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Planning and Development Services

May 2, 2024

Sent Via email
Sent Via Registered Mail

RECEIVED
2024/05/03
(YYYY/MM/DD)
Ontario Heritage Trust

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

RE: NOTICE OF INTENTION TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT, 164 POINT ABINO ROAD SOUTH, FORT ERIE

Please be advised that at its Regular Council meeting held of April 22, 2024, the Municipal Council of the Town of Fort Erie considered Report No. PDS-20-2024 and approved the following recommendations:

THAT: Council approves the designation of 164 Point Abino Road South as outlined in this report, for architectural, historical and contextual attributes and reasons, under Part IV of the Ontario Heritage Act; pursuant to the recommendation of the Museum and Cultural Heritage Advisory Committee, and further

THAT: Council directs staff to prepare a Designation By-law and provide Notice of Intention to Designate in accordance with the Ontario Heritage Act.

In accordance with Council's direction and pursuant to the *Ontario Heritage Act*, please find enclosed a Notice of Intention to Designate the above property. A Notice of Intention to Designate will also be published in the Town's local newspaper on May 23, 2024.

In the event that you have an objection to the proposed designation, you are required to serve a Notice of Objection on the Clerk of the Town of Fort Erie within 30 days after the date of publication of this notice, being June 22, 2024.

Thank you for your attention to this matter.

Sincerely,

Kimberlyn Smith
Junior Community Planner
Town of Fort Erie
905-871-1600 Ext. 2508
ksmith@forterie.ca



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT ERIE

Public Notice

**Notice of Intention to Designate
Under *Ontario Heritage Act*
164 Point Abino Road South
(The McLeod-McGowan House)**

RECEIVED
2024/05/03
(YYYY/MM/DD)
Ontario Heritage Trust

Take Notice that upon recommendation of the Town's Museum and Cultural Heritage Committee, the Municipal Council of the Town of Fort Erie intends to designate 164 Point Abino Road South under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, as being of cultural heritage value or interest for its historical and contextual value.

Description of Property - 164 Point Abino Road South – CON BF LE, PT LOT 31.

The property at 164 Point Abino Road South is located on the east side of Point Abino Road. The property contains a two-storey red brick farmhouse built circa 1893 and a large Erie Shore Barn. The property is representative of a 19th-century farmstead and can be considered an evolved cultural heritage landscape.

Statement of Cultural Heritage Value or Interest

164 Point Abino Road South is a representative example of a 19th-century farmstead. The property contains several structures that could individually be considered to possess design and physical value; however, this significance is strengthened by the grouping of these buildings within the property. The property has a centralized 'farmstead' composed of a clustered grouping that includes a farmhouse, barn, and several outbuildings.

164 Point Abino Road South contains a representative example of a Queen Anne farmhouse built circa 1893. The two-storey red brick farmhouse retains much of the original historic fabric, including the massing, roof line, fenestration, windows, and large gable peaks, which are reflective of the Queen Anne architectural style.

The barn is a representative example of an Erie Shore Barn, which is a distinct barn found along the shores of Lake Erie and dates from a time period after 1880. Specifically, the composition and design of this barn are distinctive from other large barns as it is built with lumber and a gambrel roofline, creating a central vault.

164 Point Abino Road South has associative value for its direct association with John McLeod, who was a significant member of the community. The extant farmhouse was built circa 1893 by John McLeod.

164 Point Abino Road South has contextual value as it supports and maintains the agricultural character of the area around Point Abino Road South and Michener Road. With a cluster of farmstead buildings with a modest setback from the road, the property continues to reflect the rural nature and character of the surrounding area.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 164 Point Abino Road South include:

- 19th-century farmstead including farmhouse, Erie Shore Barn, garage, and outbuilding
- Location along Point Abino Road South
- Unpaved and meandering laneways that connect between the components of the "farmstead cluster"
- Two-storey redbrick Queen Anne farmhouse
 - Asymmetrical façade and elevations
 - Irregular plan with multiple rooflines and gables
 - Three small redbrick chimneys
 - Façade, north and south elevation gables feature bargeboard and ornate. Gingerbread scroll and radiating motif on the façade
 - Window openings with brick voussoirs, dressed stone sill, and multi-paned windows
 - Square second-storey bay window opening on the façade
 - Stone foundation with dressed stone water course
 - Two-storey protruding bay windows on the façade, north elevation and south elevation, using similar yet varying ornamentation
 - Multi-shaped decorative shingle arrangement and rounded edges

- One-storey porch with an upper-storey balcony with projecting pediment clad in decorative shingles and turned-post columns
- Erie Shore Barn
 - L-shaped plan
 - Horizontal barn board
 - Gambrel roof
 - Triangular dormers
 - Hay hood and pulley
- Front gable garage and side gable outbuilding with gable dormer
- Wood fencing with concrete posts

A more detailed description of the property's cultural heritage value or interest may be found in Council Report PDS-20-2024 dated April 22nd, 2024.

Further information respecting the notice of intention to designate the property is available from the Town of Fort Erie by contacting Kimberlyn Smith, Junior Community Planner, at (905) 871-1600, Ext. 2508, or by email at ksmith@forterie.ca.

Notice of Objection

Any person may, within thirty (30) days after the date of the publication of this Notice of Intention to Designate, serve on the Clerk of the Town of Fort Erie a Notice of Objection to this proposed designation, setting out the reasons for this objection and all relevant facts.

If a Notice of Objection is received, the Council of the Town of Fort Erie shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw, which is followed by a 30-day appeal period when appeals of the bylaw may be made to the Ontario Land Tribunal.

Where no Notice of Objection is served, Council may pass a by-law designating the property.

Peter Todd, Manager Legislative Services/Town Clerk
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie Ontario, L2A 2S6
(905) 871-1600, Ext.2211