

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.