

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. XX-2024

A BY-LAW TO DESIGNATE 82 WELLAND STREET NORTH (THE WILLIAMS-DABOLL HOUSE) AND THE 200-YEAR WHITE OAK TREE FOUND ON THE SAME SITE, UNDER PART IV OF THE ONTARIO HERITAGE ACT.

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WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, as amended, authorizes the Council of a municipality to designate property within the municipality to be of cultural heritage value or interest; and

WHEREAS property means real property and includes all buildings and structures thereon; and

WHEREAS the Municipal Heritage Committee is recommending the designation of 82 Welland Street North, and the 200-year old white oak tree found on the same site under Part IV of the *Ontario Heritage Act*; and

WHEREAS Council approved proceeding with the Notice of Intention to Designate the property at the Council Meeting held May 28<sup>th</sup>, 2024; and

WHEREAS the Clerk proceeded with the proper notification requirements listed in the *Ontario Heritage Act*; and

AND WHEREAS no objections were received to the proposed designation of 82 Welland Street North and the 200-year old white oak tree found on the same site.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the City of Thorold enacts as follows:

1. That the property described in Schedule 'A' attached hereto is hereby designated under Part IV of the Ontario Heritage Act to be of historic, architectural and contextual value. The Statement of Cultural Heritage Value of Interest is set out in Schedule 'B' attached hereto.
2. This By-law shall come into effect on the final passing thereof by the Council of the Corporation of the City of Thorold
3. That the Clerk be authorized to proceed with the final notification and steps under the Ontario Heritage Act to complete the designation process.
4. That this by-law shall come into force and effect on the 13<sup>th</sup> day of August, 2024.

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Terry Ugolini, Mayor

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Nicholas Debono, City Clerk

**Schedule 'A'**

Legal Description

Plan 1890, Part Block G, Lot 1, Lots 10 and 11 NP894

## Schedule 'B'

### VII. STATEMENT OF SIGNIFICANCE

The property associated with 82 Welland Street North in Thorold has significant heritage value within all three categories prescribed by O.Reg. 9/06 and qualifies for six subcategories therein.

#### I. DESCRIPTION OF HISTORIC PLACE

The building is an integral component of the historic residential development of late nineteenth century Thorold in what would become known as St Andrew's Ward north of St David's Road and east of Front Street. The Williams-Daboll House is also associated with the sustained economic growth of communities that were deliberately laid out to support business along the Welland Canal from 1829 and throughout the nineteenth and early twentieth centuries.

#### *Architectural Value*

The strong stylistic similarity of the Williams-Daboll to the Robert Ross House (c. 1875) in Port Robinson (and as yet other unidentified heritage properties) not only confirms the identity of the builders but also provides an important insight into the evolution of late nineteenth century residential architectural typologies in Thorold. Here, it is possible to see a clear link to late Gothic Revival architecture and the emerging Italianate style that was popularized throughout much of small-town southern Ontario. Key features are the one-and-a-half storey main block with side wing as well as symmetrical bays on the main façade, two main entrances, verandah and round-headed windows. Overall the style evoked intangible values of stability, permanence, and affluence associated with economic success in business or trades – as well as a tacit acknowledgement that these virtues had elevated the social standing of those who had recently settled in these relatively young communities.

#### *Historical or Associative Value*

In addition to its architectural heritage value, the house has important links to Niagara's earliest European settler families, including the Keefers of Thorold, and the McFarlands of Niagara-on-the-Lake and Port Robinson. Other associations include several notable early entrepreneurial settler families: Williams, Richardson and Daboll. In the mid-twentieth century, the property was home to the Guy and Thelma Furney who were linked to one of the community's last print newspapers, the *Thorold News*. The property's importance to the city's cadre of designated sites is further enhanced by the fact that it has had only a handful of owners, the latter two of whom have since the mid-twentieth century assiduously endeavoured to preserve its heritage integrity, in terms of its architectural character and original double village lot footprint.

#### *Contextual Value*

The Williams-Daboll House can be seen to have highly auspicious contextual heritage value both in terms of its setting in the residential neighbourhood that emerged from the mid-1870s in what became known as St Andrew's Ward. It was built within a block one Williams' father built on Carleton Street North to the west. The house also has significant contextual value through its preservation of pre-European vegetation on the property itself. Specifically, the extant white oak tree (*Quercus alba*) is estimated to be at

least 200 years old. As such, an important connection can be made to continuity of the Subject Site to the Carolinian biotic zone environment that emerged 10,000 years ago and was first inhabited by pre-Contact Indigenous peoples. Moreover, the Subject Site's position nearly equidistant between two known seventeenth century Neutral settlements (the Thorold Site (AgGt-1) and the Huson Site (AgGt-111)) is highly auspicious and underlines the continued importance Indigenous trails had on supporting the establishment of settler communities. Today, that today can be seen by tracing a line between St David's Road in Thorold and Mountain Road in historic Stamford (Niagara Falls) Townships.

## 2. CHARACTER-DEFINING ELEMENTS

### *Architectural*

- One-and-one-half storey frame building with kitchen wing (later expanded) following a hybrid late Gothic Revival/early Italianate residence typology common in southern Ontario
- Built for Richard Collier Williams in 1875–76 by George and Joseph McFarland, who also built the Robert Ross House (c. 1875) in Port Robinson
- Evidence of only one major renovation over course of nearly 150 years, associated with early twentieth century changes made by Daniel Daboll. These included addition of second storey to kitchen wing as well as decorative modifications: Queen Anne-style portico, stuccoed finish, and cornice corbels
- Round-headed windows in north façade
- Original verandah along kitchen wing façade transformed into covered porch
- Original property footprint on double village lot with house to the north and undeveloped south section
- Sightlines and historic light maintained with preservation of 200-year old white oak (*Quercus alba*)

### *Associative*

- Village of Thorold residential subdivision connected to John Keefer, youngest son of Thorold's founder, George Keefer's first marriage
- Connection to the architectural design of George and Joseph McFarland who were related to the prominent Keefer and McFarland families, both of which had important impacts not only in Niagara (principally Niagara-on-the-Lake, Port Robinson and Thorold) but elsewhere in North America. Indeed, after the late 1870s, the McFarland brothers made significant contributions to the development of infrastructure in British Columbia along with their half-cousin Hugh Forbes Keefer and their uncle Thomas Coltrin Keefer
- Linked to William Locke Richardson, the Thorold-born actor who established an international reputation as an elocution 'professor' in North America, Europe and Australia
- Linked to the founder of Thorold's last print newspaper, the Furney family

### *Contextual*

- Survival of 200-year old oak tree (*Quercus alba*) links the property to pre-European Indigenous land-use activities since the last interglacial period more than 10,000 years ago

- Perpetuation of ecological link with pre-European Carolinian biotic zone vegetation less than 500 metres south of the perimeter of the protected UNESCO Niagara Escarpment biozone area
- Association with the Iroquois-speaking Neutral nation which established settlements along today's St David's Road at the Thorold Site (AgGt-1) and extended via an ancient trail network to the Huson Site (AgGt-111) east of Mountain Road in Niagara Falls. Trails such as this formed part of a significant network of east-west Indigenous communication and transportation infrastructure that spanned the lower Great Lakes region, connecting New York State with the north shore of Lake Ontario.
- Continuous use as a family home and as one of the first private dwellings built on Welland Street North.
- Inhabited by four families for 135 of the property's nearly 150-year history, with members of the current extended family having been resident for nearly 50 years alone.
- Proximity to other extant and relict nineteenth century residential properties in St Andrew's Ward east of the First and Second Welland Canals and south of the boundary with Grantham Township.
- Affiliation with other residential properties that have been identified as possessing sufficient heritage value as per O.Reg. 9/06 criteria for designation in the immediate one-kilometre vicinity.<sup>53</sup>

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<sup>53</sup> <http://heritagethorold.com/images/THOROLD%20HERITAGE%20INDEX%20-%20Designated%20-%20Apr5-2017.pdf> and <http://heritagethorold.com/images/THOROLD%20HERITAGE%20INDEX%20-%20Potential%20-%20Nov2016.pdf>