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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

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2025/01/16
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Ontario Heritage Trust

NOTICE OF DESIGNATION – 400 HOLLOWAY BAY ROAD SOUTH

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 108-2024 which designates the property legally described as Part of Lot 35 and Part of the Gore West of Lot 35, Broken Front Concession, Lake Erie, Being Part 5, 59R8890, in the Town of Fort Erie, and municipally known as 400 Holloway Bay Road South, 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**

**400 Holloway Bay Road South
legally described as Part of Lot 35 and Part of the
Gore West of Lot 35, Broken Front Concession,
Lake Erie, Being Part 5, 59R8890, 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 108-2024 which designates 400 Holloway Bay Road South, 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 108-2024 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 108-2024

Being a By-law to Designate 400 Holloway Bay Road South 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-34-2024 to designate 400 Holloway Bay Road South 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 400 Holloway Bay Road South 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 400 Holloway Bay Road South 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 400 Holloway Bay Road South 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

Description	Yes/No	Value
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	400 Holloway Bay Road South is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. It is not functionally linked to its surroundings, nor is it visually linked to its surroundings as there is no significant visual link that would warrant consideration under this criterion.
The property has contextual value because it is a landmark	No	400 Holloway Bay Road South is not a landmark. It is located along a secondary local road in a secluded area at the terminus of Holloway Bay Road South.

7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 8 assisted with the development of the list of heritage attributes.

Table 9: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
400 Holloway Bay Road South is a representative example of Queen Anne architectural style.	<ul style="list-style-type: none"> • Overall height, scale, massing • Two-and-a-half storey Queen Anne style house • Irregular floor plan • Hip roof with lower cross gable roof, projecting gable ends • Decorative shingles • Oriel window • Horizontal wood cladding • Interior redbrick chimney • Front porch • Various size and shaped window openings
400 Holloway Bay Road South has associative value because it has direct associations with a theme that is significant to a community	<ul style="list-style-type: none"> • Location along Holloway Bay Road South in proximity to Lake Erie in a wooded area
400 Holloway Bay Road South has contextual value because it is important in defining the character of the area.	<ul style="list-style-type: none"> • Location along Holloway Bay Road South in proximity to Lake Erie in a wooded area

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

The subject house on 400 Holloway Bay Road South is located within a larger approximately 25-acre property parcel that fronts the south shore of Lake Erie. The large property parcel contains several built structures with five that front Holloway Bay Road South, and the remaining buildings are built along interior private roadways, including Marcy Road. For the purpose of this designation report, the subject property is defined as the single built structure associated with what is noted in the Municipal Heritage Register as 400 Holloway Bay Road South, the two-and-a-half storey frame Queen Anne style house that was built between 1871-1891.

Statement of Cultural Heritage Value or Interest

400 Holloway Bay Road South is a representative example of the Queen Anne style. The two-and-a-half storey building has hip roof with lower cross gable roof, projecting gable ends, a

front gable adorned with decorative shingles and wood panelling, an oriel window and projecting gable ends on the north and south elevations, all common features of the Queen Anne style. The asymmetrical façade dominated by the front porch with decorative woodwork are also typical of the Queen Anne style.

400 Holloway Bay Road South has associative value with the development of seasonal, recreational residences in the greater Fort Erie area. 400 Holloway Bay Road South is part of a locally common settlement pattern of wealthy Americans owning property on the north shore of Lake Erie for use as summer residences, a theme that is significant to the historic development of the community. Soon after the subject building was constructed by the Page family, it was sold to Charles O. Rano for use as a summer residence, thus beginning a recreational land use pattern on the larger property and surrounding area.

The property has contextual value because it is important in defining the character of the area. The character of the Holloway Bay Road South area is comprised of a large, wooded lots near and along the south shore of Lake Erie that contain mostly one to one-and-a-half storey 19-20th century cottages. As one of the early buildings in the area, the subject house was integral to establishing the area as an attractive space for a seasonal recreation. A known developer of seasonal recreational communities, Ward Winger, purchased the entire property after the subject house was built, further supporting the recreational context of the area.

Cultural Heritage Attributes

- Location along Holloway Bay Road South in proximity to Lake Erie in a wooded area
- Overall height, scale, massing
- Two-and-a-half storey Queen Anne style house
- Irregular floor plan
- Hip roof with lower cross gable roof, projecting gable ends
- Decorative shingles
- Oriel window
- Horizontal wood cladding
- Interior redbrick chimney
- Front porch
- Various size and shaped window openings

9.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above (Map 3).



Map 3: Map of Heritage Attributes of 400 Holloway Bay Road South

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. 400 Holloway Bay Road meets three 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 108-2024

LEGAL DESCRIPTION

400 HOLLOWAY BAY ROAD SOUTH

Legal Description

400 Holloway Bay Road South is legally described as Part of Lot 35 and Part of the Gore West of Lot 35, Broken Front Concession, Lake Erie, Being Part 5, 59R8890, in the Town of Fort Erie.

Schedule “B” to By-law Number 108-2024

STATEMENT OF SIGNIFICANCE

400 HOLLOWAY BAY ROAD SOUTH

Description of the Property

The property is municipally known as 400 Holloway Bay Road South and is legally described as described as Part of Lot 35 and Part of the Gore West of Lot 35, Broken Front Concession, Lake Erie, Being Part 5, 59R8890, in the Town of Fort Erie.

400 Holloway Bay Road South is a large parcel of approximately 25 acres, bordering the south shore of Lake Erie. This property contains multiple structures, with five facing Holloway Bay Road South and others located along private roadways. Situated on the property is a two-and-a-half-storey frame house built in the Queen Anne style, and constructed between 1871 and 1891.

Statement of Cultural Heritage Value or Interest

400 Holloway Bay Road South is a representative example of the Queen Anne style. The two-and-a-half storey building has a hip roof with a lower cross-gable roof, projecting gable ends, a front gable adorned with decorative shingles and wood panelling, an oriel window, and projecting gable ends on the north and south elevations, all common features of the Queen Anne style. The asymmetrical façade dominated by the front porch with decorative woodwork is also typical of the Queen Anne style.

400 Holloway Bay Road South has associative value with the development of seasonal, recreational residences in the greater Fort Erie area. 400 Holloway Bay Road South is part of a locally common settlement pattern of wealthy Americans owning property on the north shore of Lake Erie for use as summer residences, a theme that is significant to the historic development of the community. Soon after the subject building was constructed by the Page family, it was sold to Charles O. Rano for use as a summer residence, thus beginning a recreational land use pattern on the larger property and surrounding area.

The property has contextual value because it is important in defining the character of the area. The character of the Holloway Bay Road South area is comprised of large, wooded lots near and along the south shore of Lake Erie that contain mostly one-to one-and-a-half storey 19- 20th century cottages. As one of the early buildings in the area, the subject house was integral to establishing the area as an attractive space for seasonal recreation. A known developer of seasonal recreational communities, Ward Winger, purchased the entire property after the subject house was built, further supporting the recreational context of the area.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 400 Holloway Bay Road South include:

- Location along Holloway Bay Road South in proximity to Lake Erie in a wooded area
- Overall height, scale, and massing
- Two-and-a-half-storey Queen Anne style house
- Irregular floor plan
- Hip roof with lower cross-gable roof and projecting gable ends
- Decorative shingles
- Oriel window
- Horizontal wood cladding
- Interior redbrick chimney
- Front porch
- Various size and shaped window openings