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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 – 367 CRESCENT ROAD, FORT ERIE

Please be advised that the Council of the Corporation of the Town of Fort Erie, at its meeting on December 16, 2024, passed By-law 126-2024 which designates the property legally described as Lot 567, Plan 426, Bertie; Part Lot 5, Concession 1, Lake Erie, as in RO772378, in the Town of Fort Erie, and municipally known as 367 Crescent Road, 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
367 Crescent Road
legally described as Lot 567, Plan 426, Bertie; Part
Lot 5, Concession 1, Lake Erie, as in R0772378, 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 December 16, 2024 passed By-law 126-2024 which designates 367 Crescent Road, 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, October 10, 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 126-2024 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 126-2024

**Being a By-law to Designate 367 Crescent Road 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 August 12, 2024, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PDS-56-2024 to designate 367 Crescent Road 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 367 Crescent Road 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 367 Crescent Road 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 367 Crescent Road 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 16th day of December 2024.

Mayor

Clerk

Schedule "A" to By-law Number 126-2024

LEGAL DESCRIPTION

367 CRESCENT ROAD

Legal Description

367 Crescent Road is legally described as Lot 567, Plan 426, Bertie; Part Lot 5, Concession 1, Lake Erie, as in RO772378, in the Town of Fort Erie.

Schedule “B” to By-law Number 126-2024

STATEMENT OF SIGNIFICANCE

367 CRESCENT ROAD

(The 3rd Kraft House)

Description of the Property

The property is municipally known as 367 Crescent Road (The 3rd Kraft House), and is legally described as Lot 567, Plan 426, Bertie; Part Lot 5, Concession 1, Lake Erie, as in RO772378, in the Town of Fort Erie.

The property known municipally as 367 Crescent Road is located on the corner of Dominion Road and Crescent Road. The property features a two-storey red brick vernacular house built with Italianate influences.

Statement of Cultural Heritage Value or Interest

367 Crescent Road is a representative example of a vernacular residence with Italianate influences. While inspired by Classical architectural forms, Italianate architecture emerged to have its own distinctiveness in North America drawing from several architectural eras where details are Classical in origin but freely modified, often in vernacular expressions as demonstrated in the subject property. The two-storey massing of 367 Crescent Road follows an irregular base and cross gable roof with two-storey projecting bays more indicative of a vernacular design while exhibiting Italianate influences with the wide front gable peak and overhanging eaves, red brick coursed in a running bond and stone foundation representative features of the Italianate style. The subject building also includes segmentally arched window openings with stone keystones, stone sills which are characteristic of the Italianate architectural style.

367 Crescent Road has historical value for its direct association with George and Minerva Krafft, local dairy owners and the parents of Kraft Foods founder J.L. Kraft. The subject house was occupied by the Kraft Family in early 1900s not long after its construction between 1888-1891. The Kraffts were a local Mennonite family whose original family farm was located at the corner of Bowen Road and Winger Road. George Kraft purchased another farm located on the west side of Kraft Road in 1890, and the family relocated from the Stevensville area to the new property, where they operated a dairy. The dairy was known as Crescent Dairy, Kraft/Krafft Dairy, and Pleasant Point Dairy, and the business catered predominately to lakeshore residents. William Krafft, George and Minerva's oldest son took over management of the dairy around 1905, and his parents moved to the subject property in 1906, which they occupied until after George Krafft's death in 1914. James, another son better known as J.L. Kraft, was the founder of Kraft Foods. J.L. Kraft took the knowledge gained from the family dairy

business, moved to the United States where he went on to patent processed cheese and revolutionize the cheese industry.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 367 Crescent Road include:

- Proximity to Kraft Road
- Two-storey vernacular house constructed with Italianate influences
- Overall massing and irregular plan
- Red brick construction
- Cross gable roof with prominent gable ends and overhanging eaves
- Paired segmentally arched window openings with stone keystone and stone sills
- Segmentally arched door opening