



The Municipal Corporation of the Town of Fort Erie  
Special Council Meeting Agenda

Monday, November 25, 2024, Immediately following the Council-in-Budget Committee Meeting  
Council Chambers

---

	Pages
1. Call To Order	
2. Roll Call	
3. Declarations of Pecuniary Interest	
4. Consideration of By-laws	
4.1 109-2024	2 - 10
To Designate 45 Princess Street as Being of Cultural Heritage Value or Interest <i>(3rd and Final Reading)</i>	
<i>(Deferred from the November 18, 2024 and October 21, 2024 Council Meeting)</i>	
4.2 120-2024	11 - 11
To Confirm the Actions of Council at its Special Council Meeting Held on November 25, 2024	
5. Adjournment	



## The Corporation of the Town of Fort Erie By-law 109-2024

---

### Being a By-law to Designate 45 Princess 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-35-2024 to designate 45 Princess 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 45 Princess 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 45 Princess 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 45 Princess 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 and second time this 18th day of November 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Read a third and finally passed this 25<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## 8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### ***Introduction and Description of Property***

45 Princess Street is located in a residential area near the historic core of Fort Erie. It consists of a two-storey brick Italianate style residence, with a hip roof, elliptical arch windows and well executed woodwork elements, constructed with a minor setback to the road between 1858 and 1861 for William Stockdale.

### ***Statement of Cultural Heritage Value or Interest***

**45 Princess Street is a representative example of an Italianate style residence.** The two-storey square plan house is red brick construction on stone foundations, with a stone belt course on the east elevation. Typical of the style is the low hip roof with deep eaves, and elevating the house to more high style, is the wood panelled soffits supported by paired scroll brackets and the frieze board with dentil detailing. The window openings on the first storey of the street facing symmetrical façade and both storeys in the east elevation are large elliptical arch openings with radiating brick voussoirs and stone sills, while the remaining window openings are rectangular with ornate wood panel lintels and stone sills. The remaining woodwork decorating the house is indicative of the Italianate high-style, including the elaborately appointed main entryway with wood panelling in the recess, the beaded wood trim of the elliptical transom and sidelights.

**45 Princess Street has design value because it displays a high degree of artistic value and craftsmanship.** The Italianate architectural style is often defined by its ornamentation, but this residence displays many features that elevate it as a high-style example of Italianate. The totality of well-executed decorative elements that have been retained in exceptional condition were skillfully arranged and presented reflecting a high degree of craftsmanship and artistic merit. The beaded panelling in the soffits and within the wood-framed recessed doorway, as well as the paired carved scroll brackets, exhibit imaginative skill in their arrangement and execution.

**45 Princess Street has contextual value because it is important in defining and maintaining the 19<sup>th</sup> century residential character of the Princess Street neighbourhood.** The property stands out on the corner of Archange and Princess Streets as the only brick house in the area against the background of the other surrounding 19<sup>th</sup> century frame residences. The uniqueness of the construction material as well as the interesting woodwork distinguish the property from the surrounding residences. The subject property is important in defining the 19<sup>th</sup> century residential character of the area.

### ***Cultural Heritage Attributes***

- Location on the corner of Archange and Princess Street
- Overall height, scale, massing and ornamentation
- Two-storey square plan Italianate style house of red brick construction with stone foundation
- Stone belt course on east elevation
- Symmetrical façade and side elevations
- Hip roof with wide eaves including paired carved wood brackets, frieze board with dentils, wood panel soffit
- Elliptical arch window openings with radiating brick voussoirs
- Rectangular window openings with ornate wood panel lintels

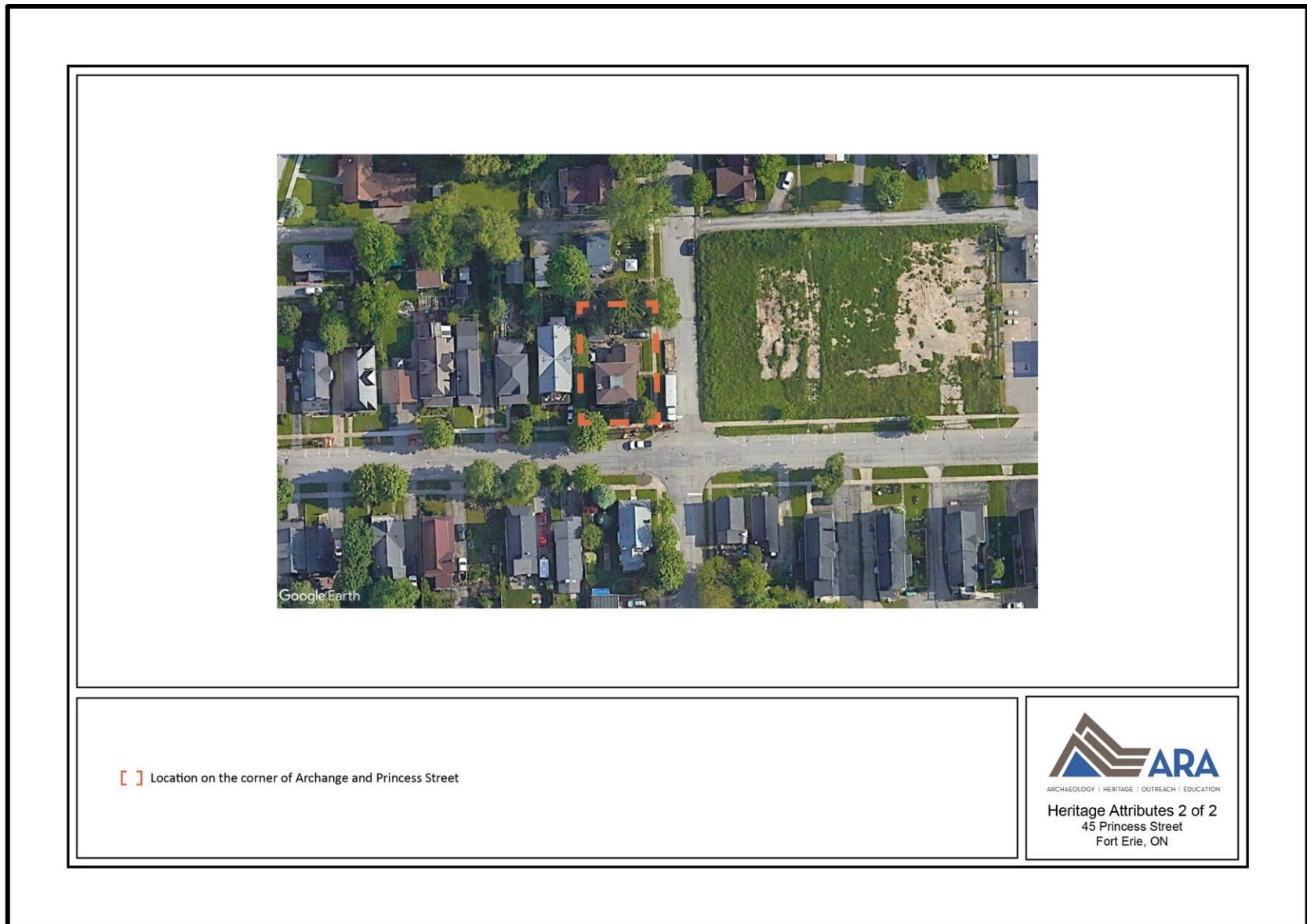
- Elliptical arch formal entryway with wood surrounds and panel detailing, elliptical transom and sidelights
- One-storey rear wing

## **9.0 MAP OF HERITAGE ATTRIBUTES**

The following figure displays the heritage attributes as outlined above (Map 3 and Map 4).



**Map 3: Map of Heritage Attributes of 45 Princess Street**



**Map 4: Map of Heritage Attributes of 45 Princess 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. 45 Princess Street 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 109-2024**

**LEGAL DESCRIPTION**

**45 PRINCESS STREET**

**Legal Description**

45 Princess Street is legally described as Part Lot 8, N/S Princess Street, Plan 504, in the Town of Fort Erie.

## **Schedule “B” to By-law Number 109-2024**

### **STATEMENT OF SIGNIFICANCE**

#### **45 PRINCESS STREET**

#### **(THE WILLIAM STOCKDALE HOME)**

#### **Description of the Property**

The property is municipally known as 45 Princess Street and is legally described as Part Lot 8, N/S Princess Street, Plan 504, in the Town of Fort Erie.

45 Princess Street is located in a residential area near the historic core of Fort Erie. Situated on the property is a two-storey brick Italianate-style residence constructed between 1858 and 1861 for William Stockdale.

#### **Statement of Cultural Heritage Value or Interest**

45 Princess Street is a representative example of an Italianate-style residence. The two-storey square-plan house is red brick construction on stone foundations, with a stone belt course on the east elevation. Typical of the style is the low hip roof with deep eaves, and elevating the house to more high style is the wood panelled soffits supported by paired scroll brackets and the frieze board with dentil detailing. The window openings on the first storey of the street facing symmetrical façade and both storeys in the east elevation are large elliptical arch openings with radiating brick voussoirs and stone sills, while the remaining window openings are rectangular with ornate wood panel lintels and stone sills. The remaining woodwork decorating the house is indicative of the Italianate high style, including the elaborately appointed main entryway with wood panelling in the recess, the beaded wood trim of the elliptical transom, and sidelights.

45 Princess Street has design value because it displays a high degree of artistic value and craftsmanship. The Italianate architectural style is often defined by its ornamentation, but this residence displays many features that elevate it as a high-style example of Italianate. The totality of well-executed decorative elements that have been retained in exceptional condition were skillfully arranged and presented, reflecting a high degree of craftsmanship and artistic merit. The beaded panelling in the soffits and within the wood-framed recessed doorway, as well as the paired carved scroll brackets, exhibit imaginative skill in their arrangement and execution.

45 Princess Street has contextual value because it is important in defining and maintaining the 19<sup>th</sup>-century residential character of the Princess Street neighbourhood. The property stands out on the corner of Archange and Princess Streets as the only brick house in the area against the background of the other surrounding 19<sup>th</sup>-century frame residences. The uniqueness of the construction material as well as the interesting

woodwork distinguish the property from the surrounding residences. The subject property is important in defining the 19<sup>th</sup>-century residential character of the area.

### **Description of Heritage Attributes**

Key elements that contribute to the heritage value of 45 Princess Street include:

- Location on the corner of Archange and Princess Street
- Overall height, scale, massing, and ornamentation
- Two-storey square plan Italianate-style house of red brick construction with a stone foundation
- Stone belt course on east elevation
- Symmetrical façade and side elevations
- Hip roof with wide eaves, including paired carved wood brackets, frieze boards with dentils, and wood panel soffit
- Elliptical arch window openings with radiating brick voussoirs
- Rectangular window openings with ornate wood panel lintels
- Elliptical arch formal entryway with wood surrounds and panel detailing, elliptical transom, and sidelights
- One-storey rear wing



## The Corporation of the Town of Fort Erie By-law 120-2024

---

### Being a By-law to Confirm the Actions of Council at its Special Council Meeting Held on November 15, 2024

---

**Whereas** it is desirable to have the actions and proceedings of Council adopted, ratified and confirmed by by-law; and

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

- 1. That** the actions of Council at its Special Council Meeting held on November 25, 2024 including all motions, resolutions and other actions are adopted, ratified and confirmed as if they were expressly embodied in this by-law, except where the law requires the prior approval of any authority.
- 2. That** where no individual by-law has been or is passed with respect to the taking of any action authorized in or with respect to the exercise of any powers by the Council, then this by-law is deemed for all purposes to be the by-law required for such authorization or exercise of any powers.
- 3. That** the Mayor and officers of The Corporation of the Town of Fort Erie are authorized and directed to do all things necessary to give effect to such actions or to obtain approvals where required.
- 4. That** except where otherwise provided, the Mayor and the Clerk are authorized and directed to execute all documents arising from such actions.
- 5. 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 25th day of November, 2024.

---

Mayor

---

Clerk