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May 6, 2025

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

REGISTERED MAIL

**RE: 1023 EAST AND WEST LINE, EPP FAMILY FRUIT FARM (NIAGARA PT
TWP LOT 69 RP 30R7654 PART 1),
Town of Niagara-on-the-Lake,
Notice of Intention to Designate
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(3) (a) (b) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, please find enclosed a copy of:

Intention To Designate 1023 East and West Line, Epp Family Fruit Farm (Niagara Pt Twp Lot 69 RP 30R7654 Part 1)

Sincerely yours,

Grant Bivol
Town Clerk

Enc.

Received

MAY 07 2025

Ontario Heritage Trust



NOTICE OF INTENTION TO DESIGNATE

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18 AND IN THE MATTER OF THE LANDS AT THE FOLLOWING LOCATION IN THE PROVINCE OF ONTARIO

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property at **1023 EAST AND WEST LINE, EPP FAMILY FRUIT FARM (NIAGARA PT TWP LOT 69 RP 30R7654 PART 1)** as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of Property

The subject property is located on 1023 East and West Line. The subject land is located near the intersection of East West Line and Concession 3 Road towards the south of East and West Line. 1023 East West Line contains a residential structure, and a detached garage towards the east of the residential structure. The structure on the subject land is located with a moderate setback from the road. Access to the subject lands is through a gravel driveway.

Statement of Cultural Heritage Value or Interest

The property known as the Epp Family Fruit Farm has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The residential structure on 1023 East and West Line is a representative example of a Gothic Cottage. The subject property is one and a half storeys in height with a symmetrical façade and balanced side elevations. The exterior walls are clad in plain fieldstone, laid in a random course which feature red brick quoins, radiating voussoirs, lintels and a stringcourse to differentiate the basement level. The roof of the subject property is a cross-gable roof with gable ends on the façade, and both the side elevations. The gable end on the façade is located centrally. The roof also contains overhanging eaves with plain fascia. The subject property contains rectangular window openings on the first storey while those on the upper storey are lancet windows. The openings on the first storey contain flat red brick lintels and the lancet windows on the upper storey contain radiating red brick voussoirs. All the windows also feature plain stone lug sills. The subject property has a celebrated main entrance which contains a pointed arched opening with glass panelled door with sidelights and transom. The transom contains decorative wooden fretwork. The main entrance also contains hood-mould detail with carved label stops on the base of red brick voussoirs.

1023 East and West Line has associative value as being a part of the Epp family fruit farm. The lands were acquired by the family sometimes in the late 1900s and were converted into a fruit farm. The Epp family has contributed to the agricultural growth of the rural areas of Niagara-on-the-Lake through their farmsteads. Research also indicates that they also lend a hand to their neighbouring farms whenever the need had risen, and sometimes at the cost of their own harvest being affected.

1023 East and West Line has the potential to yield information that contributes to the understanding of the cultural phenomenon created by the immigrant workers coming into Niagara Region as part of Seasonal Agricultural Work Program that was introduced in Canada in the mid-1960s. These workers have contributed to the local agricultural industry not only through physical labour but also through bringing in diverse knowledge from their countries.

The historic Gothic cottage has contextual value because it is important in maintaining the historic character of the area. East and West Line streetscape majorly consists of farmsteads, orchards and residential properties that are one to two storeys high with a large to moderate setback from the road. Most of the buildings are recent built structures or have been modified. The historic Gothic Cottage style structure reiterates the historic character of the area and connects the context to its historical agricultural roots. The subject property also has value because it is historically linked to its surroundings as being part of the Epps family fruit farm. The house structure was once a part of a larger farmstead. The land appears to have since been subdivided but the farms still exist towards the south and east of the subject property.

Description of Key Heritage Attributes

Key exterior attributes that embody the heritage value of 1023 East and West Line in Niagara-on-the-Lake include its:

- One and half storey Gothic Cottage
- Symmetrical façade and balanced side elevations
- Random fieldstone courses on exterior walls
- Red brick quoins, radiating voussoirs, lintels and stringcourse
- Cross-gable roof
- Gable ends on the façade and side elevations
- Overhanging eaves and plain fascia
- Rectangular window openings on first storey and lancet window openings on upper storey
- Main entrance with pointed arched opening, glass panelled door with sidelights and transom.
- Transom with decorative wooden fretwork.
- Hood-mould on main entrance with carved label stops on the base of red brick voussoirs
- Location along the East West Line
- Setback from the road
- Historical connection to farmstead

Objections

Any objection to this designation must be filed no later than 30 days after the date of publication of the Notice of Intent to Designate. Objections should be directed to Grant Bivol, Town Clerk, 1593 Four Mile Creek Road, Niagara-on-the-Lake, L0S 1T0. The last date to file a notice of objection is **June 5th 2025**.

Queries

Any further queries should be directed to Sumra Zia, Heritage Planner at (905) 468-3266 ext. 327 or through email at sumra.zia@notl.com.

Dated at the Town of Niagara-on-the-Lake this 7th day of May 2025
GRANT BIVOL, CLERK