settlements, located in Thorold and Niagara Falls. Herein the Subject Site is located roughly equal distance from each, south of St. David's Road.

Ontario Heritage Act process

Following completion of a cultural heritage evaluation completed by a qualified cultural heritage professional, the Heritage Advisory Committee previously recommended that the William-Daboll house and associated white oak tree be designated as a resource of heritage value and interest. A motion was brought forward to the Council Meeting on May 28th, where Council approved proceeding with the notice of intention to designate in accordance with Section 29(3) of the *Ontario Heritage Act*. No notices of objection were received.

In accordance with the *Ontario Heritage Act*, if no objections are filed with the municipality within 30 days after the date of publication of the notice, Council can proceed to pass a by-law to designate the property. Since no objections were received, Council can proceed with the proposed designation.

Pending Council approval of the By-law, a Notice of Passage will be published pursuant to the *Ontario Heritage Act*. The By-law would then be forwarded to the Ontario Heritage Trust, registered on title of the property, and listed on the official municipal register of designated properties. The designation would also be listed on the Provincial register of heritage properties.

Conclusion

Given the above, it is staff's recommendation that Council proceed accordingly to finalize the designation process, by passing the applicable by-law and authorizing the Clerk to proceed with the remaining procedures under the *Ontario Heritage Act*.

The Clerk will then provide notice of Council's decision as prescribed in the *Ontario Heritage Act*. Pending no formal objections, the designation will then come into force on the day after the notice period has expired.

Impact on the Environment, Climate Change

There are no known environmental or climate change related impacts to this Report.

Alternatives Reviewed

N/A

Relationship to Strategic Plan

- Vibrant and Prosperous Community
 - Community Wellbeing

Other Pertinent Reports

N/A

Prepared by:
Marc Davidson
Senior Development Planner
Development Services

Recommended by:
Jason Simpson
Director, Development Services
Development Services

Approved and Submitted by:

Manoj Dilwaria

Chief Administrative Officer

This report was reviewed by Morgan Casciani, Chief Planner/Associate Director.

Appendices

Attachment A: Notice of Intention to Designate

Attachment B: Draft Designation By-law