

Schedule “B” to By-law Number 107-2024

STATEMENT OF SIGNIFICANCE

168 HIGH STREET

(THE RUNICE HOUSE)

Description of the Property

The property is municipally known as 168 High Street and legally described as Part Block N/S, Bertie Street & W/S William Street, Being Part of Township Lot 3, Concession 1, on lands of James Stanton, Plan 505, in the Town of Fort Erie.

168 High Street is located in proximity to the historic core of Fort Erie. Situated on the property is a one-and-a-half-storey Queen Anne style residence with an octangular tower, constructed between 1888 and 1891.

Statement of Cultural Heritage Value or Interest

168 High Street is a representative example of the Queen Anne style. The one-and-a-half-storey frame house built on a T-shaped plan has a cross-gable roof with gable dormers, varied rectangular window openings, and a tower, all of which are typical of Queen Anne style residences. Horizontal emphasis through its exterior cladding and the verandah wraparound porch with wood posts and plain spindle work and detailing are also typical of the Queen Anne style.

168 High Street has contextual value because it has direct associations with the 19th and 20th century summer home development as a conduit for economic prosperity and subsequent growth of the community, a theme that is significant to the greater Fort Erie area. 168 High Street was built as the summer residence of a wealthy American family, thus influencing the pattern of settlement and development in the community along the north shores of Lake Erie.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 168 High Street include:

- Location on the corner of Bertie and High Street in Fort Erie
- Overall height, scale, and massing
- Asymmetrical façade and side elevations
- One-and-a-half-storey frame t-shaped floorplan Queen Anne style house with a rubble stone foundation
- Cross-gable roof with gable dormers
- Verandah with woodwork
- Corner tower