

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 19th-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 19th-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 19th-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