

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

<b>Subject</b>	<b>Proposed Non-Designated Sites To Add To Town’s Heritage Registry.</b>
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<b>Recommendations</b>	<p><b>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.</b></p> <p><b>THAT Should Council wish to take a collaborative approach with property owners then 2459 Dominion Road should not be included.</b></p> <p><b>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.</b></p> <p><b>THAT a copy of this report be forwarded to the Museum &amp; Cultural Heritage Committee.</b></p>
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<b>Relation to Council’s 2007-2010 Corporate Strategic Plan</b>	Vision: Fort Erie, a Town proud of its past, excited about today and building for tomorrow.
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<b>List of Stakeholders</b>	Museum & Cultural Heritage Committee Public
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<b>Prepared by:</b> “Original Signed” D. Heyworth, MCIP, RPP Manager Of Land Use Policy	<b>Submitted by:</b> “Original Signed” Rick Brady, MCIP, RPP Director, Community & Development Services	<b>Approved by:</b> “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**

**Year Built** 1832-1836  
**Built As** House  
**Style** Greek Revival  
**% Original Condition** 90+ excellent  
**Present Use** house  
**Name** The Grange  
**Score** 1

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

# Town of Fort Erie Potential Additions to the Heritage Registry

**1 Burns Pl.  
Fort Erie**

Looking west from the end of Burns Place.

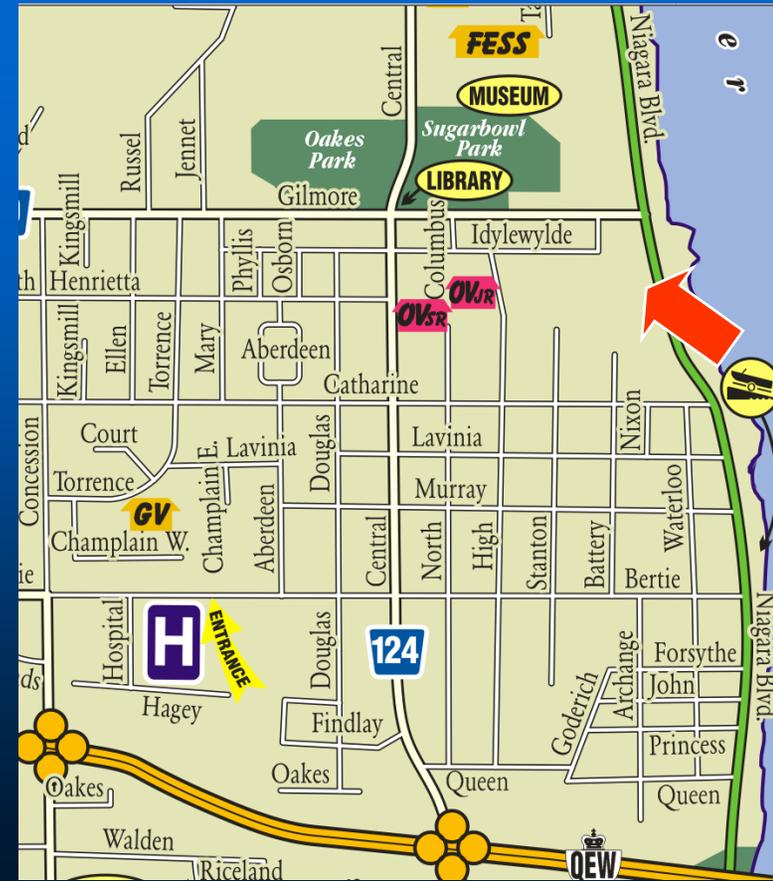


<b>Year Built</b>	1893
<b>Built As</b>	Church
<b>Style</b>	Gothic Revival
<b>% Original Condition</b>	90+ excellent
<b>Present Use</b>	church
<b>Name</b>	St. Paul's Church
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

**325 Niagara Blvd.,  
Fort Erie**

Looking northwest from the Niagara Boulevard.



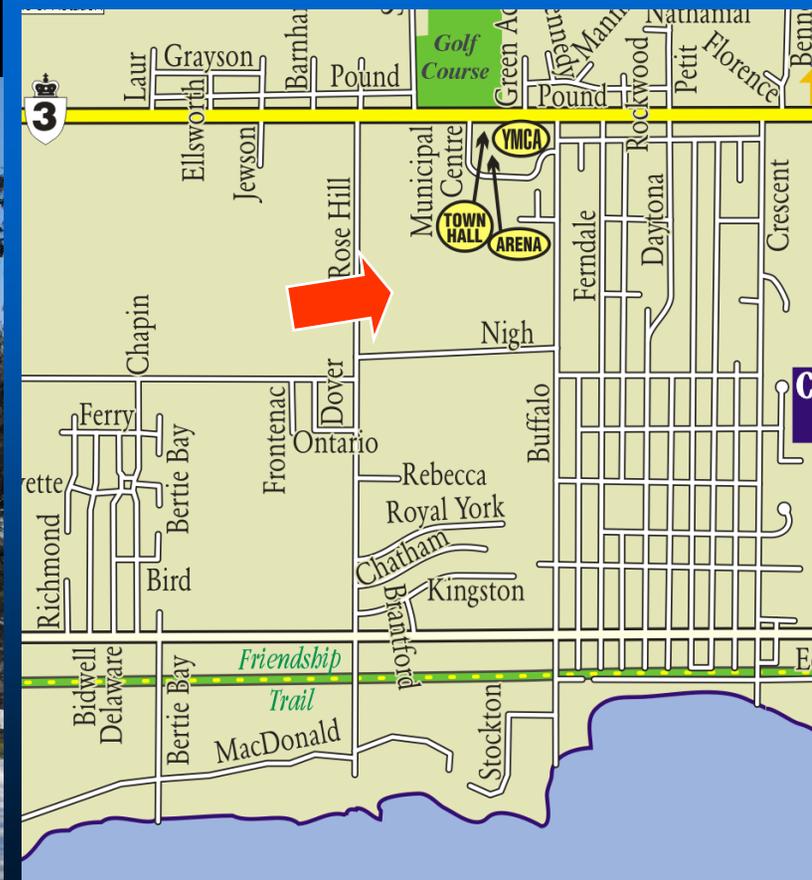


<b>Year Built</b>	1850's
<b>Built As</b>	House
<b>Style</b>	Italianate
<b>% Original Condition</b>	90+
<b>Present Use</b>	house
<b>Name</b>	The Graham Homestead
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

**842 Rosehill Rd.,  
Crescent Park**

Looking east from the front yard.

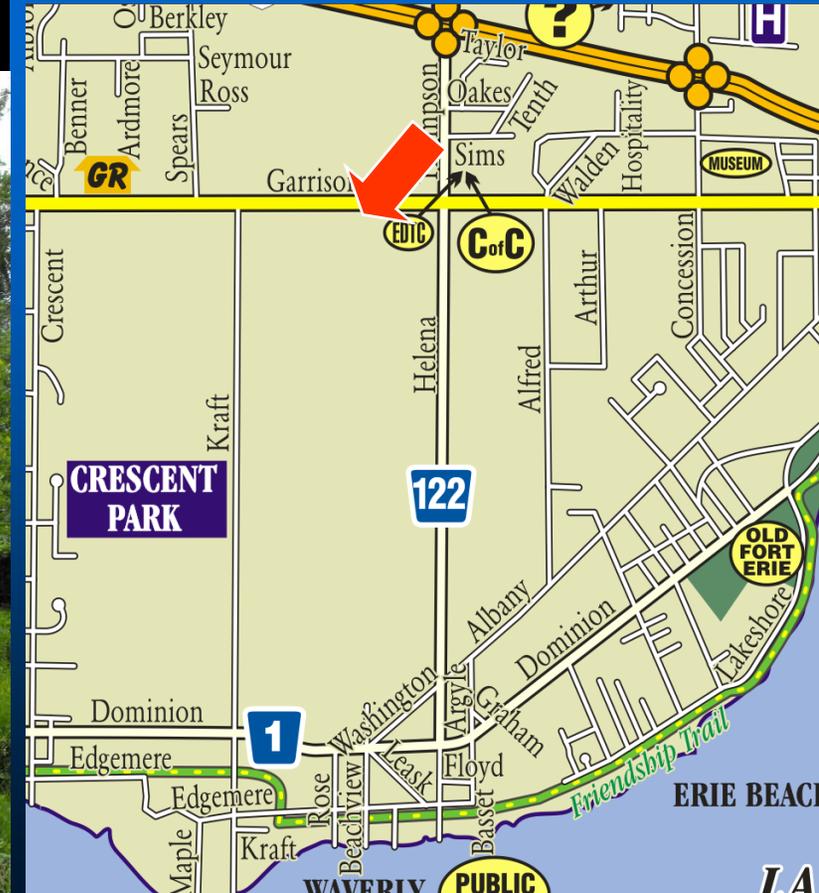


<b>Year Built</b>	1882
<b>Built As</b>	House
<b>Style</b>	Carpenter Gothic
<b>% Original Condition</b>	80+
<b>Present Use</b>	house
<b>Name</b>	The Daniel Paulus Home
<b>Score</b>	1

Town of Fort Erie  
 Potential Additions to the Heritage  
 Registry

**767 Garrison Rd.,  
 Fort Erie**

Looking southwest from Garrison Road.



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

Town of Fort Erie  
 Potential Additions to the Heritage  
 Registry

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

Notes: Fort Erie's oldest building.

Looking southeast from Yacht Harbour Road.

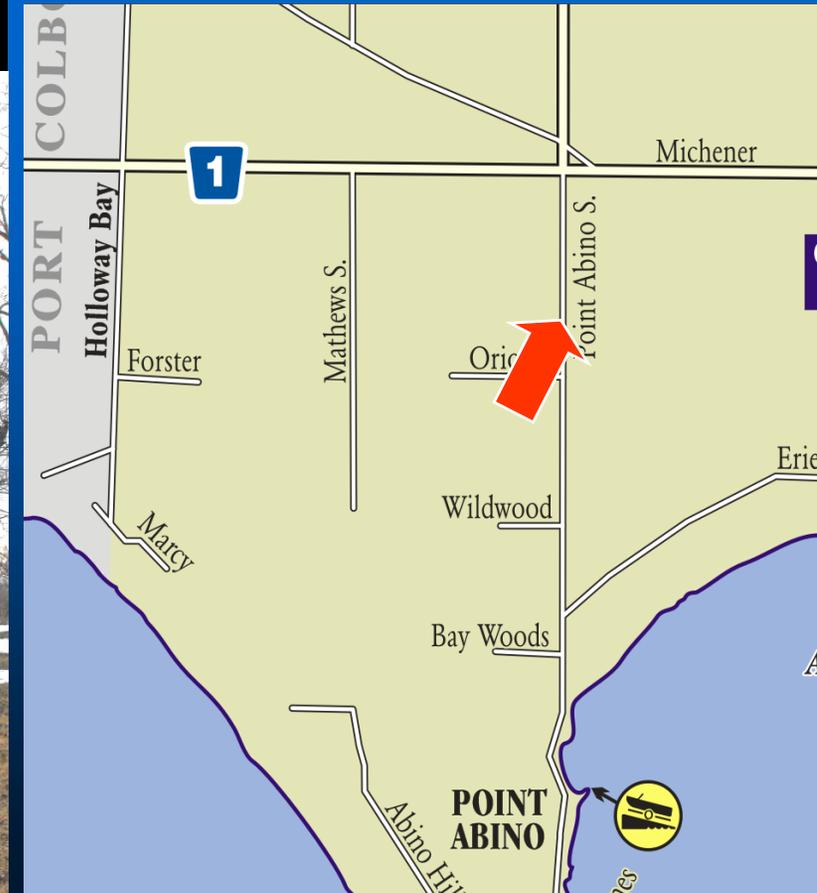


<b>Year Built</b>	c1890
<b>Built As</b>	House
<b>Style</b>	Queen Anne
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	house
<b>Name</b>	The McLeod-McGowan House
<b>Score</b>	1

# 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 Condition** 80+ 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.



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

Town of Fort Erie  
Potential Additions to the Heritage Registry

**304 Ridge Rd. N.,  
Ridgeway**

Notes: Wonderful interior with original cabinets.

Looking east from Ridge Road.

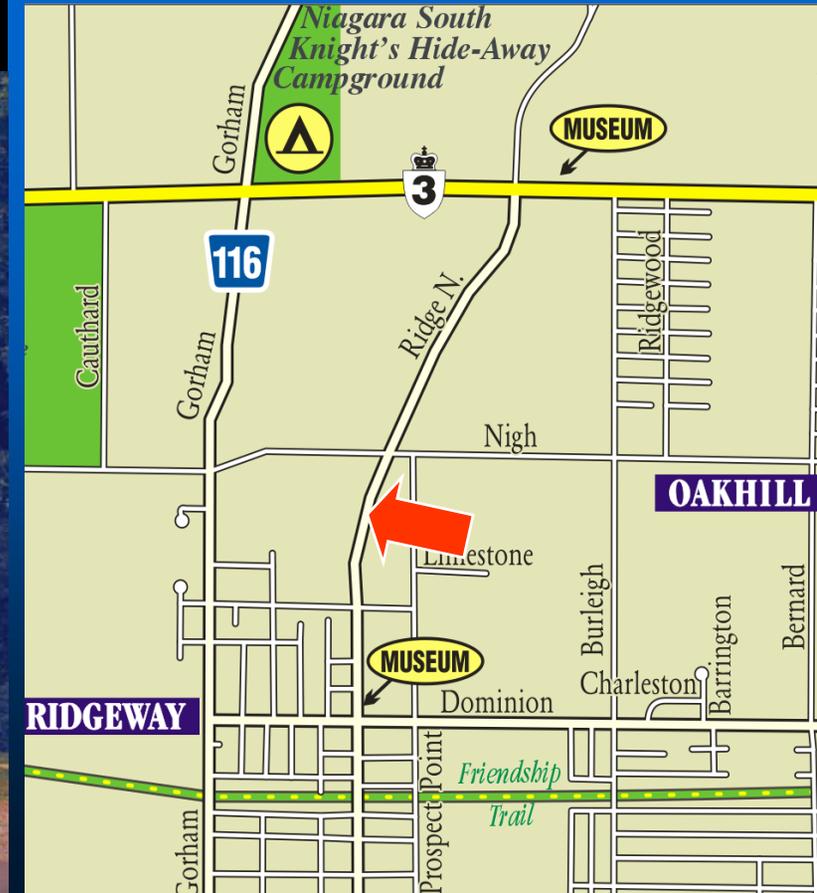


<b>Year Built</b>	1840
<b>Built As</b>	House
<b>Style</b>	Georgian
<b>% Original Condition</b>	80+ excellent
<b>Present Use</b>	house
<b>Name</b>	
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

## 651 Ridge Rd. N., Ridgeway

Looking west from Ridge Road.



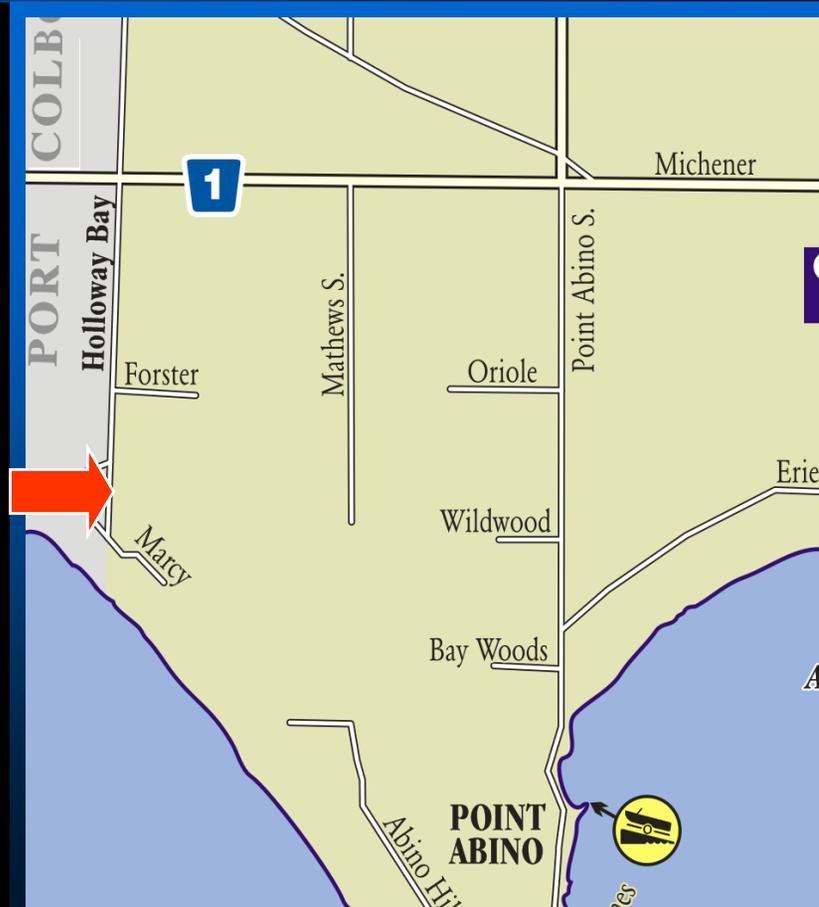
<b>Year Built</b>	1880's
<b>Built As</b>	House
<b>Style</b>	Queen Anne farmhouse
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	house
<b>Name</b>	
<b>Score</b>	1

Town of Fort Erie  
 Potential Additions to the Heritage  
 Registry

**400 Holloway Bay Rd.,  
 Sherkston**



Looking east from Holloway Bay Road.

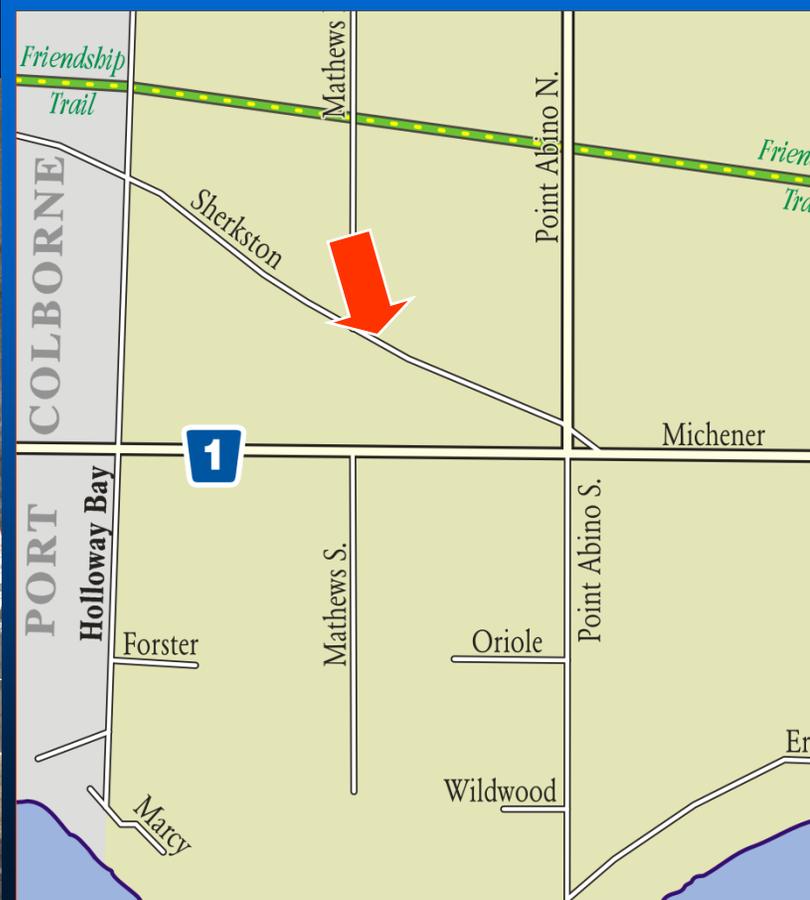


<b>Year Built</b>	1870's
<b>Built As</b>	House
<b>Style</b>	Italianate
<b>% Original Condition</b>	90+
<b>Present Use</b>	house
<b>Name</b>	
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

## 5069 Sherkston Rd., Sherkston

Looking south from Sherkston Road.

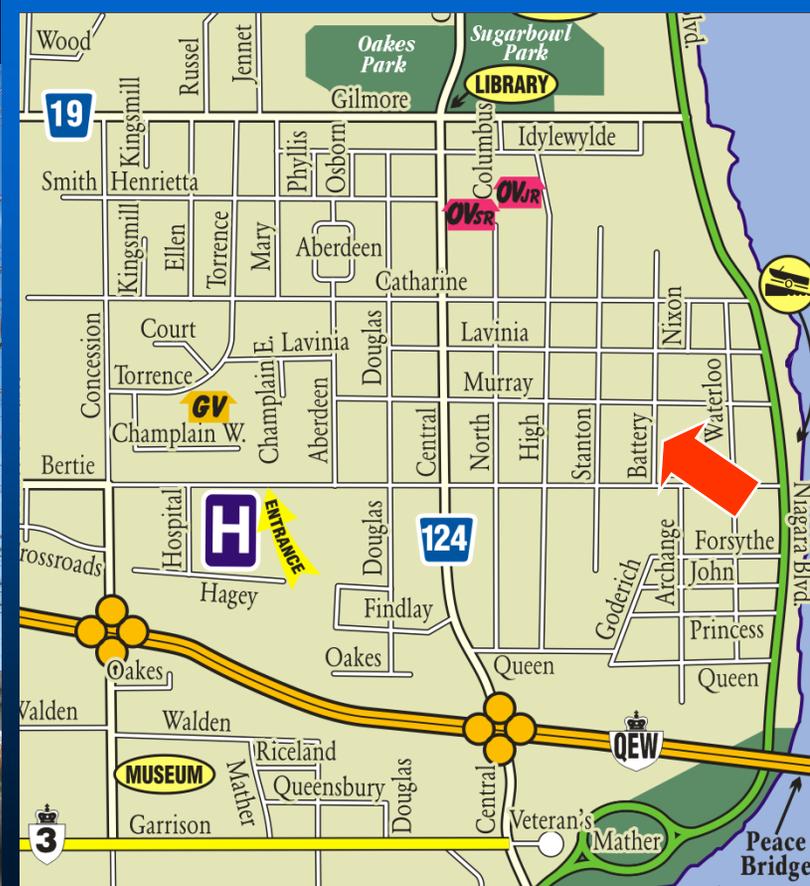


<b>Year Built</b>	1880's
<b>Built As</b>	House
<b>Style</b>	Stick Style
<b>% Original Condition</b>	70+
<b>Present Use</b>	house
<b>Name</b>	
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

## 162 Battery St., Fort Erie

Looking northwest from Battery Street.

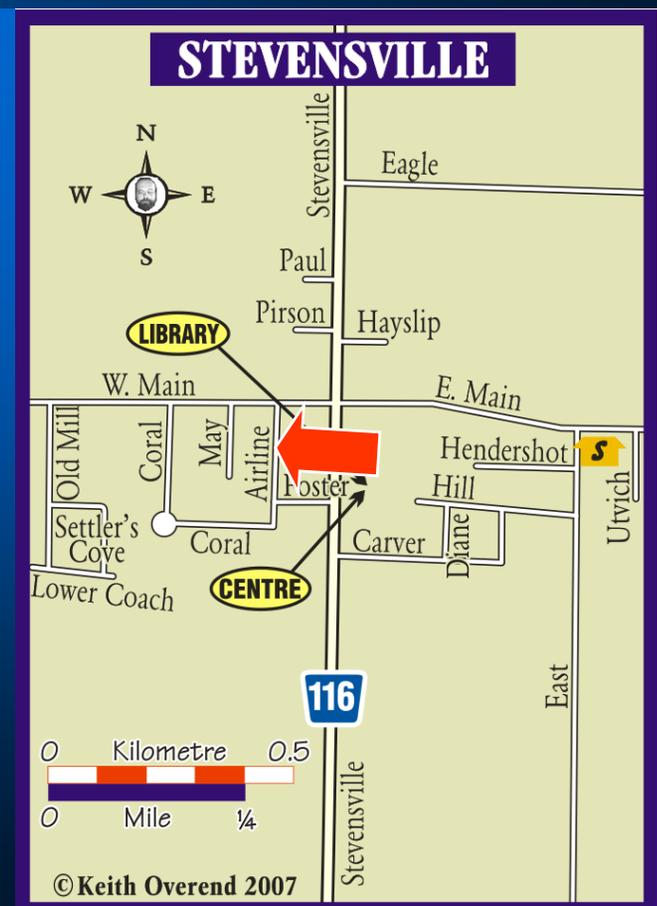


<b>Year Built</b>	1878
<b>Built As</b>	school
<b>Style</b>	Italianate
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	house
<b>Name</b>	Stevensville Secondary School
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

## 2529 Airline St., Stevensville

Looking west from Airline Street.

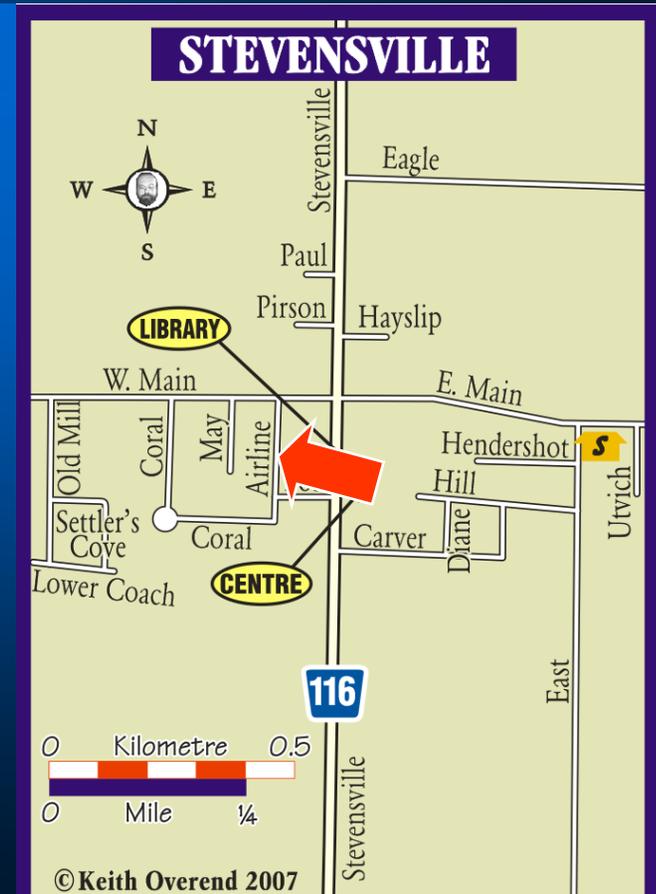


<b>Year Built</b>	1860's
<b>Built As</b>	Train station
<b>Style</b>	Queen Anne
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	?
<b>Name</b>	Stevensville Railroad Station
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

**2529 Airline St.,  
Stevensville**

Looking northwest from Airline Street.



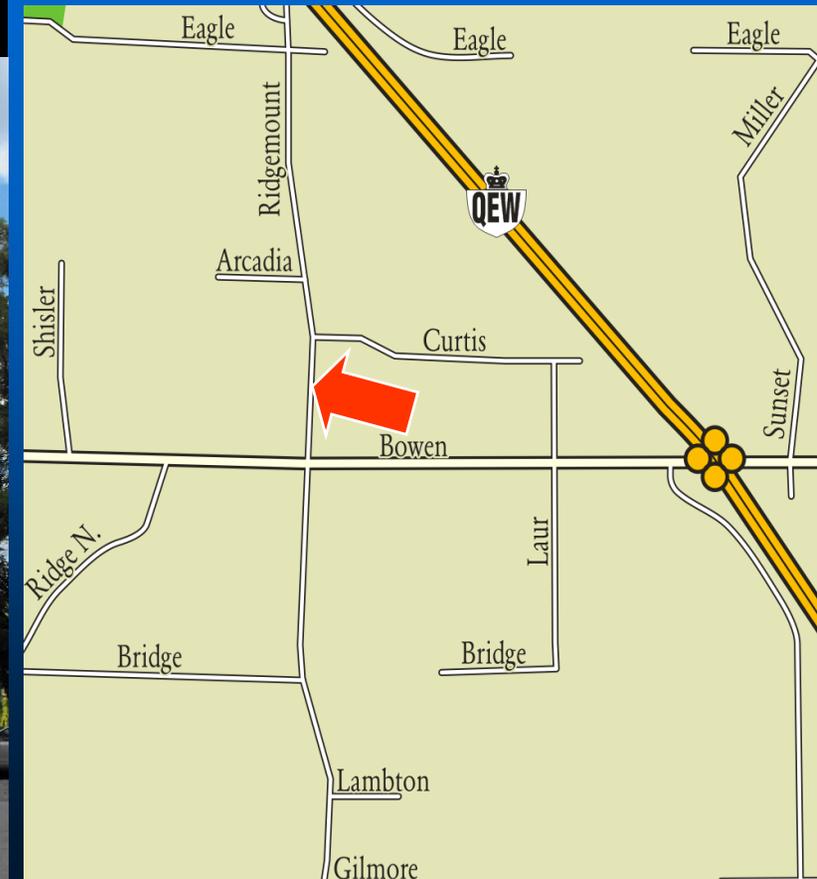
<b>Year Built</b>	1840
<b>Built As</b>	church
<b>Style</b>	Neoclassical
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	church
<b>Name</b>	St. John's Anglican Church
<b>Score</b>	1

Notes: Almost designated in 2010.

# Town of Fort Erie Potential Additions to the Heritage Registry

## 2151 Ridgemount Rd., Stevensville

Looking northwest from Ridgemount Road.



<b>Year Built</b>	c1910
<b>Built As</b>	railway station
<b>Style</b>	Italianate
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	museum
<b>Name</b>	Ridgeway Railway Station
<b>Score</b>	1

Notes: Moved from original site.

# Town of Fort Erie Potential Additions to the Heritage Registry

## 400 Central Ave., Fort Erie

Looking northeast from RR museum parking lot.



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

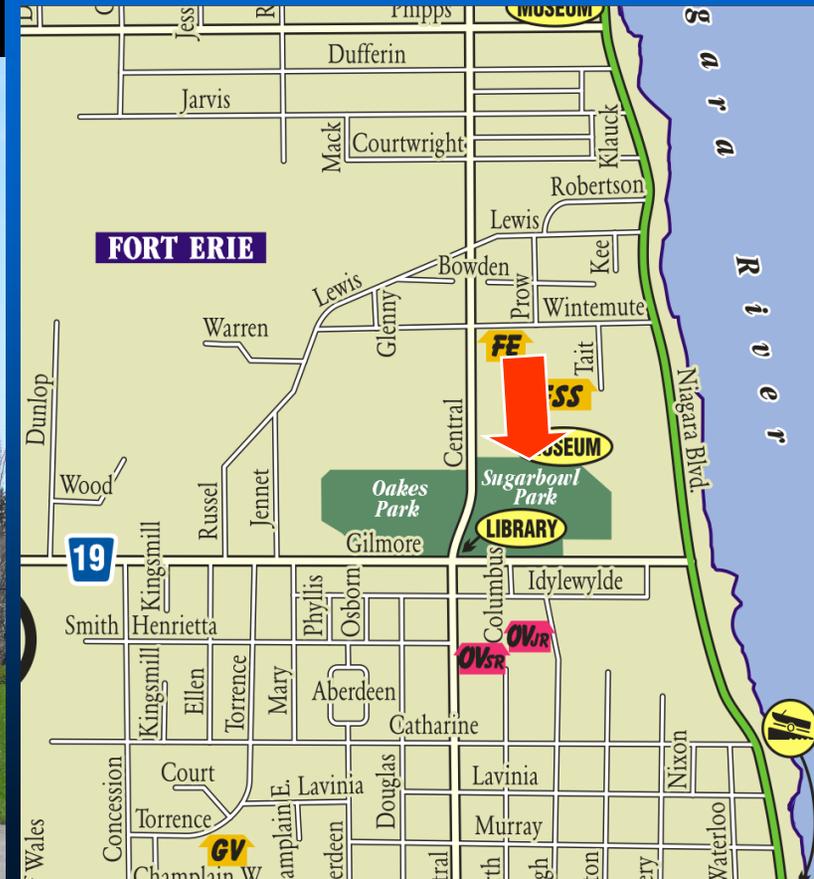
Notes: Moved from original site.

Looking south from RR museum parking lot.



# Town of Fort Erie Potential Additions to the Heritage Registry

## 400 Central Ave., Fort Erie

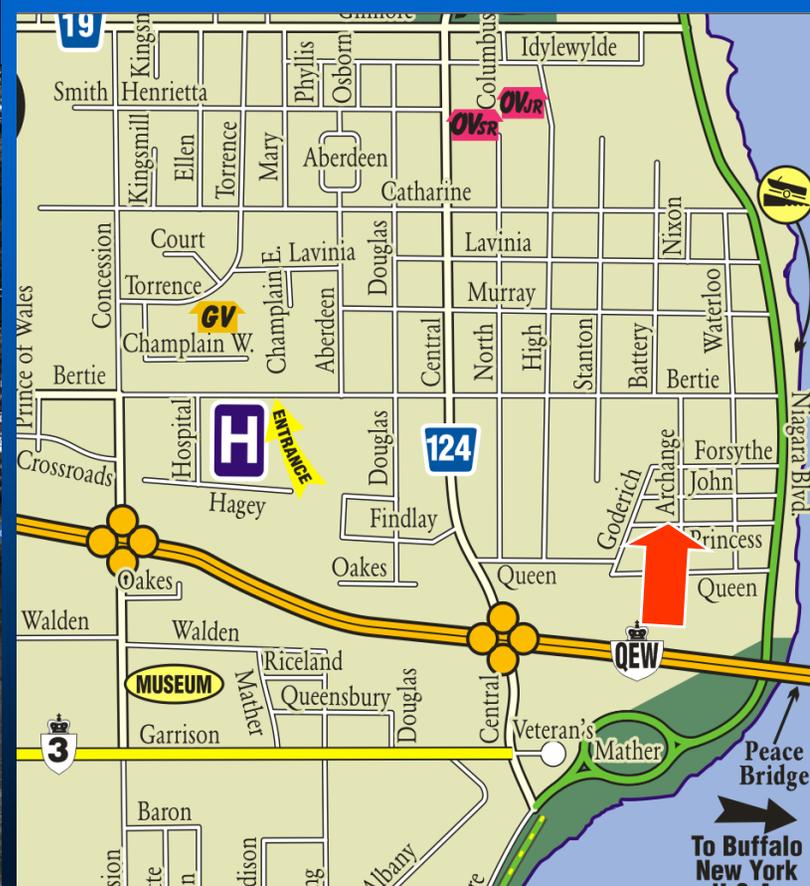


**Year Built** 1850's  
**Built As** house  
**Style** Italianate  
**% Original Condition** 60+  
**Present Use** excellent  
**Name** house  
**Score** The William Stockdale Home  
**1**

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.

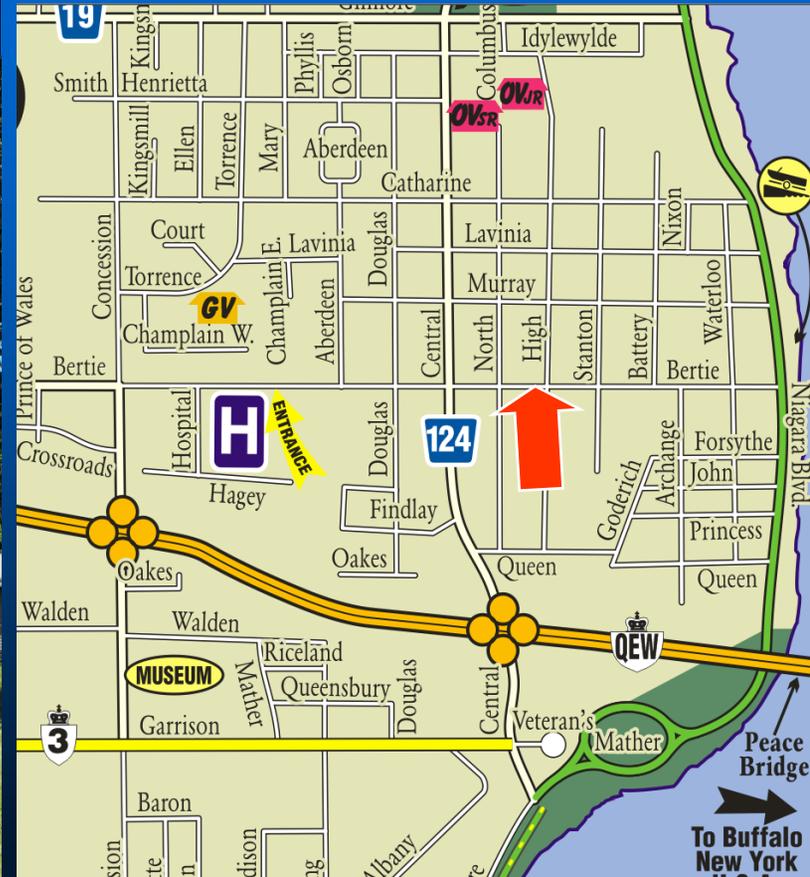


**Year Built** 1880  
**Built As** house  
**Style** Carpenter Gothic  
**% Original Condition** 60+  
**Present Use** Excellent  
**Name** house  
**Score** The Runice House  
**1**

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.

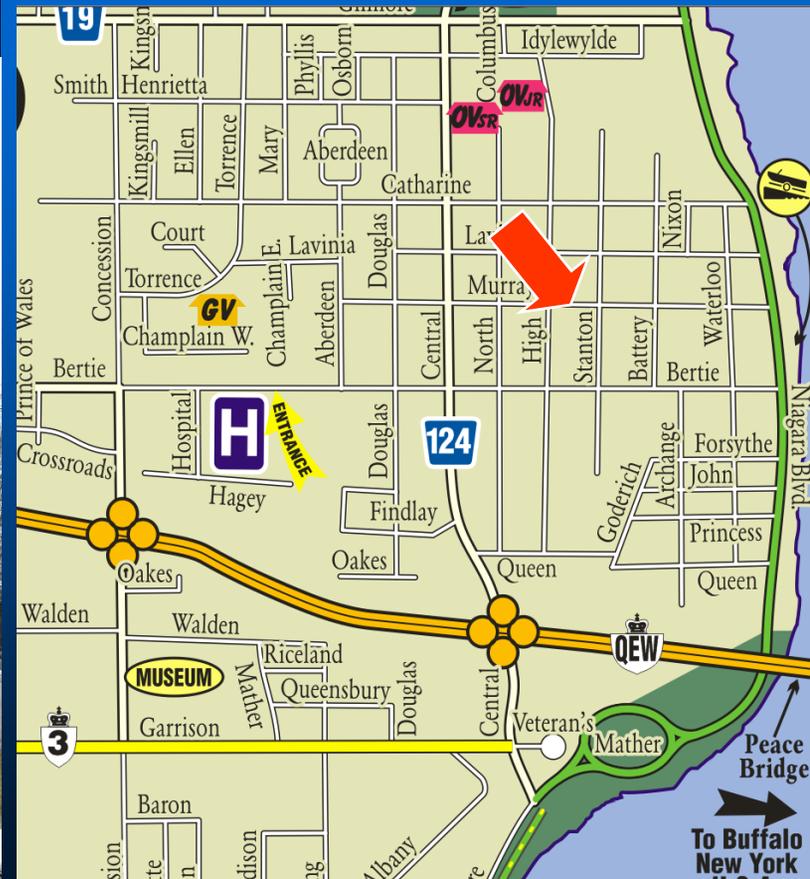


<b>Year Built</b>	1870's
<b>Built As</b>	church
<b>Style</b>	
<b>% Original Condition</b>	60+
<b>Present Use</b>	apartments
<b>Name</b>	The British Methodist Church
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

**106 Murray St.,  
Fort Erie**

Looking southeast from Murray Street.

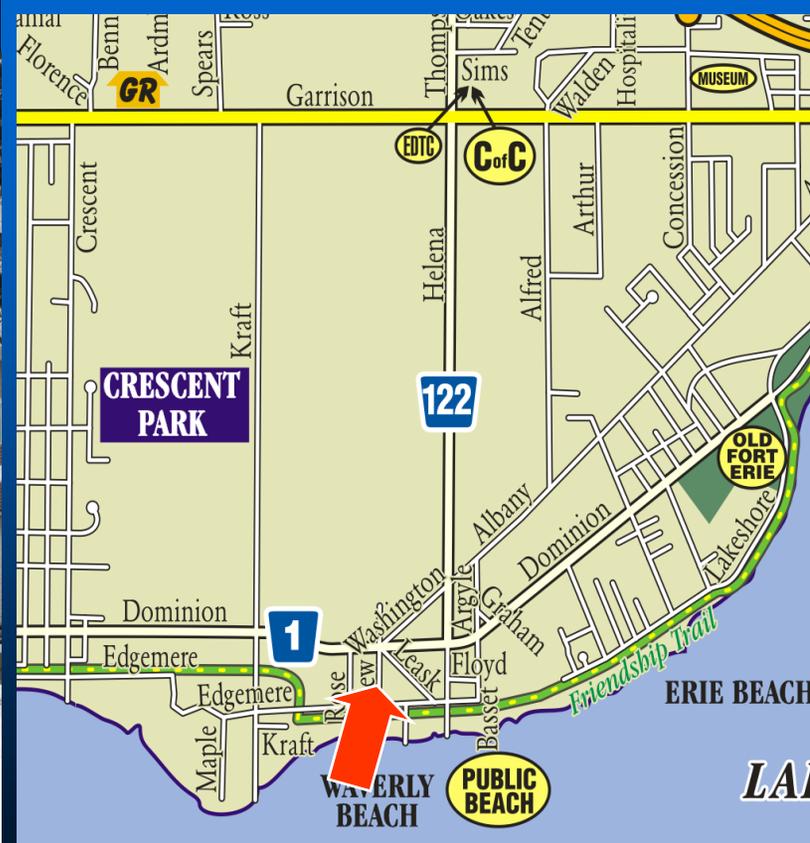


<b>Year Built</b>	1800's
<b>Built As</b>	house
<b>Style</b>	Georgian
<b>% Original Condition</b>	70+
<b>Present Use</b>	house
<b>Name</b>	The Jacob Sauer & Ida May Brenner House
<b>Score</b>	1

Town of Fort Erie  
 Potential Additions to the Heritage Registry

**302 Beachview Ave.,  
 Fort Erie**

Looking northeast from Beachview Avenue.

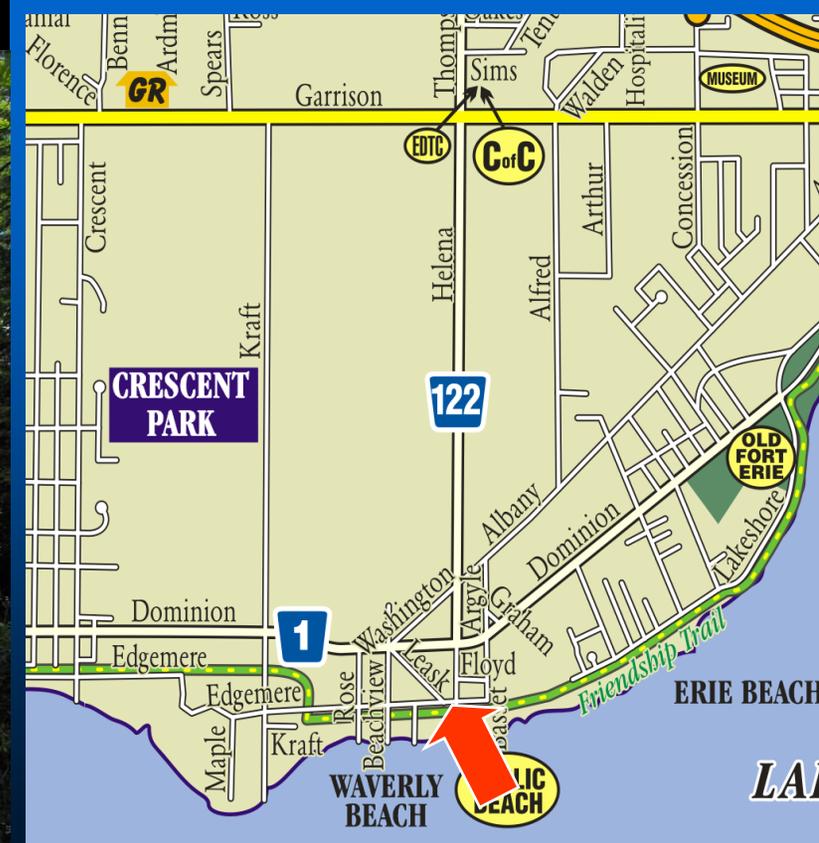


<b>Year Built</b>	1904
<b>Built As</b>	house
<b>Style</b>	Arts & Crafts
<b>% Original Condition</b>	80+
<b>Present Use</b>	house
<b>Name</b>	The Frank Bardol Home
<b>Score</b>	1

Town of Fort Erie  
 Potential Additions to the Heritage  
 Registry

**694 Edgemere Rd.,  
 Fort Erie**

Looking northwest from Edgemere Road.

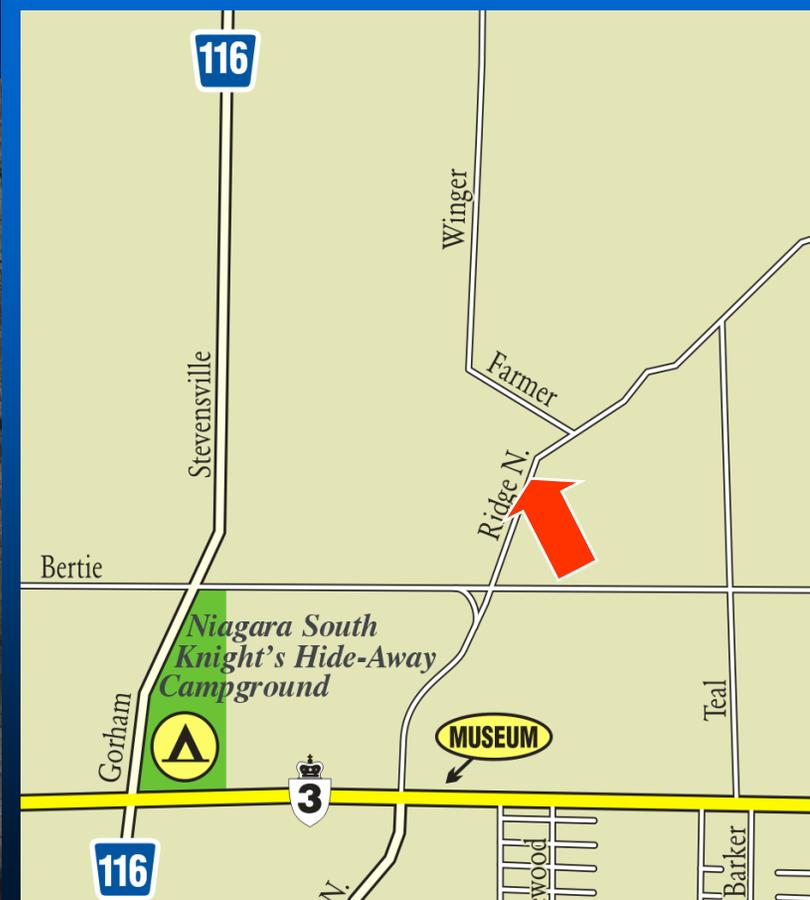


<b>Year Built</b>	Mid 1800's
<b>Built As</b>	house
<b>Style</b>	Italianate
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	house
<b>Name</b>	
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

## 1447 Ridge Rd. N., Ridgeway

Looking northwest from Ridge Road.

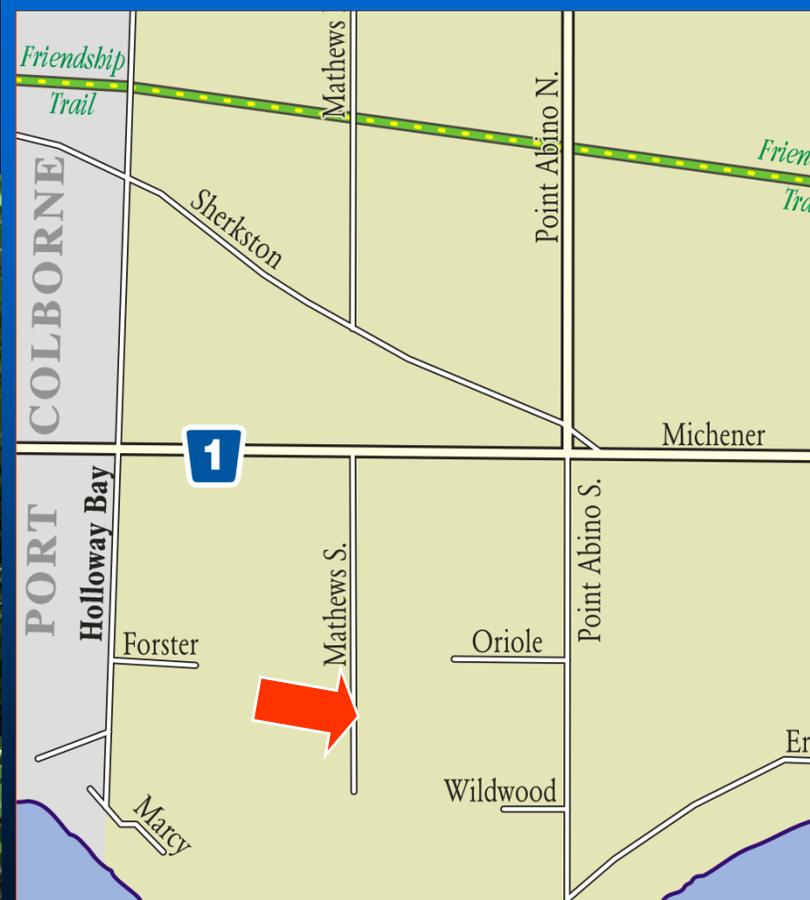


<b>Year Built</b>	c1860's
<b>Built As</b>	house
<b>Style</b>	
<b>% Original</b>	
<b>Condition</b>	excellent
<b>Present Use</b>	house
<b>Name</b>	Ottway/Page Home
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

## 328 Mathews Rd. S., Sherkston

Looking east from Mathews Road.

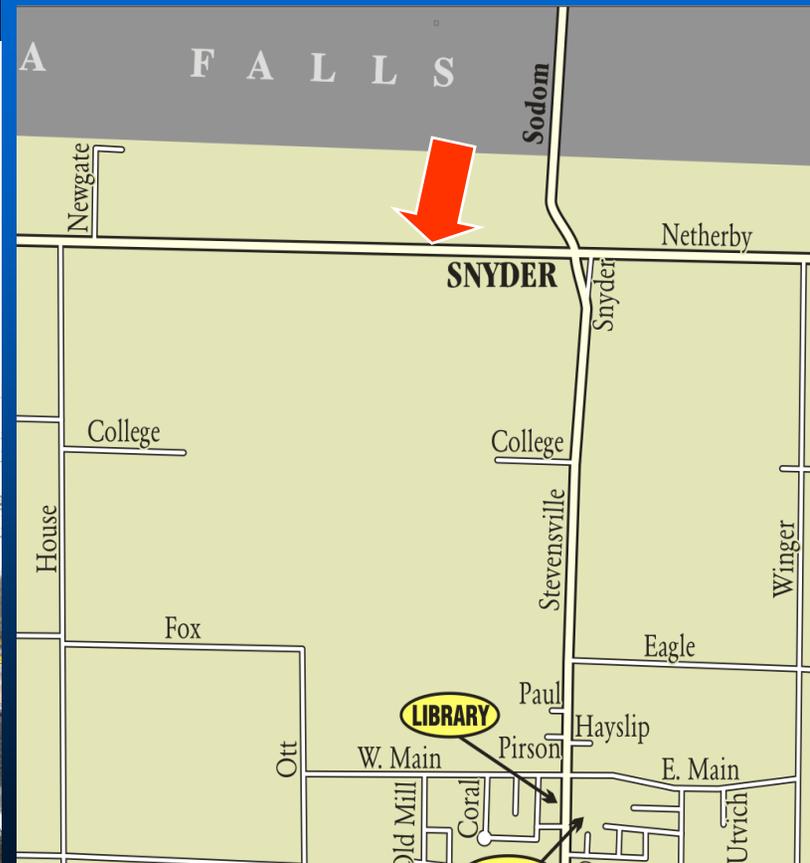


<b>Year Built</b>	1868
<b>Built As</b>	church
<b>Style</b>	Gothic revival
<b>% Original</b>	60+
<b>Condition</b>	excellent
<b>Present Use</b>	church
<b>Name</b>	St. John's Lutheran Church
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

## 3837 Netherby Rd., Stevensville

Looking south from Netherby Road.

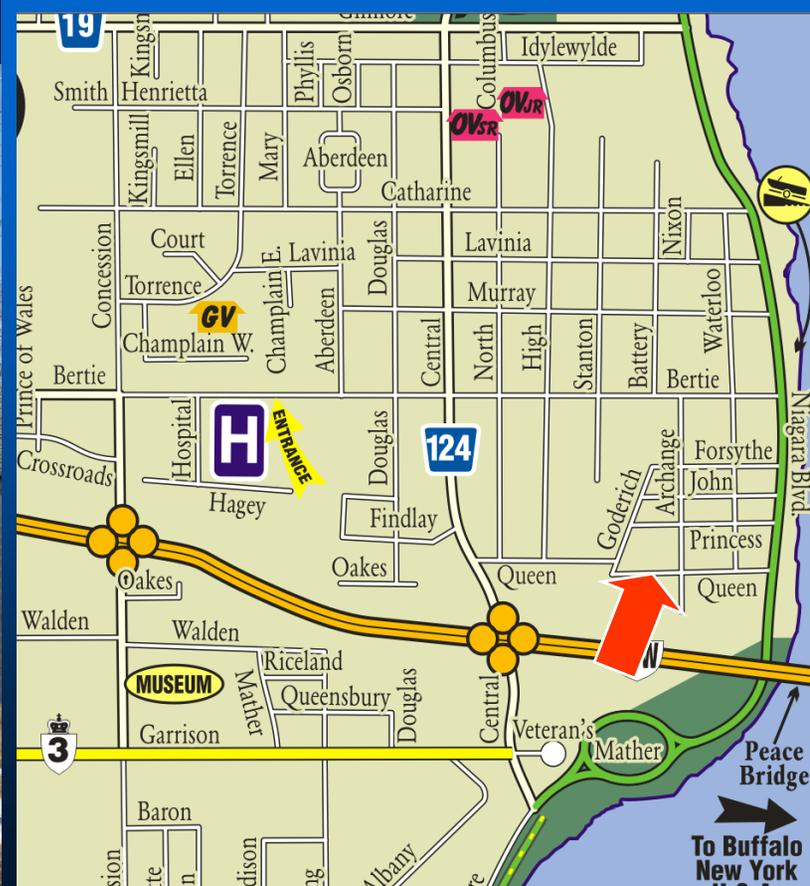


<b>Year Built</b>	mid1800's
<b>Built As</b>	house
<b>Style</b>	Georgian (Federal)
<b>% Original</b>	70+
<b>Condition</b>	fair
<b>Present Use</b>	house
<b>Name</b>	
<b>Score</b>	1

# Town of Fort Erie Potential Additions to the Heritage Registry

## 57 Queen St., Fort Erie

Looking northeast from Queen Street.



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

# Town of Fort Erie Potential Additions to the Heritage Registry

## 487 Niagara Blvd., Fort Erie

Looking west from Niagara Boulevard.

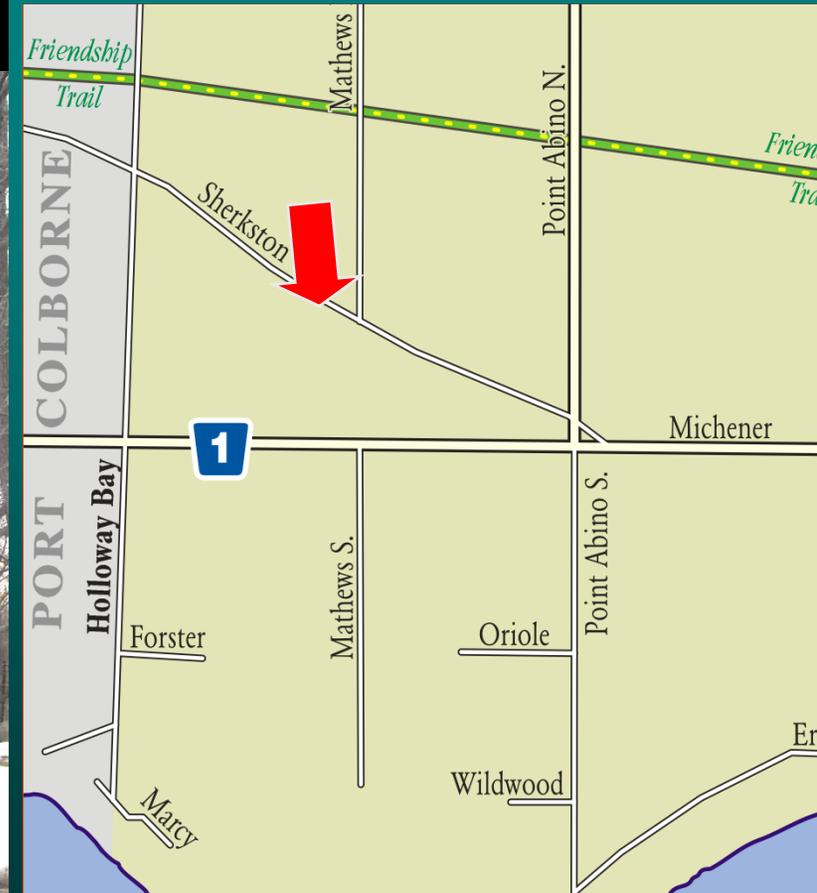


<b>Year Built</b>	1870's
<b>Built As</b>	house
<b>Style</b>	Italianate
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	house
<b>Name</b>	The Sherk house
<b>Score</b>	2

# Town of Fort Erie Potential Additions to the Heritage Registry

## 5187 Sherkston Rd., Sherkston

Looking south from Sherkston Road.



<b>Year Built</b>	c1912
<b>Built As</b>	house
<b>Style</b>	Arts & Crafts
<b>% Original</b>	90+
<b>Condition</b>	excellent
<b>Present Use</b>	house
<b>Name</b>	
<b>Score</b>	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.



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

# Town of Fort Erie Potential Additions to the Heritage Registry

## East side Cherry Hill Blvd., Ridgeway

Looking east from Cherry Hill Boulevard.



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

# Town of Fort Erie Potential Additions to the Heritage Registry

## 203 Highland Ave., Fort Erie

Looking west from Central Avenue.



<b>Year Built</b>	1887
<b>Built As</b>	house
<b>Style</b>	Italianate
<b>% Original</b>	70+
<b>Condition</b>	excellent
<b>Present Use</b>	house
<b>Name</b>	The 3 <sup>rd</sup> Kraft House
<b>Score</b>	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.

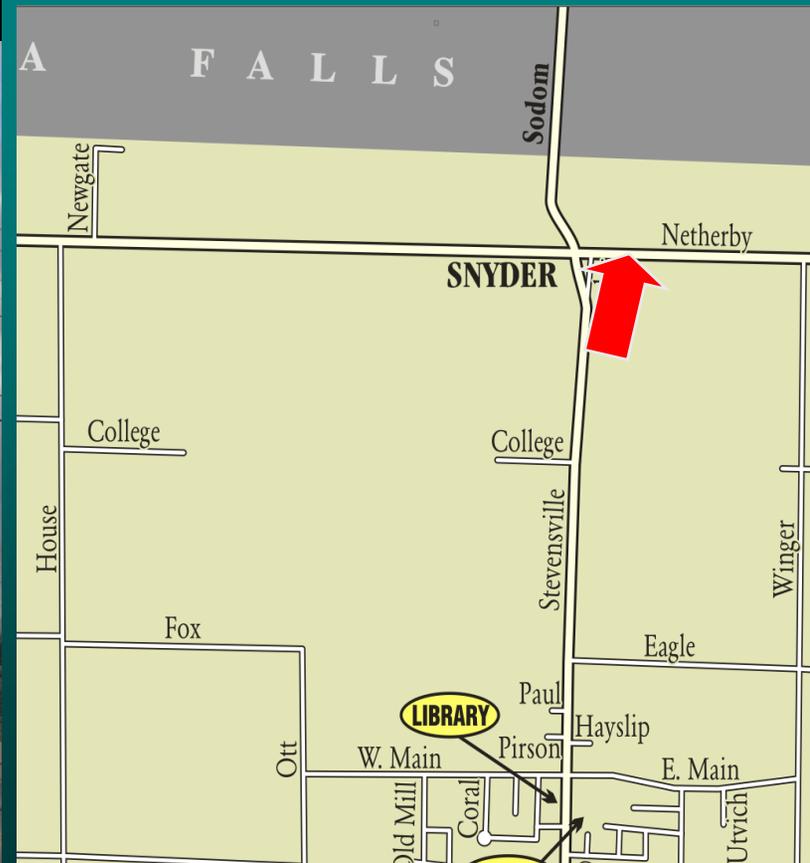


<b>Year Built</b>	1849
<b>Built As</b>	church
<b>Style</b>	Gothic Revival
<b>% Original</b>	?
<b>Condition</b>	excellent
<b>Present Use</b>	church
<b>Name</b>	St. Joseph's Roman Catholic Church
<b>Score</b>	2

# Town of Fort Erie Potential Additions to the Heritage Registry

## 3718 Netherby Rd., Stevensville

Looking northeast from Netherby Road.

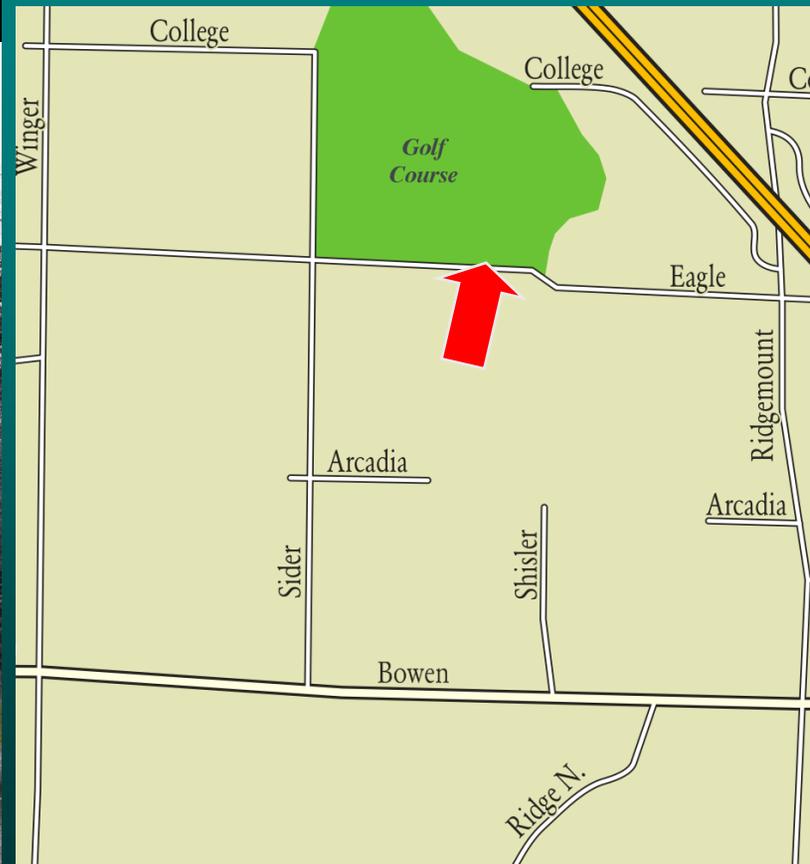


<b>Year Built</b>	1880
<b>Built As</b>	school
<b>Style</b>	Italianate
<b>% Original Condition</b>	60+ fair
<b>Present Use</b>	house
<b>Name</b>	SS #7
<b>Score</b>	2

# Town of Fort Erie Potential Additions to the Heritage Registry

## 2782 Eagle St., Stevensville

Looking northeast from Eagle Street.



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

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.

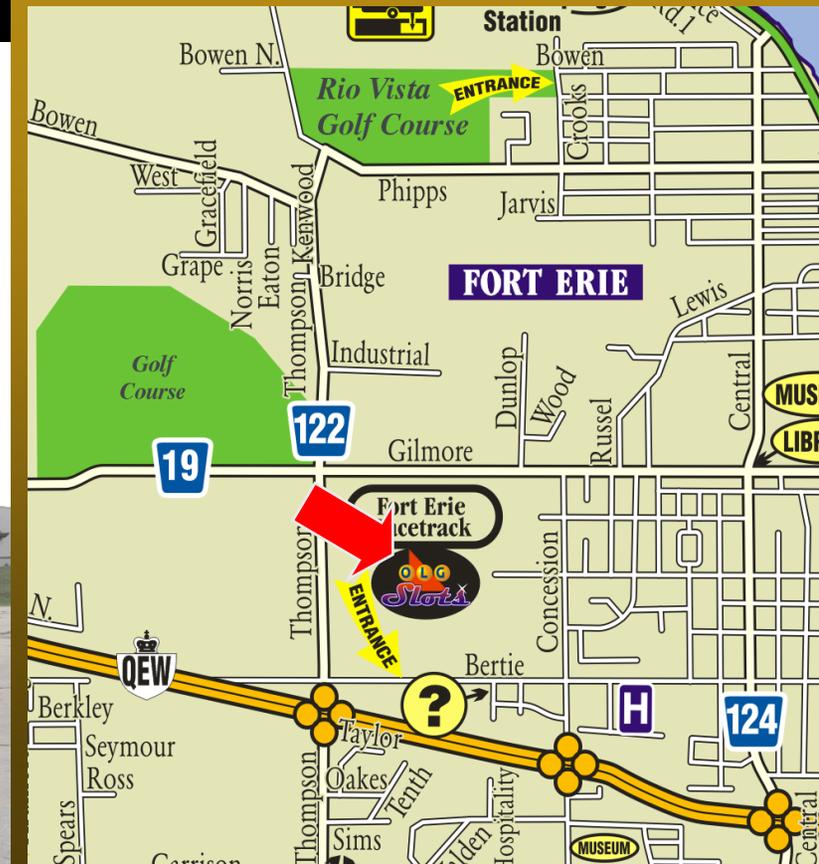


<b>Year Built</b>	1905
<b>Built As</b>	Horse racing track
<b>Style</b>	
<b>% Original</b>	60+
<b>Condition</b>	excellent
<b>Present Use</b>	Horse racing track
<b>Name</b>	Fort Erie Racetrack and Grandstand
<b>Score</b>	

Town of Fort Erie  
Site Of Interest

## 238 Catharine St., Fort Erie

Looking southeast from the track.



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

Town of Fort Erie  
Site of Interest

# QEW at the Niagara River, Fort Erie

Looking northeast from Lakeshore Road.

