

Prepared for	Council-in-Committee	Report No.	CDS- 53-11
Agenda Date	October 17, 2011	File No.	350301

Subject

Proposed Non-Designated Sites To Add To Town's Heritage Registry.

Recommendations

THAT Based on the above analysis staff recommend the inclusion of all the properties in Appendix 1 for the Registry with the exception of 767 Garrison Road and 33 Princess.

THAT Should Council wish to take a collaborative approach with property owners then 2459 Dominion Road should not be included.

THAT Council's approval should be based on the clarifying policy in this Report that the 60 day notification requirement for demolition shall apply to only the original portions of the dwelling/building.

THAT a copy of this report be forwarded to the Museum & Cultural Heritage Committee.

Relation to Council's 2007-2010 Corporate Strategic Plan

Vision: Fort Erie, a Town proud of its past, excited about today and building for tomorrow.

List of Stakeholders

Museum & Cultural Heritage Committee
Public

Prepared by: "Original Signed" D. Heyworth, MCIP, RPP Manager Of Land Use Policy	Submitted by: "Original Signed" Rick Brady, MCIP, RPP Director, Community & Development Services	Approved by: "Original Signed" Ron Tripp, P.Eng, Interim Chief Administrative Officer
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Purpose

The purpose of this report is to provide Council with recommended non-designated sites to add to the Heritage Registry.

Background

Council previously considered Report CDS-05-11 which provided Council with a list of non-designated sites the Museum and Cultural Heritage Committee (MCHC) wished to be placed on the Registry. The subject properties identified in Report CDS-05-11 have been attached as Appendix 1 to this report for Council's convenience. The report provides background as to how the MCHC arrived at the sites as well as information relative to each site. The Report also provides background regarding the restrictions to property owners of being a non-designated property on the Registry versus being a designated property under the Heritage Act. Council should refer to CDS-05-11 for information. The restrictions relative to non-designated sites on the registry

As mentioned in Report CDS-05-11 a collaborative approach with property owners on this matter was recommended. Report CDS-034-11 discussed the concerns from property owners which basically centered on the difference between designation and being a non-designated site on the Registry.

It was explained that being on the Registry only referred to demolition and that interior renovations and demolition were matter regulated by a Designation By-law under the Heritage Act.

During the public consultation process, letters of concern or objection were received from the following:

- 2459 Dominion Road;
- 767 Garrison Road;
- 651 Ridge Road; and
- 258 Ott Road (Stevensville Church Building).

In addition, staff met with the property owner at 1447 Ridge Road. While the owner was not overly concerned about the Registry impacting additions or interior renovations there was concern or question as to how it might impact a small partial demolition involving a covered front porch.

In Report CDS-034-11 staff indicated they would attempt to set up further meetings with concerned property owners and staff/MCHC representatives.

Analysis

767 Garrison Road

Planning staff have previously highlighted this property, The dwelling is in poor condition and the Council has strongly supported commercial development of the property through the Official Plan stage. Planning staff would not recommend including this property in the Registry.

258 Ott Road

The Manager-Land Use Policy and one of the Museum & Cultural Heritage Committee members met with church representatives. After explaining differences between designation and being a non-designated site on the Registry the representatives indicated they had no objections to inclusion on the Registry.

651 Ridge Road

The property owners at 651 Ridge Road were provided assurances by e-mail that being a non-designated site on the Registry does not place restrictions on interior design, structural integrity or energy efficiency improvements.

2459 Dominion Road

The property owner does not want to be placed on the Registry as she indicated she wants no restrictions placed on the property. The property owner declined an invitation to meet to further discuss the inclusion of the property on the Registry. The Committee would like this property included on the Registry, however, the Committee realizes Council historically has taken a collaborative approach on formal designation a similar approach has been utilized to date in this process.

1447 Ridge Road

The property owner has been concerned over the restrictions imposed by the Registry on partial demolitions. This Report proposes a policy to clarify that the inclusion of non-designated sites on the Registry shall only apply to the existing dwelling. Demolition of subsequent additions would not be subject to the 60 day notification time period to the Clerk's Department. The Building Department would have a record of the Registry properties and could confirm with the Planning Division the addition or structure is not an issue for the 60 day notification requirement to the Clerk. This policy would be applicable to all non-designated sites on the registry.

33 Princess Street

The property owner did not respond to the original notice. However, staff note this property has been slated for an affordable housing project. The zoning for the redevelopment of the site has been put in place by site specific zoning amendment and the Site Plan has been approved. The Committee would like the site included in the Registry. The Committee, however, is cognizant the property is far along in the planning approval stages. Members have suggested that should Council leave the building off the Registry, the Committee would like the opportunity to discuss with the property owner relocation of the building, or salvaging certain architectural elements as well as obtaining a photographic record.

For Council's information, whenever the Building Department receives a demolition permit application for any building, the Museum is contacted to allow the opportunity for photographs to be taken.

Financial/Staffing Implications

There are no financial implications to the Town. The Town's Heritage Tax program only applies to sites designated under the Heritage Act. It would not apply to non-designated sites on the Registry.

Policies Affecting Proposal

Heritage protection is encouraged by the Provincial Policy Statements and Town's Official Plan. The Heritage Act provides Council the authority to place non-designated sites on the registry.

Alternatives

N/A

Conclusion

The members of the Heritage Committee have put significant time and effort in to reviewing potential non-designated sites for the Town's Heritage Registry. Placing sites on the Registry provides a time period of protection from demolition to allow sites to be assessed on a more formal detailed basis. Property owners will be contacted and provided an opportunity to comment.

Based on the above analysis staff recommend the inclusion of all the properties in Appendix 1 for the Registry with the exception of 767 Garrison Road and 33 Princess. Should Council wish to take a collaborative approach with property owners then 2459

Dominion road should not be included. Further, Council's approval should be based on the clarifying policy in this Report that the 60 day notification requirement for demolition shall apply to only the original portions of the dwelling/building.

Attachments

Appendix 1 – Proposed MCHC Non-Designated Sites For the Registry

Potential Additions to the Heritage Registry

Fort Erie Museum and Cultural Heritage Committee

Prepared by Keith Overend

**Information for the Meeting of
Monday January 31, 2011**

Town of Fort Erie Potential Additions to the Heritage Registry

Notes: originally built 1813-1816, but damaged by fire.

A large, two-story yellow house with a wide front porch, dark shutters, and two brick chimneys, surrounded by lush green trees and landscaping. The house features a gabled roof and a full-width porch with decorative brackets. The front yard is well-maintained with a lawn, shrubs, and a large red flowering bush in the foreground.



Year Built	1893
Built As	Church
Style	Gothic Revival
% Original	90+
Condition	excellent
Present Use	church
Name	St. Paul's Church
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**325 Niagara Blvd.,
Fort Erie**

Looking northwest from the Niagara Boulevard.



Year Built	1883
Built As	House
Style	Queen Anne
% Original	90+
Condition	excellent
Present Use	house
Name	The Hershey Home
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**451 Niagara Blvd.,
Fort Erie**

Looking west from the Niagara Boulevard.

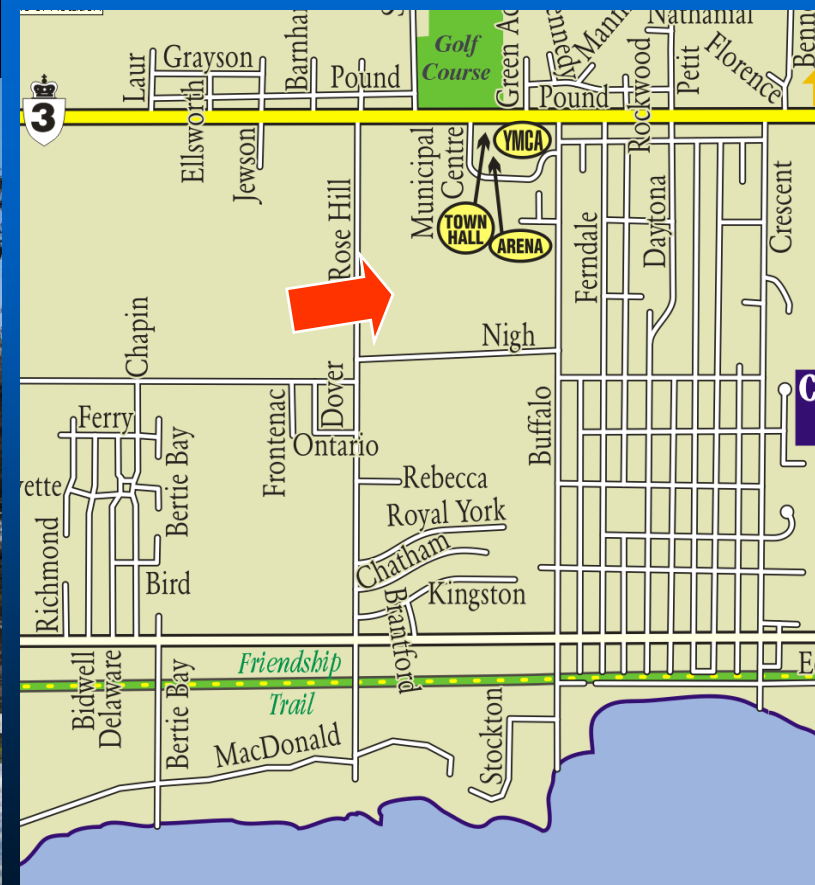


Year Built	1850's
Built As	House
Style	Italianate
% Original	90+
Condition	excellent
Present Use	house
Name	The Graham Homestead
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**842 Rosehill Rd.,
Crescent Park**

Looking east from the front yard.



Year Built	1882
Built As	House
Style	Carpenter Gothic
% Original	80+
Condition	poor
Present Use	house
Name	The Daniel Paulus Home
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**767 Garrison Rd.,
Fort Erie**

Looking southwest from Garrison Road.



Year Built	1812
Built As	House
Style	Federal
% Original	90+
Condition	excellent
Present Use	house
Name	The Haun Lawson House
Score	1

Notes: Fort Erie's oldest building.

Looking southeast from Yacht Harbour Road.



Town of Fort Erie Potential Additions to the Heritage Registry

**3555 Yacht Harbour Rd.,
Crystal Beach**

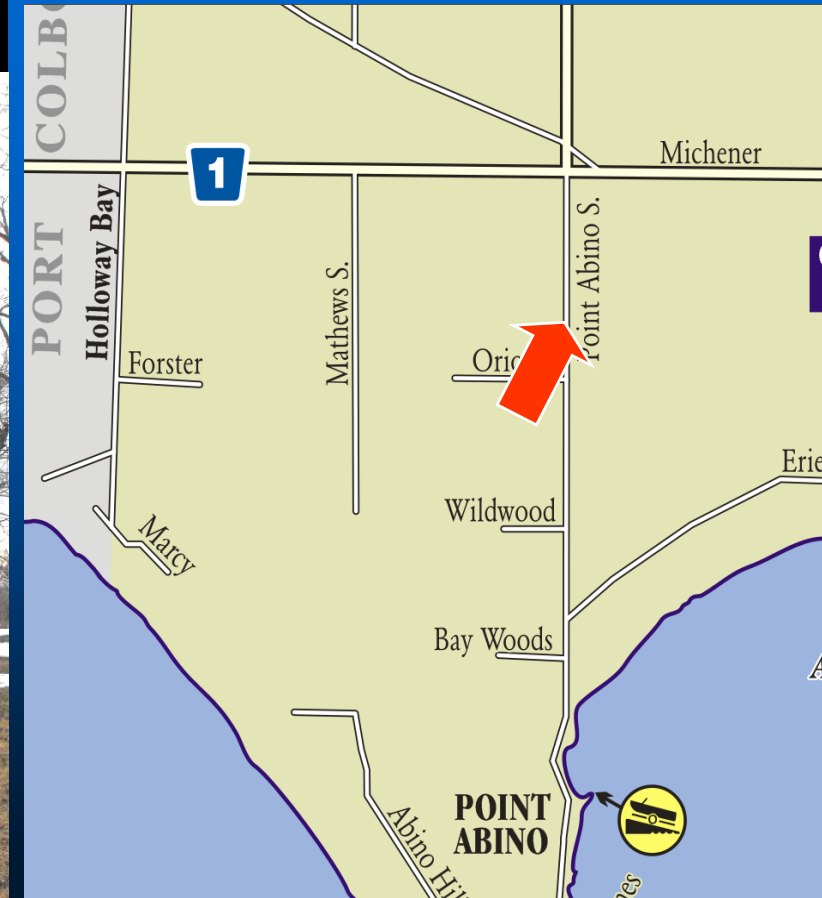


Year Built	c1890
Built As	House
Style	Queen Anne
% Original	90+
Condition	excellent
Present Use	house
Name	The McLeod-McGowan House
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**164 Point Abino Rd. S.,
Point Abino**

Looking northeast from Point Abino Road.



Year Built	c1850's
Built As	School
Style	Greek Revival
% Original	80+
Condition	excellent
Present Use	Commercial/residential
Name	The Masonic Hall
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

241 Ridge Rd. N., Ridgeway

Looking west from Ridge Road.



Year Built	1874
Built As	Commercial/residential
Style	Tudor
% Original	90+
Condition	good
Present Use	Commercial/residential
Name	Beeshy's China Shop
Score	1

Notes: Wonderful interior with original cabinets.

Looking east from Ridge Road.



Town of Fort Erie Potential Additions to the Heritage Registry

304 Ridge Rd. N., Ridgeway

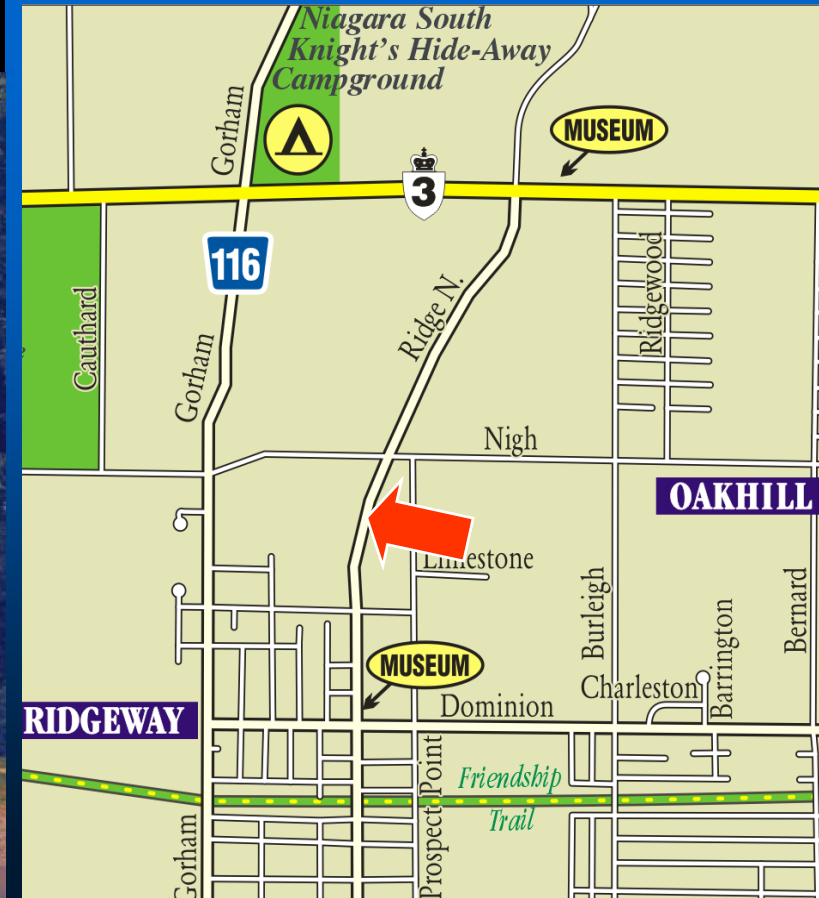


Year Built	1840
Built As	House
Style	Georgian
% Original	80+
Condition	excellent
Present Use	house
Name	
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**651 Ridge Rd. N.,
Ridgeway**

Looking west from Ridge Road.



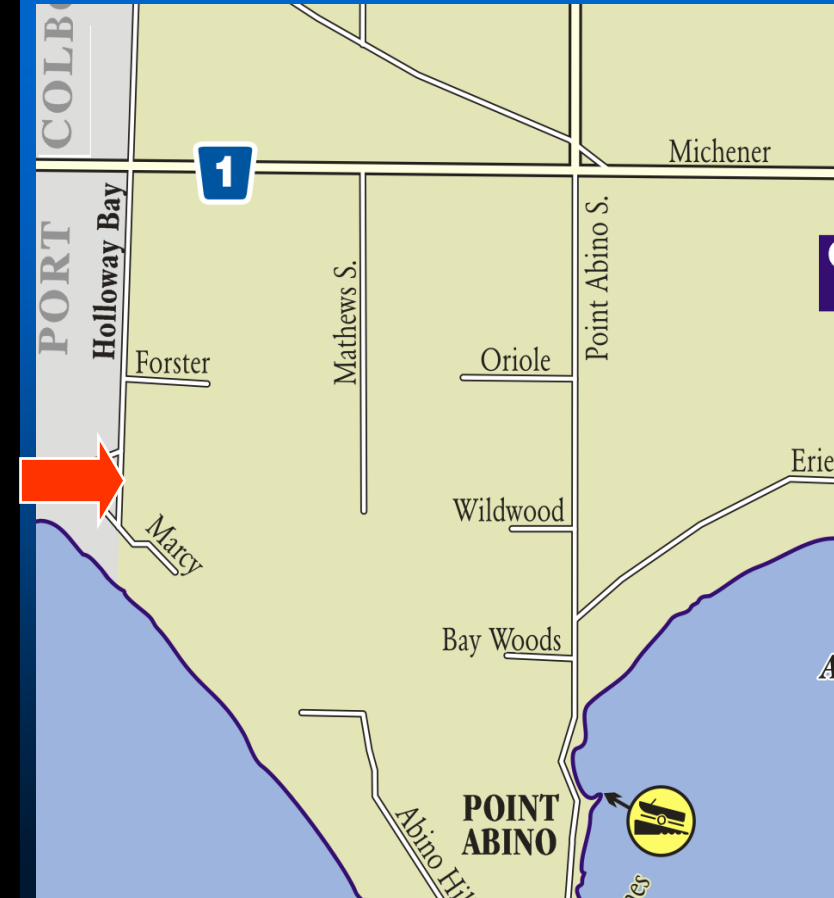
Year Built	1880's
Built As	House
Style	Queen Anne farmhouse
% Original	90+
Condition	excellent
Present Use	house
Name	
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

400 Holloway Bay Rd., Sherkston



Looking
east from
Holloway
Bay Road.

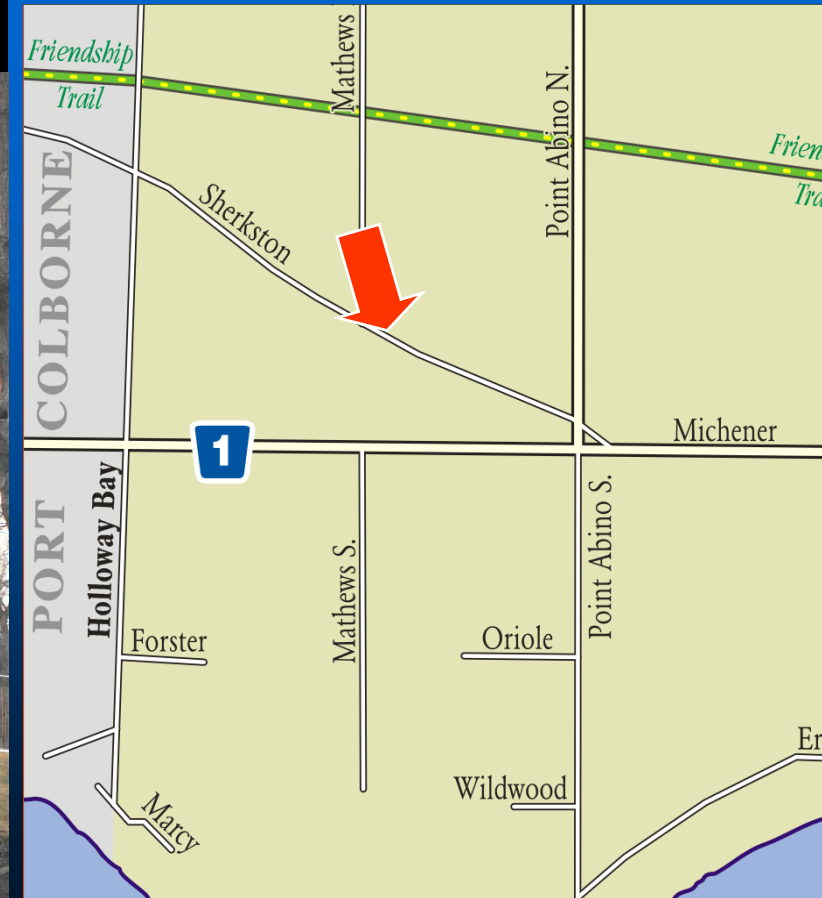


Year Built	1870's
Built As	House
Style	Italianate
% Original	90+
Condition	excellent
Present Use	house
Name	
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**5069 Sherkston Rd.,
Sherkston**

Looking south from Sherkston Road.



Year Built	1880's
Built As	House
Style	Stick Style
% Original	70+
Condition	excellent
Present Use	house
Name	
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

162 Battery St., Fort Erie

Looking northwest from Battery Street.

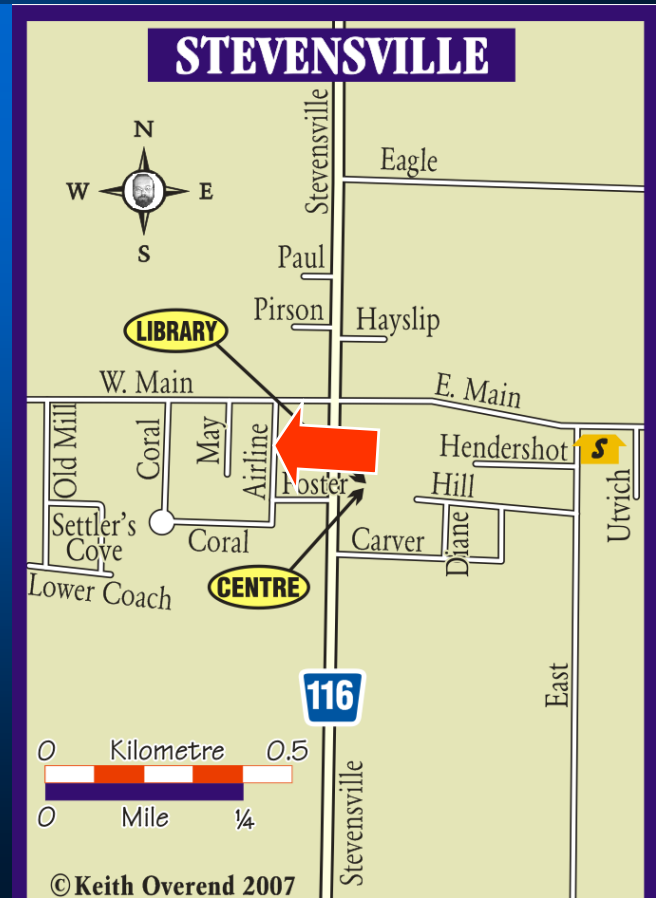


Year Built	1878
Built As	school
Style	Italianate
% Original	90+
Condition	excellent
Present Use	house
Name	Stevensville Secondary School
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**2529 Airline St.,
Stevensville**

Looking west from Airline Street.

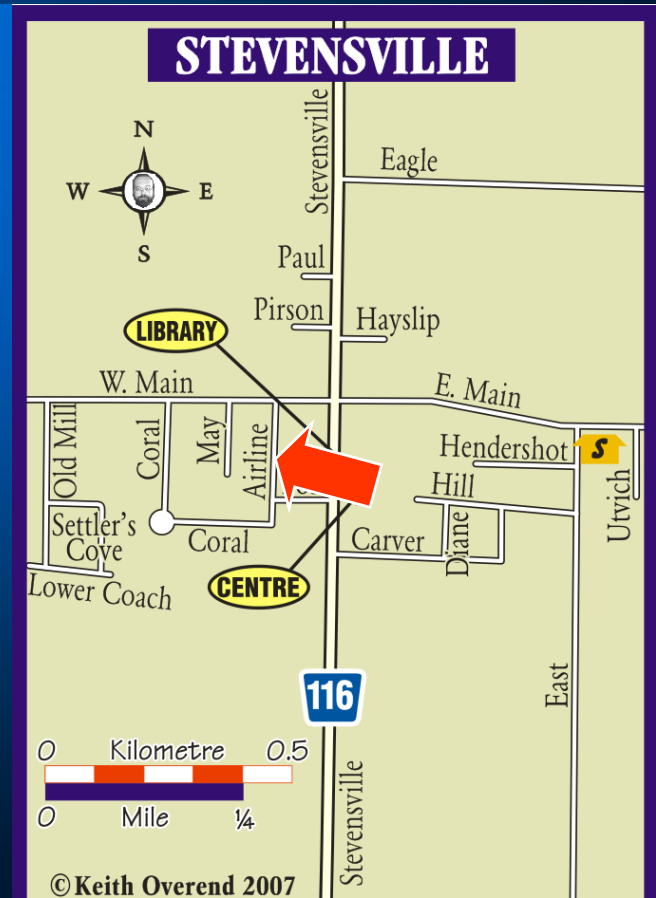


Year Built	1860's
Built As	Train station
Style	Queen Anne
% Original	90+
Condition	excellent
Present Use	?
Name	Stevensville Railroad Station
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**2529 Airline St.,
Stevensville**

Looking northwest from Airline Street.



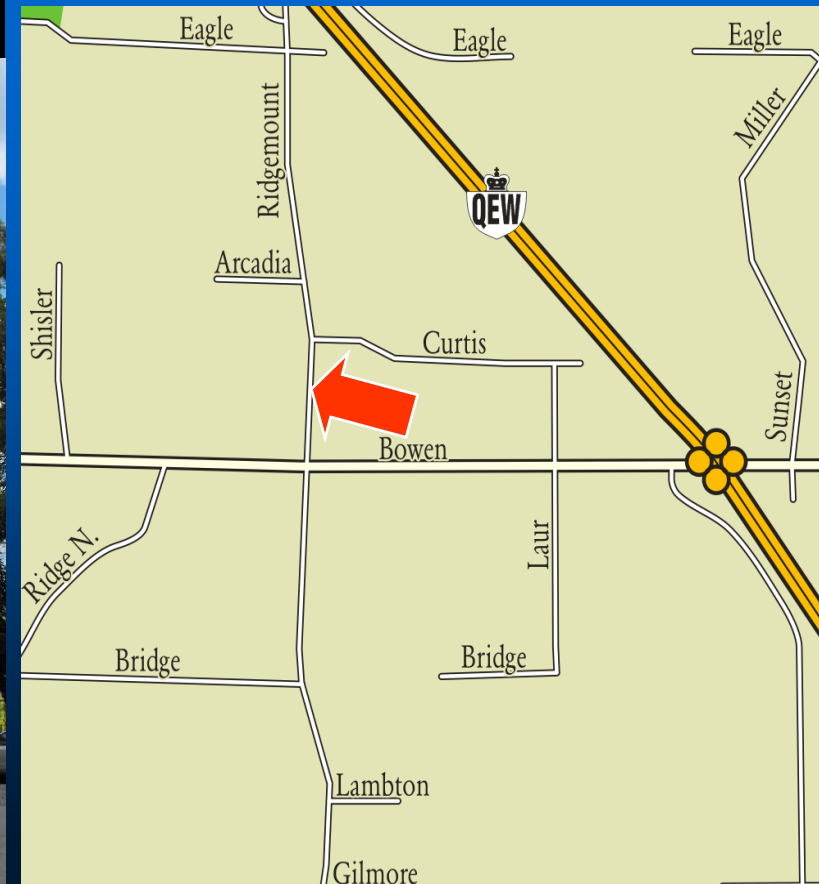
Year Built	1840
Built As	church
Style	Neoclassical
% Original	90+
Condition	excellent
Present Use	church
Name	St. John's Anglican Church
Score	1

Notes: Almost designated in 2010.

Town of Fort Erie Potential Additions to the Heritage Registry

2151 Ridgemount Rd., Stevensville

Looking northwest from Ridgemount Road.



Year Built	1873
Built As	railway station
Style	Gothic Revival
% Original	90+
Condition	excellent
Present Use	museum
Name	B-1 Railway Station
Score	1

Notes: Moved from original site.

Looking south from RR museum parking lot.



Town of Fort Erie Potential Additions to the Heritage Registry

**400 Central Ave.,
Fort Erie**

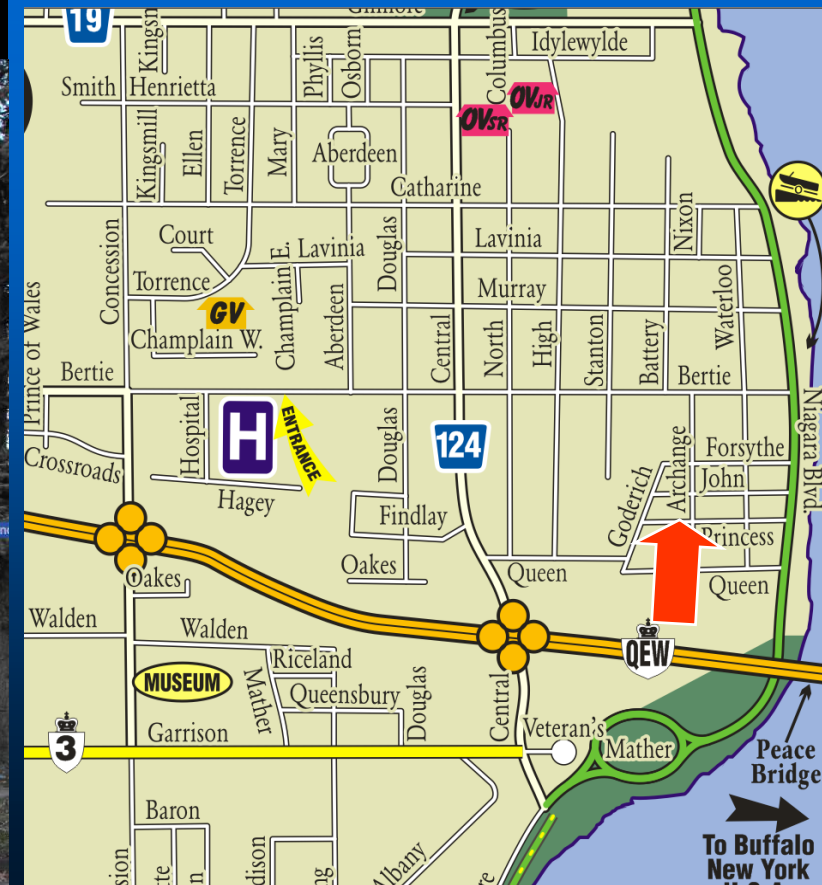


Year Built	1850's
Built As	house
Style	Italianate
% Original Condition	60+
Present Use	house
Name	The William Stockdale Home
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**45 Princess St.,
Fort Erie**

Looking north from Princess Street.



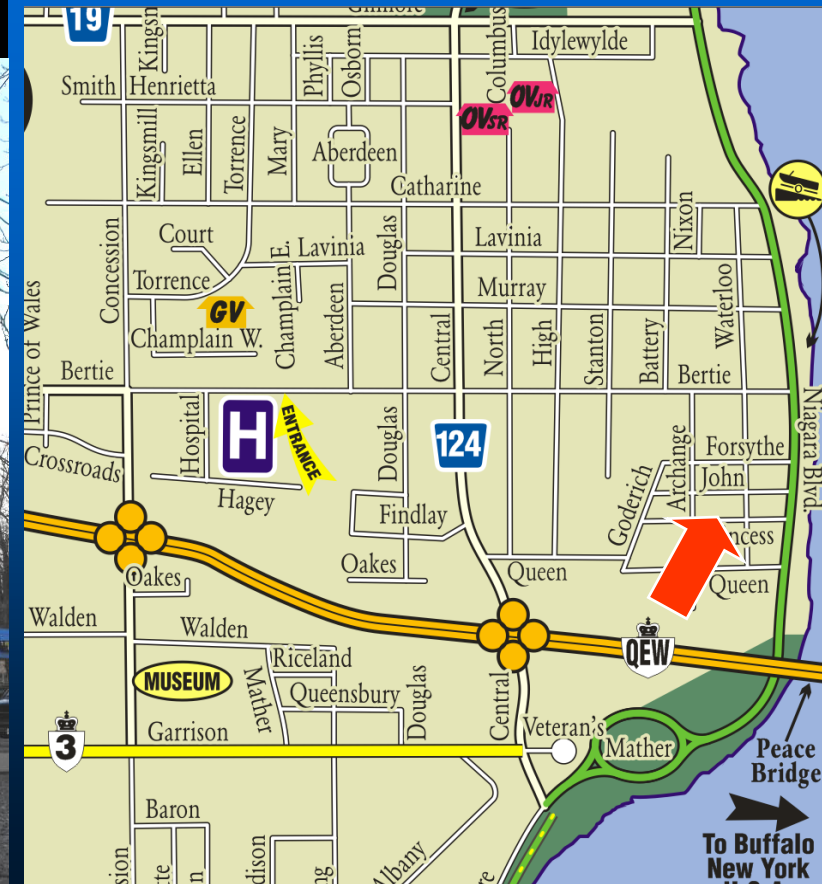
Year Built	1870's
Built As	house
Style	Second Empire
% Original	80+
Condition	Fair to good
Present Use	hotel
Name	The Earp House (Erie Lane)
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

33 Princess St., Fort Erie

Notes: Incredible interior – best Second Empire style house in Fort Erie.

Looking northeast from Princess Street.



Year Built 1880
Built As house
Style Carpenter Gothic
% Original 60+
Condition Excellent
Present Use house
Name The Runice House
Score 1

Town of Fort Erie Potential Additions to the Heritage Registry

**111 Bertie St.,
Fort Erie**

Looking north from Bertie Street.



Year Built	c1880's
Built As	church
Style	
% Original	60+
Condition	Excellent
Present Use	church
Name	The Reformed Mennonite Meeting House
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**2584 Ott Rd.,
Stevensville**

Looking southeast from Ott Road.



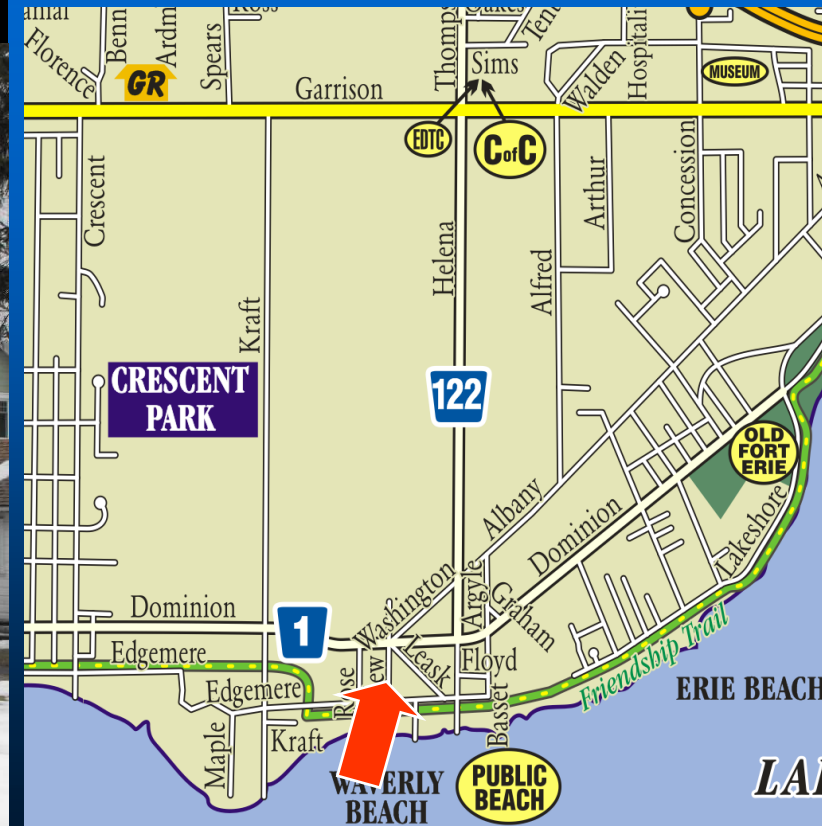
**106 Murray St.,
Fort Erie**

Year Built	1800's
Built As	house
Style	Georgian
% Original	70+
Condition	excellent
Present Use	house
Name	The Jacob Sauer & Ida May Brenner House
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**302 Beachview Ave.,
Fort Erie**

Looking northeast from Beachview Avenue.

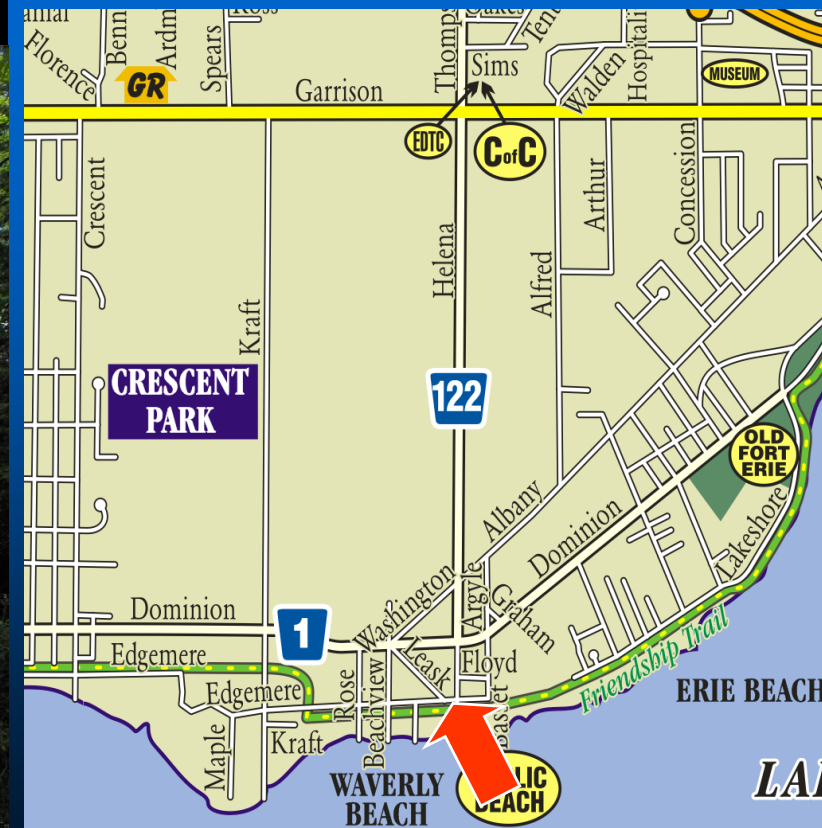


Year Built	1904
Built As	house
Style	Arts & Crafts
% Original	80+
Condition	excellent
Present Use	house
Name	The Frank Bardol Home
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

694 Edgemere Rd., Fort Erie

Looking northwest from Edgemere Road.

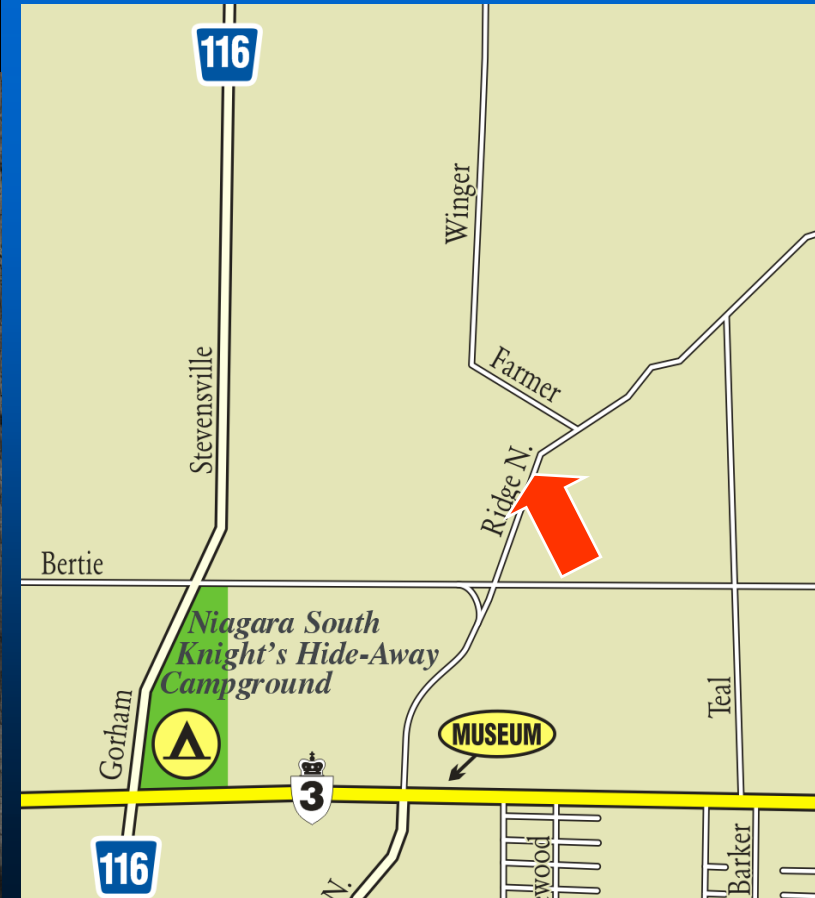


Year Built	Mid 1800's
Built As	house
Style	Italianate
% Original	90+
Condition	excellent
Present Use	house
Name	
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**1447 Ridge Rd. N.,
Ridgeway**

Looking northwest from Ridge Road.

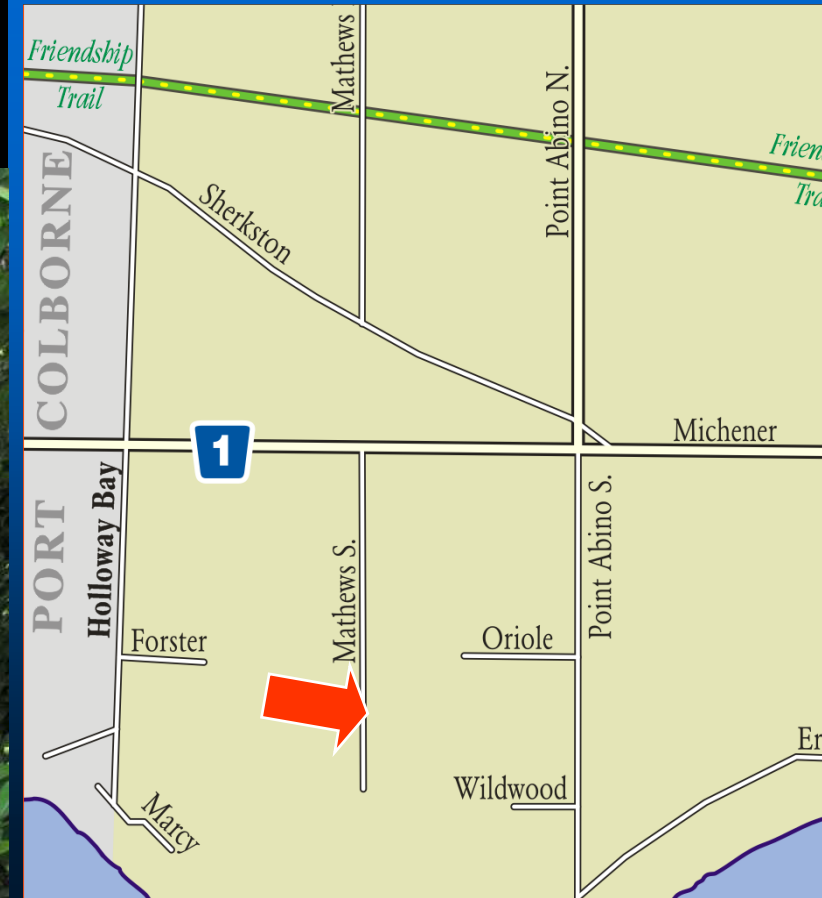


Year Built	c1860's
Built As	house
Style	
% Original	
Condition	excellent
Present Use	house
Name	Ottway/Page Home
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**328 Mathews Rd. S.,
Sherkston**

Looking east from Mathews Road.

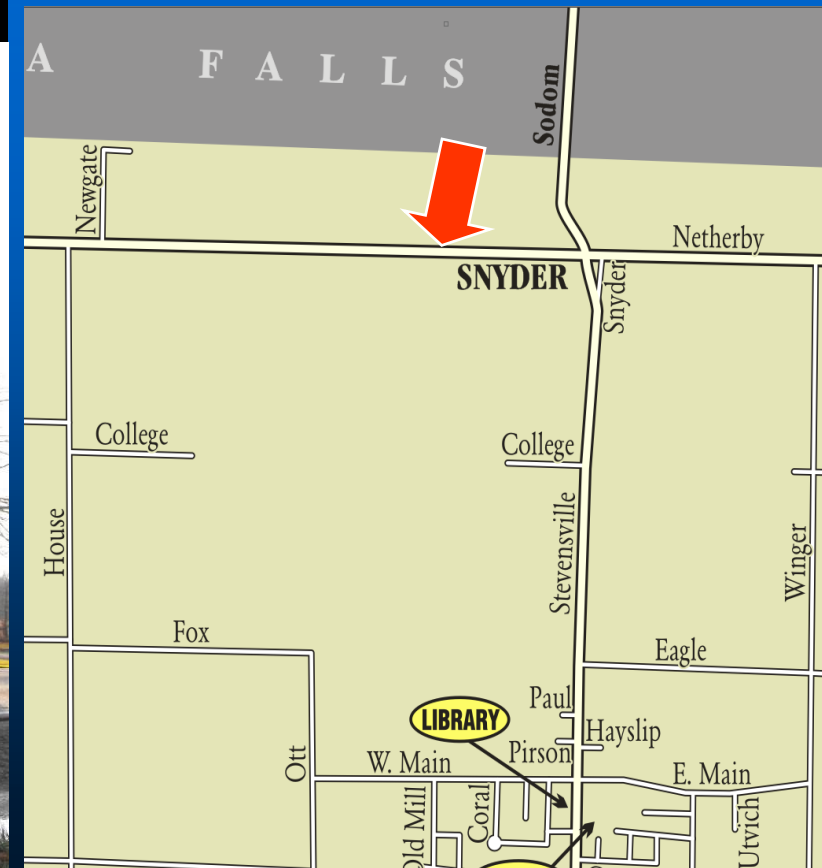


Year Built	1868
Built As	church
Style	Gothic revival
% Original	60+
Condition	excellent
Present Use	church
Name	St. John's Lutheran Church
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**3837 Netherby Rd.,
Stevensville**

Looking south from Netherby Road.

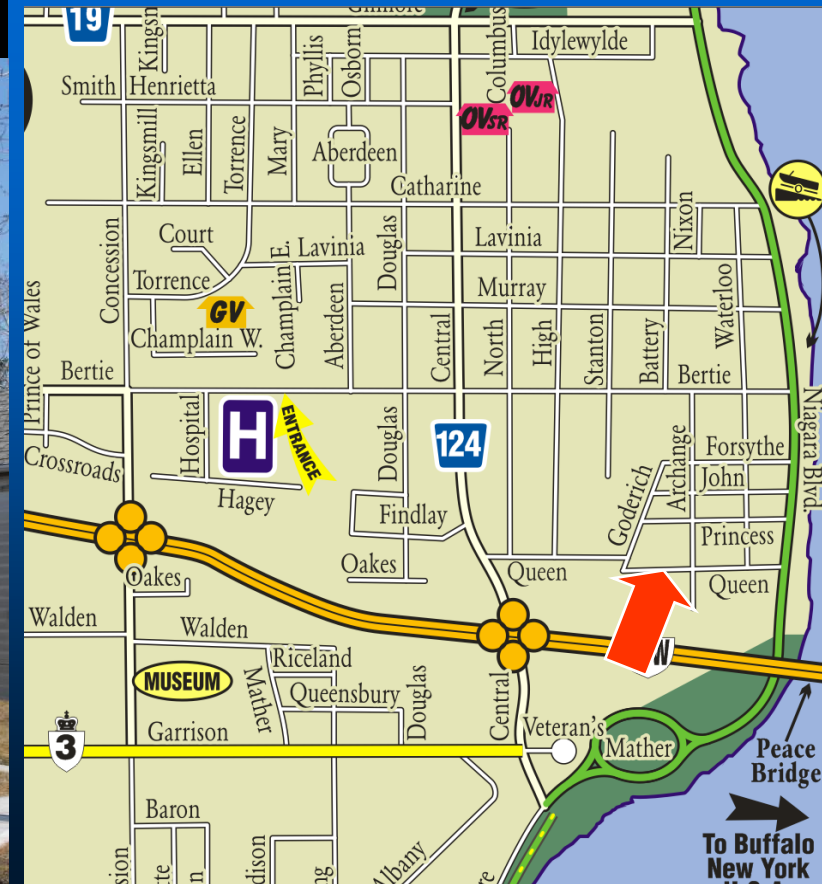


Year Built	mid1800's
Built As	house
Style	Georgian (Federal)
% Original	70+
Condition	fair
Present Use	house
Name	
Score	1

Town of Fort Erie Potential Additions to the Heritage Registry

**57 Queen St.,
Fort Erie**

Looking northeast from Queen Street.



Year Built	Early 1800's
Built As	house
Style	Georgian (Federal)
% Original	10+
Condition	good
Present Use	house
Name	Wintemute Building
Score	2

Town of Fort Erie Potential Additions to the Heritage Registry

**487 Niagara Blvd.,
Fort Erie**

Looking west from Niagara Boulevard.

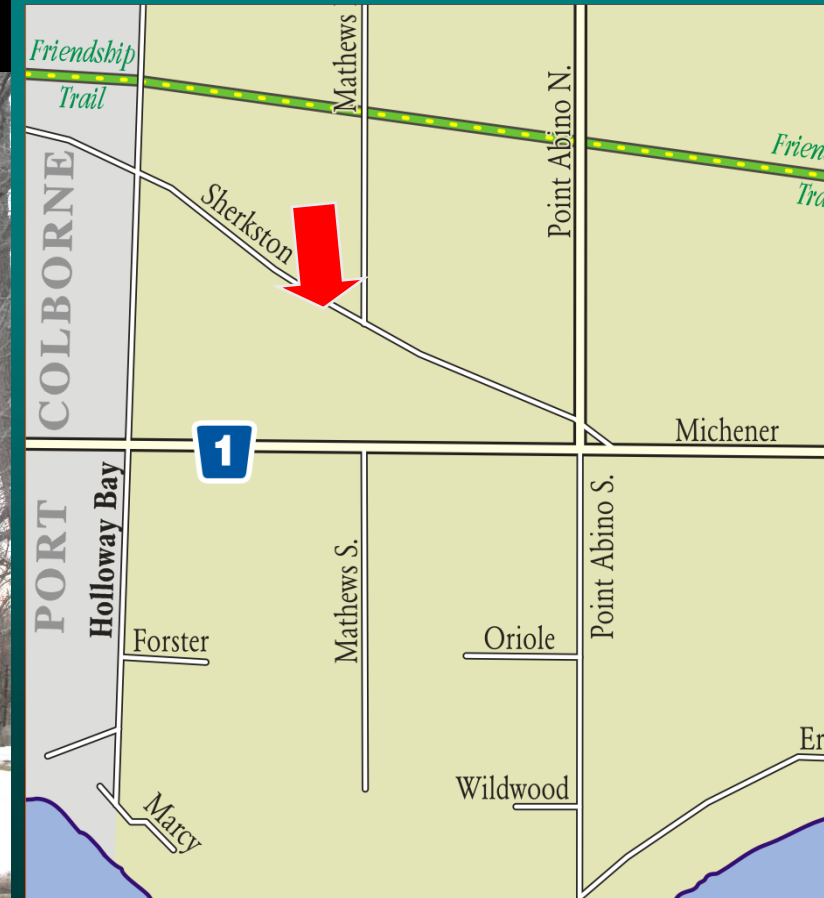


Year Built	1870's
Built As	house
Style	Italianate
% Original	90+
Condition	excellent
Present Use	house
Name	The Sherk house
Score	2

Town of Fort Erie Potential Additions to the Heritage Registry

5187 Sherkston Rd., Sherkston

Looking south from Sherkston Road.



Year Built	c1912
Built As	house
Style	Arts & Crafts
% Original	90+
Condition	excellent
Present Use	house
Name	
Score	2

Town of Fort Erie Potential Additions to the Heritage Registry

181 South Mill St., Ridgeway

Looking northwest from corner of Highland Drive and South Mill Road.



Year Built	1873
Built As	school
Style	Italianate
% Original	80+
Condition	good
Present Use	Retail/residential
Name	SS #5
Score	2

Town of Fort Erie Potential Additions to the Heritage Registry

2459 Dominion Rd., Ridgeway

Looking south from Dominion Road.



Year Built	1921
Built As	clubhouse
Style	Shingle
% Original	80+
Condition	excellent
Present Use	clubhouse
Name	Cherry Hill Golf Club
Score	2

Town of Fort Erie Potential Additions to the Heritage Registry

East side Cherry Hill Blvd., Ridgeway

Looking east from Cherry Hill Boulevard.



Year Built	1929
Built As	church
Style	Gothic Revival
% Original	80+
Condition	excellent
Present Use	church
Name	Knox Presbyterian Church
Score	2

Town of Fort Erie Potential Additions to the Heritage Registry

**203 Highland Ave.,
Fort Erie**

Looking west from Central Avenue.



Year Built	1887
Built As	house
Style	Italianate
% Original Condition	70+
Present Use	house
Name	The 3 rd Kraft House
Score	2

Notes: J.R. Kraft *did not* live here

Town of Fort Erie Potential Additions to the Heritage Registry

367 Crescent Park Rd., Crescent Park

Looking northwest from Crescent Park Road.

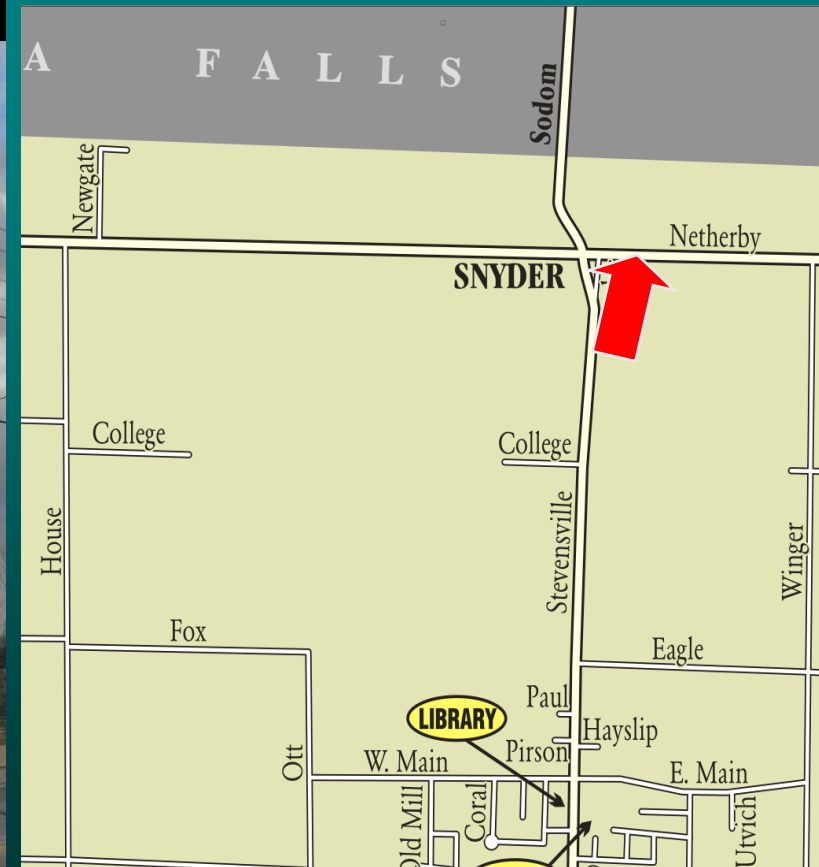


Year Built	1849
Built As	church
Style	Gothic Revival
% Original	?
Condition	excellent
Present Use	church
Name	St. Joseph's Roman Catholic Church
Score	2

Town of Fort Erie Potential Additions to the Heritage Registry

**3718 Netherby Rd.,
Stevensville**

Looking northeast from Netherby Road.

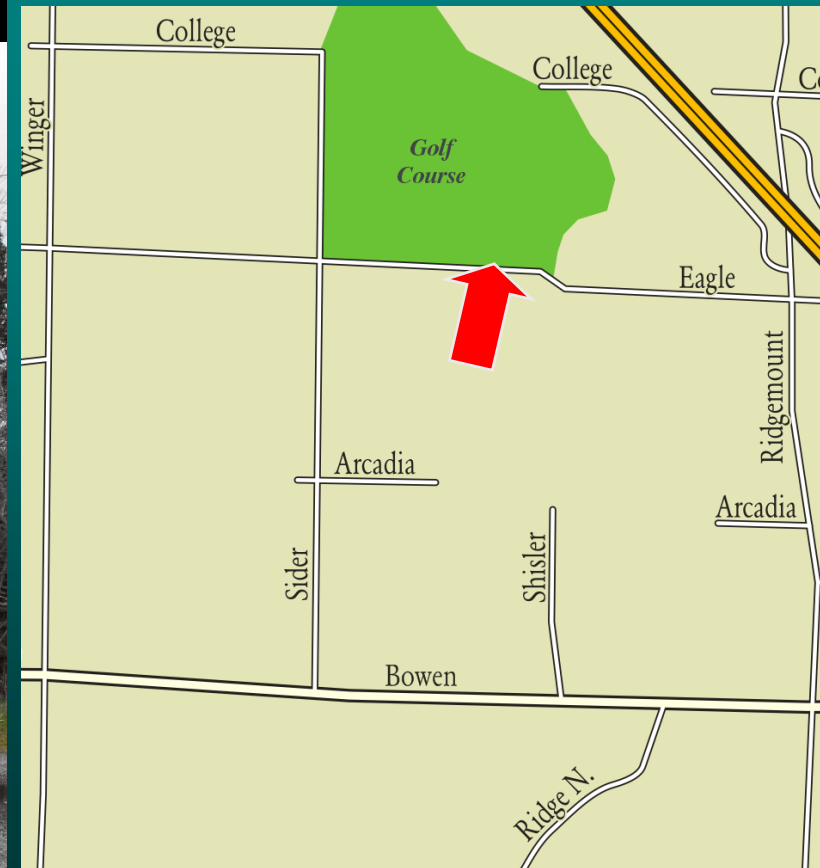


Year Built	1880
Built As	school
Style	Italianate
% Original Condition	60+
Present Use	house
Name	SS #7
Score	2

Town of Fort Erie Potential Additions to the Heritage Registry

2782 Eagle St., Stevensville

Looking northeast from Eagle Street.



Year Built	1873
Built As	Railway bridge
Style	
% Original	100
Condition	excellent
Present Use	Railway bridge
Name	International Railway Bridge
Score	

Town of Fort Erie
Site of Interest

**East of Niagara Blvd.,
between Courtwright and
Robertson,
Fort Erie**

Looking east across the Niagara River to the USA.



Year Built	1905
Built As	Horse racing track
Style	
% Original	60+
Condition	excellent
Present Use	Horse racing track
Name	Fort Erie Racetrack and Grandstand
Score	

Town of Fort Erie
Site Of Interest

**238 Catharine St.,
Fort Erie**

Looking southeast from the track.



Year Built	1927
Built As	bridge
Style	
% Original	100
Condition	excellent
Present Use	bridge
Name	Peace Bridge
Score	

Town of Fort Erie
Site of Interest

QEW at the Niagara River, Fort Erie

Looking northeast from Lakeshore Road.

