



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



Planning and Development Services

January 16, 2025

Sent Via Registered Mail
Sent Via Email: registrar@heritagetrust.on.ca

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

RECEIVED
2025/01/16
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF DESIGNATION – 168 HIGH STREET, FORT ERIE

Please be advised that the Council of the Corporation of the Town of Fort Erie, at its meeting on November 18, 2024, passed By-law 107-2024 which designates the property legally described as Part Block N/S Bertie Street & W/S William Street, Being Part of Township Lot 3, Concession 1, Niagara River on lands of James Stanton, Plan 505, Village of Fort Erie abstracted as Hawkes Tract, designated as Part 2 on Plan 59R15389; in the Town of Fort Erie, and municipally known as 168 High Street, as having cultural heritage value or interest for architectural, historical and contextual attributes and reasons under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, for the reasons set out in the Statement of Significance attached as Schedule “B” and forming part of the by-law.

The Notice of Designation will be published in the Fort Erie Observer, a newspaper with general circulation in the Town of Fort Erie, on January 23, 2025.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of the notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

A copy of the By-law is enclosed for your records and will be registered on the title to the property.

Yours very truly,

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



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT ERIE

Public Notice

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 as
168 High Street

legally described as Part Block N/S Bertie Street
& W/S William Street, Being Part of Township Lot
3, Concession 1, Niagara River on lands of James
Stanton, Plan 505, Village of Fort Erie abstracted
as Hawkes Tract, designated as Part 2 on Plan
59R15389; in the Town of Fort Erie.

NOTICE OF DESIGNATION

TAKE NOTICE THAT the Council of the Corporation of the Town of Fort Erie, at its meeting on November 18, 2024 passed By-law 107-2024 which designates 168 High Street, as having cultural heritage value or interest for architectural, historical and contextual attributes and reasons under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended for the reasons set out in the Statement of Significance attached as Schedule "B" and forming part of the by-law.

The Notice of Intention to Designate under Section 29 of the *Ontario Heritage Act* was published in the *Fort Erie Observer*, a newspaper having general circulation in the Town of Fort Erie, August 1, 2024.

If you wish to appeal the By-law to the Ontario Land Tribunal, you can obtain an appeal form from the OLT website at <https://olt.gov.on.ca/forms-submissions/>. Appeals may be filed with the Town Clerk, Ashlea Carter, in person, by mail, or by email at clerk@forterie.ca no later than February 22, 2025.

The Notice of Appeal must include reasons for the objection to the by-law accompanied by any applicable fee, payable by certified cheque or money order to the Minister of Finance. The Ontario Land Tribunal Fee Schedule is available at <https://olt.gov.on.ca/fee-chart/>.

A copy of By-law 107-2024 is available from the Clerk of the Town of Fort Erie.

Ashlea Carter, Manager, Legislative Services/Town Clerk
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario, L2A 2S6
(905) 871-1600 ext. 2212
clerk@forterie.ca



The Corporation of the Town of Fort Erie By-law 107-2024

Being a By-law to Designate 168 High Street as Being of Cultural Heritage Value or Interest

Whereas Section 29(1) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to pass a by-law to designate a property within the municipality to be of cultural heritage value or interest; and

Whereas at the Council-in-Committee meeting held on July 8, 2024, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PDS-33-2024 to designate 168 High Street under the Ontario Heritage Act; and

Whereas in accordance with subsection 29(3) of the Ontario Heritage Act, Council of the Town of Fort Erie has caused to be served upon the owners of the lands municipally known as 168 High Street and legally described in accordance with "Schedule A" and upon the Ontario Heritage Trust, a Notice of Intention to Designate the property as being of cultural heritage value or interest, and has caused the Notice of Intention to Designate to be published in the Fort Erie Observer, a newspaper having general circulation in the Town of Fort Erie; and

Whereas it is deemed desirable to designate 168 High Street as having Cultural Heritage Value or Interest, under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended;

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** the property legally described in accordance with "Schedule A" and municipally known as 168 High Street is hereby designated as having cultural heritage value or interest for architectural, historical, and contextual attributes and reasons under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, for the reasons set out in the Statement of Significance attached as "Schedule B" and forming part of this by-law.
- 2. That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 18th day of November 2024.

Mayor

Clerk

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

168 High Street is located in proximity to the historic core of the Fort Erie. It consists of a one-and-a-half storey frame Queen Anne style residence, with an octagonal tower, constructed between 1888 and 1891.

Statement of Cultural Heritage Value or Interest

168 High Street is a representative example of the Queen Anne style. The one-and-a-half storey frame house built on a T-shaped plan has a cross-gable roof with gable dormers, varied rectangular window openings and a tower, all of which are typical of Queen Anne style residences. horizontal emphasis through its exterior cladding and the verandah wrap around porch with wood posts and plain spindle work and detailing are also typical of the Queen Anne style.

168 High Street has contextual value because it has direct associations with the 19th and 20th century summer home development as a conduit for economic prosperity and subsequent growth of the community, a theme that is significant to the greater Fort Erie area. 168 High Street was built as the summer residence of a wealthy American family, thus influencing pattern of settlement and development in the community along the north shores of Lake Erie.

Cultural Heritage Attributes

- Location on the corner of Bertie and High Street in Fort Erie
- Overall height, scale, massing
- Asymmetrical façade and side elevations
- One-and-a-half storey frame T-shaped floorplan Queen Anne style house with rubble stone foundation
- Cross gable roof with gable dormers
- Verandah with woodwork
- Corner tower

9.0 MAP OF HERITAGE ATTRIBUTES

The following figure displays the heritage attributes as outlined above (Map 3).



Map 3: Map of Heritage Attributes of 168 High Street

10.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 168 High Street meets two of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the *OHA*.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

Schedule "A" to By-law Number 107-2024

LEGAL DESCRIPTION

168 HIGH STREET

Legal Description

168 High Street is legally described as Part Block N/S Bertie Street & W/S William Street, Being Part of Township Lot 3, Concession 1, Niagara River on lands of James Stanton, Plan 505, Village of Fort Erie abstracted as Hawkes Tract, designated as Part 2 on Plan 59R15389; in the Town of Fort Erie.

Schedule “B” to By-law Number 107-2024

STATEMENT OF SIGNIFICANCE

168 HIGH STREET

(THE RUNICE HOUSE)

Description of the Property

The property is municipally known as 168 High Street and legally described as Part Block N/S, Bertie Street & W/S William Street, Being Part of Township Lot 3, Concession 1, on lands of James Stanton, Plan 505, in the Town of Fort Erie.

168 High Street is located in proximity to the historic core of Fort Erie. Situated on the property is a one-and-a-half-storey Queen Anne style residence with an octangular tower, constructed between 1888 and 1891.

Statement of Cultural Heritage Value or Interest

168 High Street is a representative example of the Queen Anne style. The one-and-a-half-storey frame house built on a T-shaped plan has a cross-gable roof with gable dormers, varied rectangular window openings, and a tower, all of which are typical of Queen Anne style residences. Horizontal emphasis through its exterior cladding and the verandah wraparound porch with wood posts and plain spindle work and detailing are also typical of the Queen Anne style.

168 High Street has contextual value because it has direct associations with the 19th and 20th century summer home development as a conduit for economic prosperity and subsequent growth of the community, a theme that is significant to the greater Fort Erie area. 168 High Street was built as the summer residence of a wealthy American family, thus influencing the pattern of settlement and development in the community along the north shores of Lake Erie.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 168 High Street include:

- Location on the corner of Bertie and High Street in Fort Erie
- Overall height, scale, and massing
- Asymmetrical façade and side elevations
- One-and-a-half-storey frame t-shaped floorplan Queen Anne style house with a rubble stone foundation
- Cross-gable roof with gable dormers
- Verandah with woodwork
- Corner tower