

## 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

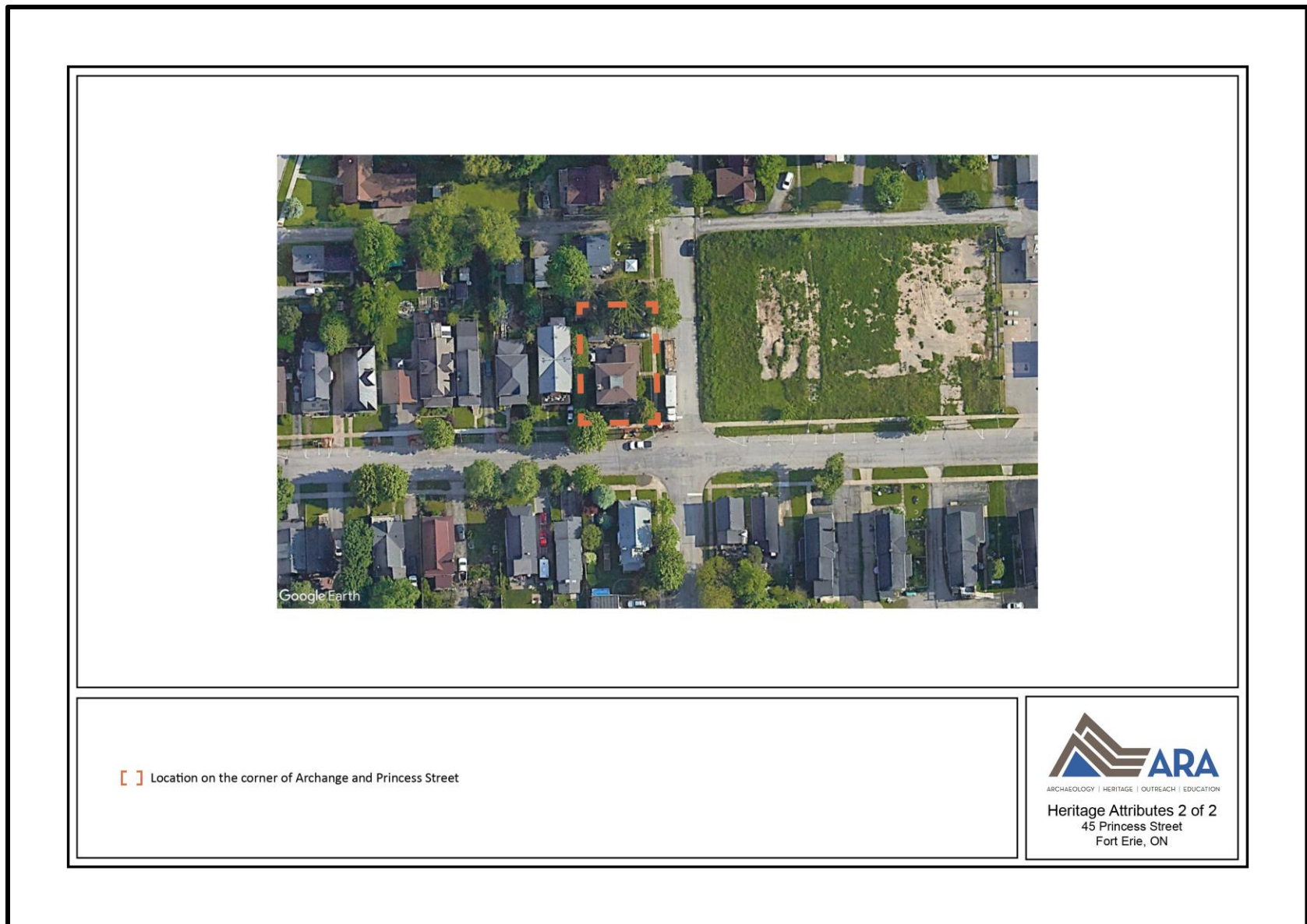
- Elliptical arch formal entryway with wood surrounds and panel detailing, elliptical transom and sidelights
- One-storey rear wing

## **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.