

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