



## The Corporation of the Town of Fort Erie By-law 85-2024

---

### Being a By-law to Designate 304 Ridge Road North as Being of Cultural Heritage Value or Interest

---

**Whereas** Section 29(1) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to pass a by-law to designate a property within the municipality to be of cultural heritage value or interest; and

**Whereas** at the Regular Council meeting held on April 22, 2024, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PDS-19-2024 to designate 304 Ridge Road North under the Ontario Heritage Act; and

**Whereas** in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the Town of Fort Erie has caused to be served upon the owners of the lands legally described as CON 1 LE PT LOT 23, PLAN 227, PT LOT 8, PLAN 349, designated as PARTS 1 & 2 on 59R9502, in the Town of Fort Erie, and upon the Ontario Heritage Trust, a Notice of Intention to Designate the property as being of cultural heritage value or interest, and has caused the Notice of Intention to Designate to be published in the Fort Erie Observer, a newspaper having general circulation in the Town of Fort Erie; and

**Whereas** one notice of objection to the proposed designated has been served on the Clerk of the Town of Fort Erie prior to the expiration of the 30-day objection period; and

**Whereas** at the Council-in-Committee meeting held on August 12, 2024, the Municipal Council decided not to withdraw its notice of intention to designate the property municipally known as 304 Ridge Road North, through Report number PDS-58-2024; and

**Whereas** it is deemed desirable to designate 304 Ridge Road North as having Cultural Heritage Value or Interest, under the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended;

**Now therefore** the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** the property legally described as CON 1 LE PT LOT 23, PLAN 227, PT LOT 8, PLAN 349, designated as PARTS 1 & 2 on 59R9502, in the Town of Fort Erie, and municipally known as 304 Ridge Road North is hereby designated as having cultural heritage value or interest for architectural, historical, and contextual attributes and reasons under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, for the reasons set out in the Statement of Significance attached as "Schedule A" and forming part of this by-law.
- 2. That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 26<sup>th</sup> day of August 2024.

---

Mayor


---






Clerk

### 5.3 Context

- Located at 304 Ridge Road North in the core of historic Ridgeway
  - Subject property is located in the commercial core of Ridgeway
  - The “commercial core” is situated along Ridge Road North and extends from Highland Drive and Hazel Street. Comprised of primarily commercial buildings with some residential buildings located along the extremities.
  - Ridge Road North is a two-lane asphalt road with modern sewage system
  - This section of Ridge Road North includes wide paved sidewalks finished with concrete curbs
- The subject property is situated along the east side of Ridge Road North
- Narrow setback from the road with a paved alleyway along the north elevation
- Surrounding the subject property are several properties which contain historic fabric and add to the 19<sup>th</sup> century, and early 20<sup>th</sup> century historic commercial character of the area (see Table 5)
- This section of Ridge Road North exhibits characteristics typical of commercial 19<sup>th</sup> century and early 20<sup>th</sup> century streetscapes
- The Ridge Road North streetscape character can be described as follows:
  - Comprised of predominantly one to three storey buildings fronting Ridge Road North
  - Streetscape includes young trees planted in small concrete garden beds with annual flowers. Garden beds are positioned at regular intervals.
  - Primarily brick and stone construction, although some examples of stucco, vinyl, or metal cladding are also present
  - Uniform narrow setbacks along the street, create a cohesive and uniformed building orientation
  - Brushed concrete streetlamps, painted black with ornate metal light fixtures provide a historic aesthetic,
  - Ridge Road North represents an eclectic and variety of styles including commercial versions of Italianate, Beaux Arts and vernacular classically inspired buildings
    - The subject property is the only Tudor Revival architectural style found along the streetscape

**Table 5: Selection of late 19<sup>th</sup> and early 20<sup>th</sup> Century Buildings Within Commercial Core of Ridgeway**

| Address        | Brief Description  | Est. Year Constructed | Photo if Available   |
|----------------|--|-----------------------|--|
| 307 Ridge Road | Commercial building, two-storey, brickwork construction with stone detailing | Circa 1920            |  |

| Address        | Brief Description   | Est. Year Constructed | Photo if Available   |
|----------------|---|-----------------------|--|
| 301 Ridge Road | Commercial building, two-storey,  | 1913                  |    |
| 296 Ridge Road | Commercial multi-use building, brick construction, three-storey with ornamented parapet | 1896                  |    |
| 294 Ridge Road | Mixed use building, two-storey, arched windows and ornate bracketed cornice             | Circa 1880            |   |
| 320 Ridge Road | Commercial building, two-storeys, plain parapet finished in stucco                      | Circa 1890            |  |
| 318 Ridge Road | Commercial building, one-storey, clad in horizontal siding                              | Unknown               |  |

## 6.0 EVALUATION OF SIGNIFICANCE

**Table 6: Evaluation of the Cultural Heritage Value or Interest of 304 Ridge Road North in Accordance with O. Reg. 9/06**

| Description  | Criteria Met Yes/No | Value   |
|--|---------------------|---|
| The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method                             | Yes                 | <p>304 Ridge Road North includes a two-and-a-half storey building with one storey wing. The building is a representative example of the Tudor Revival architectural style with a steep front gable roof, half timbered façade infilled with painted stucco, ornate oriel windows with wooden framing and muntin bars, diamond-paned leaded glass windows and a jettied upper storey.</p> <p>The decorative elements and fenestration along the façade further reinforce the architectural style with carved and turned woodwork in the form of brackets, scroll work and drop spindles, the row of decorative wood quatrefoil and diamond shape detailing, placement of bay windows, recessed entrances including the primary entrance which contains a wooden door flanked by fluted wooden pilasters.</p> |
| The property has design value or physical value because it displays a high degree of craftsmanship or artistic value   | No                  | 304 Ridge Road North does not display a high degree of craftsmanship or artistic value. Although the building has interesting ornamentation and good craftsmanship which exhibits advanced knowledge in carpentry and joinery, the materials and techniques used for its construction would be considered common for their time.  |
| The property has design value or physical value because it displays a high degree of technical or scientific achievement   | No                  | 304 Ridge Road North does not display a high degree of technical or scientific achievement. There is evidence to suggest that it was built by local tradespeople.   |
| The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community | Yes                 | <p>304 Ridge Road North played an important role in the development of the late 19<sup>th</sup> and early 20<sup>th</sup> century commercial core of Ridgeway and is directly associated with the Beeshy family, who owned and operated a general store on the premises from 1874-1973.</p> <p>304 Ridge Road North was established in 1874 as a general store for Jacob A. Beeshy and Zachariah Teal. The general store provided food and supplies to the village of Ridgeway and was known as “Beeshy’s and Company”. It was a general store typical of its period, with a wood platform slightly raised above the level of board sidewalks, large front windows used to display items for sale such as grocery staples, kitchenware, and clocks and watches.</p>   |

| Description   | Criteria Met<br>Yes/No | Value   |
|---|------------------------|---|
|   |                        | <p>In the 1890s, camping began to be a popular activity along the north shore of Lake Erie. Summer residents from Buffalo and Toronto would convene on the lakeshore and used Beeshy's shop as a point of supply for items like kerosene, groceries, and candles. Jacob Beeshy married Clara Teal and the business and property came into the couple's ownership in 1892.</p> <p>Clara Beeshy expanded the shop's goods to include dinnerware and other fine china to the point that Beeshy's Shop became primarily known for its dining sets. Many dinnerware patterns sold at Beeshy's were exclusive to the shop and suppliers included well-known manufacturers such as Wedgewood, Royal Doulton, Adams, and Crown Staffordshire. The store commissioned a black basalt decorative panel from Wedgewood, which was placed over the front entrance and was the largest article every produced by Wedgewood at that time.</p> <p>When Clara and Jacob's adopted son Milton Beeshy assumed ownership of the shop in 1917, he focused the business exclusively on selling high-quality English bone china and earthenware. The name of the business was changed to "Beeshy's China Shop". Beeshy's China Shop was well-known internationally for its exclusive patterns of English bone china and earthenware. Beeshy's presence and expertise among collectors of fine china is demonstrated by the many orders placed throughout the United States and Canada and as far away as New Zealand. After 99 years in business, the Beeshy family ownership of the business and property ended in 1973.</p> |
| The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture                    | No                     | While 304 Ridge Road North contained a long-standing business in the Ridgeway community, there is no evidence to suggest that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.  |
| The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community | No                     | 304 Ridge Road North does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the residence did not generate key ideas in the field of architecture.   |
| The property has contextual value because it is important in defining, maintaining, or supporting the character of an area  | Yes                    | 304 Ridge Road North is important in supporting the 19 <sup>th</sup> century and early 20 <sup>th</sup> century character of the historic commercial core of Ridgeway. The commercial streetscape of Ridge Road North is comprised of predominantly one-and-a-half to three   |

## Schedule A to By-law Number 85-2024

### Statement of Significance 304 Ridge Road North (Beeshy's China Shop)

#### Description of the Property

The property is municipally known as 304 Ridge Road North (Beeshy's China Shop), and is legally described as CON 1 LE PT LOT 23, PLAN 227, PT LOT 8, PLAN 349, RP 59R9502, PARTS 1 & 2, in the Town of Fort Erie.

304 Ridge Road North is located in the historic commercial core of Ridgeway. 304 Ridge Road North is one large building with three notable sections constructed during different periods. The date of construction of the rear Gothic Revival section, which is only discernible from the center gable peak roof, is unknown; however, buildings of this type were common through the mid- to late-19th century. The two-and-a-half-story section was established in 1874 as a general store; however, the exact date of construction for the building is unknown. The Tudor-style façade was added in 1928. The one-storey wing addition, known presently as 300 Ridge Road North, was constructed in the Tudor style circa the 1930s.

#### Statement of Cultural Heritage Value or Interest

304 Ridge Road North includes a two-and-a-half storey building with a one-storey wing. The building is a representative example of the Tudor Revival architectural style, with a steep front gable roof, a half-timbered façade infilled with painted stucco, ornate oriel windows with wooden framing and muntin bars, diamond-paned leaded glass windows, and a jettied upper storey. The decorative elements and fenestration along the façade further reinforce the architectural style with carved and turned woodwork in the form of brackets, scroll work, and drop spindles, the row of decorative wood quatrefoil and diamond-shaped detailing, the placement of bay windows, and recessed entrances, including the primary entrance, which contains a wooden door flanked by fluted wooden pilasters.

304 Ridge Road North played an important role in the development of the late 19th and early 20th century commercial core of Ridgeway and is directly associated with the Beeshy family, who owned and operated a general store on the premises from 1874–1973. 304 Ridge Road North was established in 1874 as a general store for Jacob A. Beeshy and Zachariah Teal. The general store provided food and supplies to the village of Ridgeway and was known as "Beeshy's and Company." It was a general store typical of its period, with a wood platform slightly raised above the level of board sidewalks and large front windows used to display items for sale such as grocery staples, kitchenware, and clocks and watches.

304 Ridge Road North is important in supporting the 19th- and early-20th-century character of the historic commercial core of Ridgeway. The commercial streetscape of Ridge Road North is comprised of predominantly one-and-a-half to three storey commercial buildings of various architectural styles and narrow setbacks along the street. 304 Ridge Road North was among the first stores in the historic Ridgeway community. It has unique construction and ornamentation and exhibits setbacks, massing's, and decorative details consistent with the character of the historic commercial core.

#### Description of Heritage Attributes

Key elements that contribute to the heritage value of 304 Ridge Road North include:

- Location on Ridge Road North
- Orientation, massing and setbacks of the two-and-a-half-storey building with a one-storey wing Tudor Revival building
- Two-and-a-half-storey building with a one-storey wing Tudor Revival building
  - Front gable roof
  - Half-timbered façade infilled with painted stucco
  - Oriel windows with paired windows with wooden framing and muntin bars with diamond-paned leaded glass windows
  - Jettied upper-storey
  - Decorative woodwork in the form of brackets, scroll work, and drop spindle
  - Row of decorative wood quatrefoil and diamond shape detailing
  - Bar windows with leaded glass details
  - Recessed main entrance with wood door flanked by fluted wood pilasters
- Replica black basalt decorative panel