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Planning and Development Services

February 15, 2017
File No. 310701

Sent Via MAIL
(and Email to: amanda.dench@heritagetrust.on.ca)

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

ONTARIO HERITAGE TRUST

2018
FEB 20 2017

Attention: Amanda Dench, Executive Secretary

Dear Ms. Dench:

RECEIVED

**Re: Designation under the *Ontario Heritage Act*
579 Ridge Road North – Former Ridgeway-Crystal Beach High School**

Further to our letter dated December 7, 2017, please be advised that at the regular Council meeting held on January 22, 2018, the Municipal Council of the Town of Fort Erie passed by-law 16-2018 designating the front exterior (west façade) of the 1927 original school building portion of 576 Ridge Road (former Ridgeway-Crystal Beach High School) as outlined in the Statement of Cultural Heritage Value or Interest, for architectural and historical value and context, under Section 29 (a part IV Designation) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.

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

Thank you for your attention in this matter.

Yours very truly,

Lindsay Richardson
Senior Community Planner
lrichardson@forterie.ca
LR:lr
Enclosure



The Municipal Corporation of the Town of Fort Erie

By-law No. 16-2018

Being a By-law to Designate the Front Exterior (West Façade) of the 1927 Original School Building Portion of the Former Ridgeway Crystal Beach High School (576 Ridge Road North) as Being of Architectural and Historical Value or Interest

Whereas Section 29 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 notice of intention to designate as required under Section 29(1) of the aforesaid Act was served on the District School Board of Niagara (the Owner) of the property described as Part Lot 23, Concession 2, municipally known as 576 Ridge Road North, and

Whereas at the Council-in-Committee meeting held November 14, 2017, the Municipal Council of the Town of Fort Erie approved the Municipal Heritage Standing Committee's request through Report No. PDS-82-2017 to designate the original 1927 building exterior (façade) of the former Ridgeway Crystal Beach High School under the *Ontario Heritage Act*, and

Whereas notice of intention to designate as required under Section 29(3) of the Ontario Heritage Act was served on the Ontario Heritage Trust for the property known as 576 Ridge Road North, the Former Ridgeway Crystal Beach High School, and was also published in the Fort Erie Post, a newspaper having general circulation in the Town of Fort Erie, on December 7, 2017, and

Whereas no notice of objection to the proposed designation has been served on the Clerk of the Municipality, and

Whereas it is deemed desirable to designate the original 1927 building exterior (façade) of the former Ridgeway Crystal Beach High School as having cultural and historic significance, under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended.

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

- 1. That** the front exterior (west façade) of the 1927 original school building portion of the former Ridgeway Crystal Beach High School on the property municipally known as 576 Ridge Road North, in the Town of Fort Erie and legally described as Part Lot 23, Concession 2, is hereby designated as having cultural heritage value or interest for its cultural, contextual and historical value, under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, for the reasons set out in the Statement of Cultural Heritage Value or Interest attached as Schedule "A".

2. **That** the Clerk shall comply with Section 29(6)(a) of the Act with respect to the giving and publishing of notice of the passage of this by-law, and registration of the by-law against the property in the proper land registry office.
3. **That** the Clerk of the Town is authorized to effect 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 22nd day of January, 2018.

Mayor

Clerk

I, _____, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 16-2018 of the said Town. Given under my hand and the seal of the said Corporation, this _____ day of _____, 2018.

Schedule "A" to By-law 16-2018

Description of Property

Ridgeway Crystal Beach High School
576 Ridge Road North
Part Lot 23, Concession 2

Statement of Cultural Heritage Value or Interest

Ridgeway Crystal Beach High School was built in 1927, and since that time a number of additions have been constructed. This statement of cultural heritage value or interest is applicable to the original 1927 school building only.

The original school building is well constructed in the classic gothic collegiate/institutional style popular in the early 20th century. It is a symmetrical, 2 ½ storey building, complemented with a centred and recessed main entrance and landing, leading to the classic twin entrance wood doors and frame, topped with an attractive sunrise design transom window which is boldly outlined by a larger cement/stone frame with a double lintel.

The original school building construct was located with a deep setback from Ridge Road, and with a wide curved paved driveway and sidewalk, giving the building a stately and elegant entrance. The red brick masonry exterior, the symmetrically placed windows and the limestone accents combine with the grand front entrance to portray a fine example of the period's educational building style. The central focus of the building design projects from the centre on all levels and provides a grand entrance with a majestic framework of masonry and glass. The window openings are original along with their cement sills and lintels.

The original school was designed by the architectural firm SB Coon & Son of Toronto, the leading school of architect of the period, who designed many prominent commercial, residential and institutional buildings throughout the province around this time. When it was completed in 1927 it dominated the landscape and became a village landmark.

Today, the school is still the largest, tallest and most significant building in Ridgeway and is the only example of this style of building within the Fort Erie community. This landmark is often referred to as 'the biggest little school in Ontario'.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the front exterior (west façade) of the 1927 original school building portion of the former Ridgeway Crystal Beach High School include:

- Red brick masonry exteriors;
- Symmetrically placed windows and limestone accents;

Schedule "A" to By-law 16-2018

- Two classic stone Doric columns which lend support for the upper portion of the entranceway; and
- Wide ornamental band of stone panels separated by limestone block and two levels of roof cresting embossed with heraldry symbols

Key attributes that express the contextual value of the former Ridgeway Crystal Beach High School include:

- Its location on the main thoroughfare of Ridgeway, which connects to a major provincial highway (Highway #3);
- It is the largest, tallest and most significant building in Ridgeway and in 1927 dominated the landscape;
- It is the only landmark in Ridgeway of significant age and size that is still standing; and
- It is the only example of this style of building within the Fort Erie Community.