



## The Corporation of the Town of Fort Erie By-law 91-2024

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### Being a By-law to Designate 164 Point Abino Road South as Being of Cultural Heritage Value or Interest

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**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-20-2024 to designate 164 Point Abino Road South 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 Part Lot 31, Concession 1, Lake Erie, Bertie, 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** it is deemed desirable to designate 164 Point Abino Road South 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 PART LOT 31, CONCESSION 1, Lake Erie, Bertie, in the Town of Fort Erie, and municipally known as 164 Point Abino Road South (in accordance with Part 1 of the reference plan attached as "Schedule A") 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 B" 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 9<sup>th</sup> day of September 2024.

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Mayor

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Clerk

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> <li>○ Façade, north and south elevation gables features bargeboard and ornate gingerbread scroll and radiating motif on facade.</li> <li>○ Window openings with brick voussoirs, dressed stone sill, and multi-paned windows</li> <li>○ Square second-storey bay window opening on façade</li> <li>○ Stone foundation with dressed stone water course</li> <li>○ Two-storey protruding bay windows on façade, north elevation and south elevation using similar yet varying ornamentation <ul style="list-style-type: none"> <li>▪ Multi-shaped decorative shingle arrangement and rounded edges</li> </ul> </li> <li>○ One-storey porch with upper storey balcony with projecting pediment clad in decorative shingles and turned-post columns</li> <li>• Erie Shore Barn: <ul style="list-style-type: none"> <li>○ L-shaped plan;</li> <li>○ Horizontal barn board</li> <li>○ Gambrel roof</li> <li>○ Triangular dormers</li> <li>○ Hay hood and pulley</li> </ul> </li> <li>• Front gable garage and side gable outbuilding with gable dormer</li> <li>• Wood fencing with concrete posts</li> </ul>

## 8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Based on the evaluation of the property against O. Reg. 9/06 it was determined that 164 Point Abino Road South has CHVI. As such, a Statement of CHVI has been drafted below. Note only two elevations were fully visible from public accessible areas (façade and north elevation)

### *Introduction and Description of Property*

The property at 164 Point Abino Road South is located on the east side of Point Abino Road. The property contains a two-storey red brick farmhouse built circa 1893 and a large Erie Shore Barn. The property is representative of a 19<sup>th</sup> century farmstead and can be considered an evolved cultural heritage landscape.

Statement of Cultural Heritage Value/Statement of Significance:

**164 Point Abino Road South is a representative example of a 19th century farmstead.** The property contains several structures which could individually be considered to possess design and physical value; however, this significance is strengthened by the grouping of these buildings within the property. The property has a centralized 'farmstead' composed of a clustered grouping which include a farmhouse, barn and several outbuildings. The property contains mature trees that separate the building cluster and individually planted fields and act as windbreaks. The farmstead is modestly set back from the roadway with the farmhouse placed nearest to the road, framed behind a wood fence with concrete posts.

**164 Point Abino Road South contains a representative example of a Queen Anne farmhouse built circa 1893.** The two-storey red brick farmhouse retains much of the original historic fabric including massing, roof line, fenestration, windows, and large gable peaks which are reflective of the Queen Anne architectural style. The buildings highly decorative and ornate aesthetic is expressed on all elevations. The multiple gables and pediments, large two storey bay windows with multi-shaped decorative shingle arrangement, the window treatments, bargeboard and ornate, gingerbread scroll and radiating motif on façade all reinforce the exuberant and stylish aesthetic of this building type.

**The barn is a representative example of an Erie Shore Barn which is a distinct barn found along the shores of Lake Erie and dates from a time period after 1880.** Specifically, the composition and design of this barn is distinctive from other large barns as it is built with lumber and a gambrel roofline creating a central vault. Similar in size to a typical two bay barn, the Erie Shore Barn include an entry, drive floor and stable and loft area. The Erie Shore Barn is noted as being designed to meet the agricultural needs for those who farmed more than one speciality crop.

**164 Point Abino Road South has associative value for its direct association with John McLeod, who was a significant member of the community.** The extant farmhouse was built circa 1893 by John McLeod. McLeod was a local hotel owner and long-time residents of the area. The McLeod House, the hotel which was taken over by McLeod in 1881 and successfully operated by McLeod, is located in Ridgeway. McLeod was a well-known and respected member of Ridgeway, described in 1926 as “genial and upright, was the popular landlord of the McLeod House. It was his boast that he conducted his business strictly within the law. Certainly, no man of the locality was more generally respected than he” suggesting he was significant to the community. McLeod also raised livestock and farmed his land in his later years.

**164 Point Abino Road South has contextual value as it supports and maintains the agricultural character of the area around Point Abino Road South and Michener Road.** There are several farms adjacent to and in the area surrounding the subject property. With a cluster of farmstead buildings with a modest setback from the road, the farmhouse, a distinct barn and outbuildings, the property continues to reflect the rural nature and character of the surrounding area.

### ***Cultural Heritage Attributes***

164 Point Abino Road South is a representative example of a 19th century farmstead and includes a representative example of a Queen Anne farmhouse and Erie Shore Barn. **The property contains the following heritage attributes related to this value:**

- 19th Century farmstead including farmhouse, Erie Shore Barn, garage, and outbuilding.
- Unpaved and meandering laneways that connect between the components of the “farmstead cluster”.
- Two storey redbrick Queen Anne farmhouse
  - Asymmetrical façade and elevations
  - Irregular plan with multiple rooflines and gables
  - Three small redbrick chimneys
  - Façade, north and south elevation gables features bargeboard and ornate, gingerbread scroll and radiating motif on facade.
  - Window openings with brick voussoirs, dressed stone sill, and multi-paned windows
  - Square second-storey bay window opening on façade

- Stone foundation with dressed stone water course
- Two-storey protruding bay windows on façade, north elevation and south elevation using similar yet varying ornamentation
- Multi-shaped decorative shingle arrangement and rounded edges
- One-storey porch with upper storey balcony with projecting pediment clad in decorative shingles and turned-post columns
- Erie Shore Barn:
  - L-shaped plan;
  - Horizontal barn board
  - Gambrel roof
  - Triangular dormers
  - Hay hood and pulley
- Front gable garage and side gable outbuilding with gable dormer
- Wood fencing with concrete posts

The 19th century farmstead at 164 Point Abino Road is directly associate with John McLeod, who was a significant member of the community. **The property contains the following heritage attributes related to this value:**

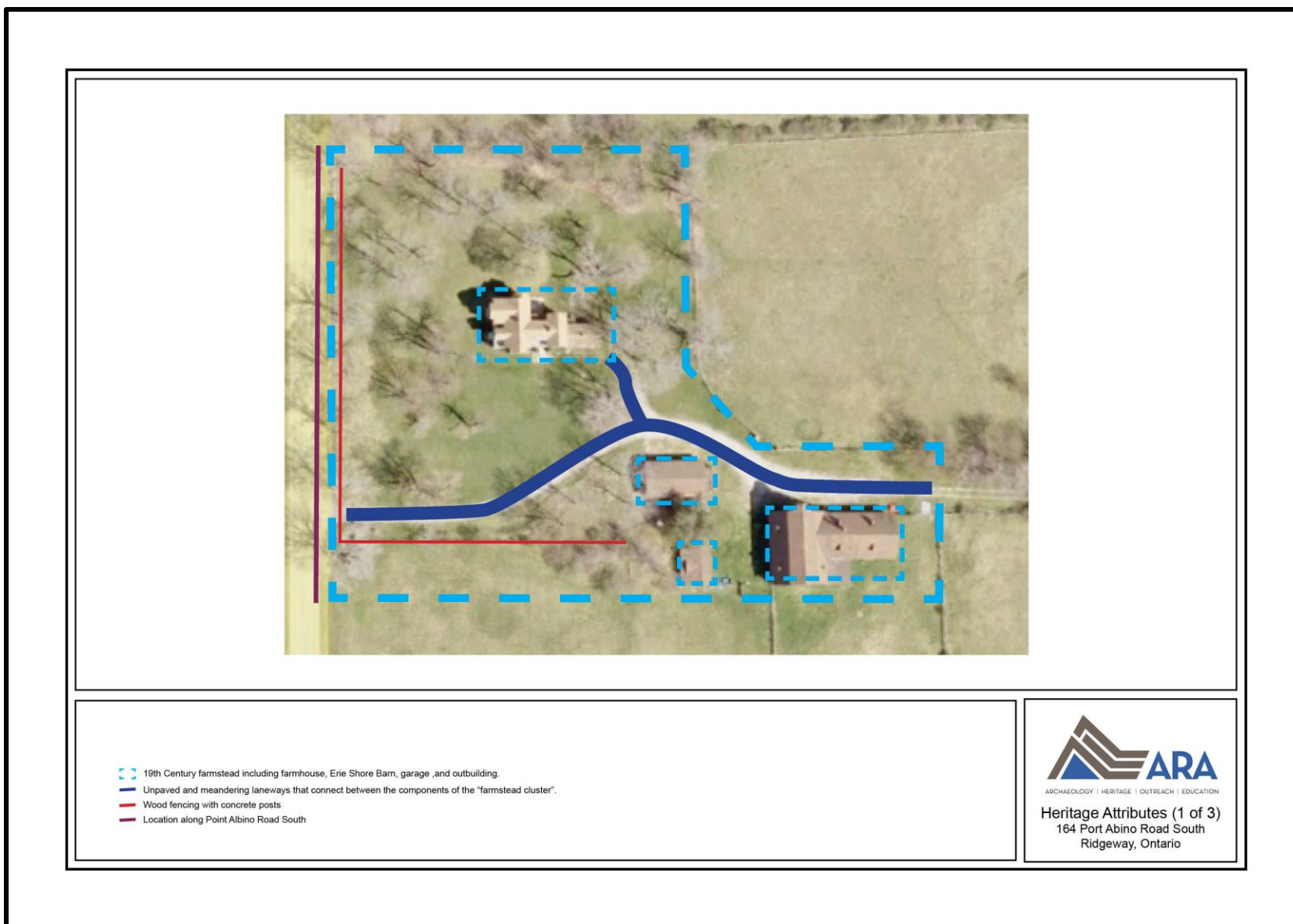
- 19th Century farmstead including farmhouse, Erie Shore Barn, outbuilding, and garage.
- Location along Point Abino Road South

164 Point Abino Road South has contextual value because it supports and maintains the agricultural character of the area around Point Abino Road and Michener Road. **The property contains the following heritage attributes related to this value:**

- 19th Century farmstead including farmhouse, Erie Shore Barn, garage ,and outbuilding.
- Unpaved and meandering laneways that connect between the components of the “farmstead cluster”.
- Two storey redbrick Queen Anne farmhouse
  - Asymmetrical façade and elevations
  - Irregular plan with multiple rooflines and gables
  - Three small redbrick chimneys
  - Façade, north and south elevation gables features bargeboard and ornate. gingerbread scroll and radiating motif on facade.
  - Window openings with brick voussoirs, dressed stone sill, ands multi-paned windows
  - Square second-storey bay window opening on façade
  - Stone foundation with dressed stone water course
  - Two-storey protruding bay windows on façade, north elevation and south elevation using similar yet varying ornamentation
  - Multi-shaped decorative shingle arrangement and rounded edges
  - One-storey porch with upper storey balcony with projecting pediment clad in decorative shingles and turned-post columns
- Erie Shore Barn:
  - L-shaped plan;
  - Horizontal barn board
  - Gambrel roof
  - Triangular dormers
  - Hay hood and pulley
- Front gable garage and side gable outbuilding with gable dormer
- Wood fencing with concrete posts

## **9.0 MAP OF HERITAGE ATTRIBUTES**

The following figure displays the heritage attributes as outlined above (Section 7.0).



Map 3: Map of Heritage Attributes of 164 Point Abino Road South

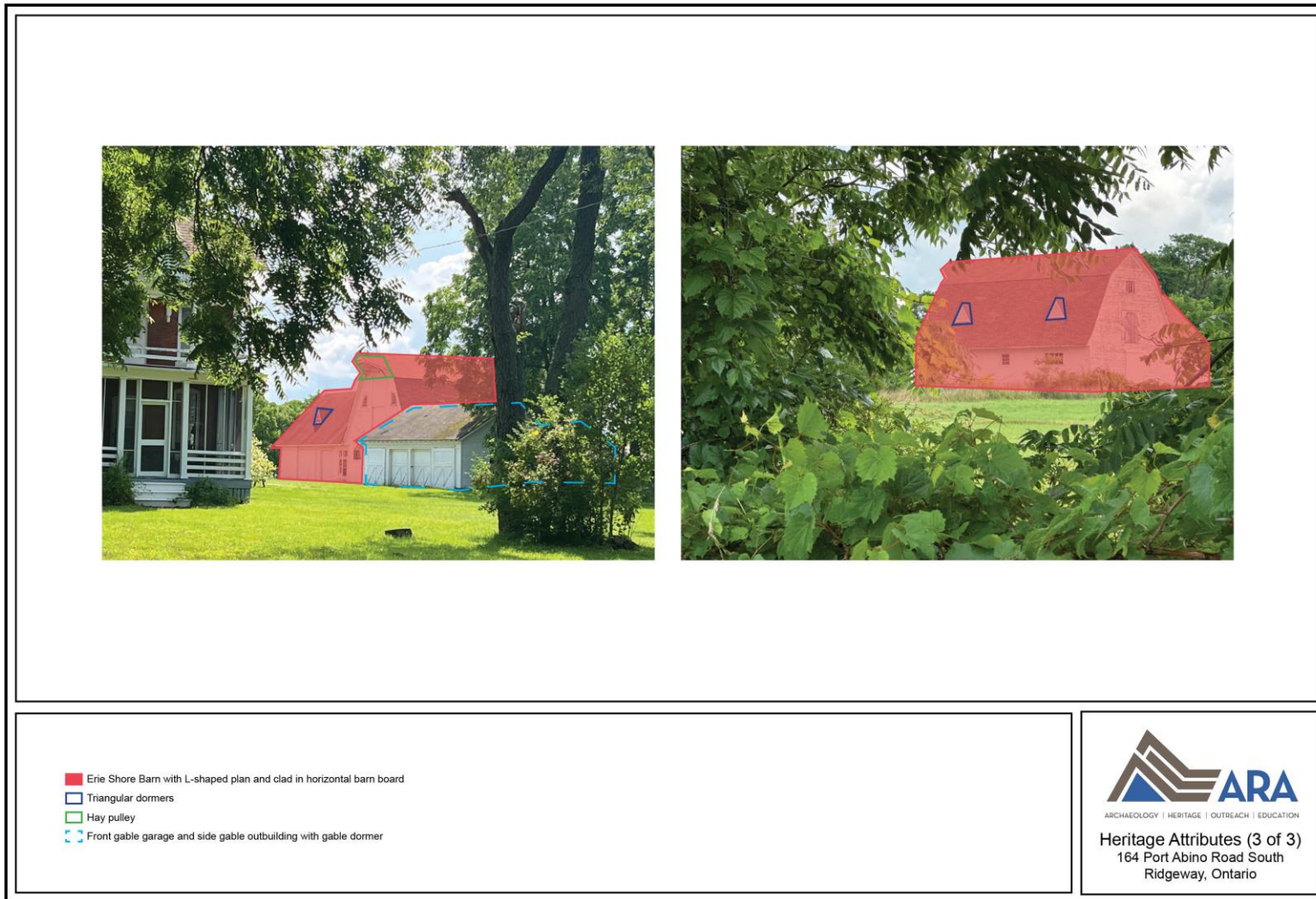


- Two storey redbrick Queen Anne residence with asymmetrical façade and elevations and irregular plan with multiple rooflines and gables
- Three small red brick chimneys
- Decorative bargeboard on façade, north and south elevations with hollow circle and radiating motif
- Window openings with brick voussiors, dressed stone sill, and multi-paned windows
- Square second-storey window on façade bay
- Stone foundation with dressed stone water course
- Two-storey protruding bays on façade, north and south elevations with similar yet varying ornamentation of multi-shaped decorative shingle arrangements
- One-storey porch with upper storey balcony with projecting pediment clad in decorative shingles and turned-post columns



Heritage Attributes (2 of 3)  
 164 Port Abino Road South  
 Ridgeway, Ontario

**Map 4: Map of Heritage Attributes of 164 Point Abino Road South**



**Map 5: Map of Heritage Attributes of 164 Point Abino Road South**



## 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. 164 Point Abino Road South 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.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: AUGUST 16, 2024

Signature of Mark Gilmore, Ontario Land Surveyor

PLAN 59R-18157

RECEIVED AND DEPOSITED DATE: August 26, 2024

Signature of Cary Watson, Representative for Land Registrar for the Land Titles Division of Niagara South (59)

SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART OF LOT 31	BROKEN FRONT CONCESSION LAKE ERIE	PART OF PIN 64178-0006 (LT)

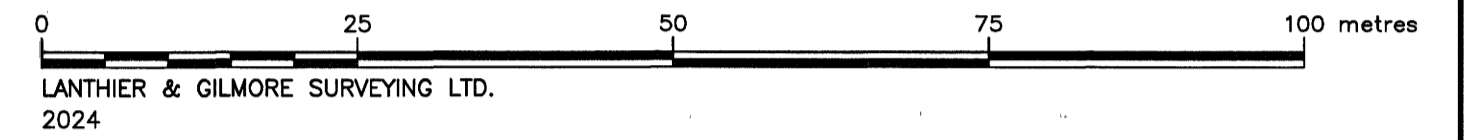
PLAN OF SURVEY OF

PART OF LOT 31  
BROKEN FRONT CONCESSION LAKE ERIE

GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN THE

TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:600



LANTHIER & GILMORE SURVEYING LTD.  
2024

LEGEND

- DENOTES SURVEY MONUMENT FOUND
  - SURVEY MONUMENT SET
  - SSIB STANDARD IRON BAR
  - SSIB SHORT STANDARD IRON BAR
  - IB IRON BAR
  - IB# ROUND IRON BAR
  - IT IRON TUBE
  - PB PLASTIC BAR
  - CC CUT CROSS
  - WT WITNESS
  - ORP OBSERVED REFERENCE POINT
  - MEAS. MEASURED
- 'JEL' DENOTES LANTHIER & GILMORE SURVEYING LTD.
  - '1321' R.D. RASCH, O.L.S.
  - P1 PLAN 59R-14466
  - P2 PLAN 59R-6115

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17, NAD 83 (CSRS) (2010).

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP1	4,747,727.91	655,658.30
ORP2	4,748,596.25	655,616.79

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM MONUMENTS ORP1 TO ORP2, SHOWN HEREON, HAVING A BEARING OF N2°44'20"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010).

FOR BEARING COMPARISONS, A ROTATION OF 1° 19' 30" IN A COUNTER CLOCK-WISE DIRECTION WAS APPLIED TO BEARINGS ON PLAN 59R-6115

DISTANCE NOTES

METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRID SCALE CONVERSION

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99987.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON AUGUST 14, 2024.

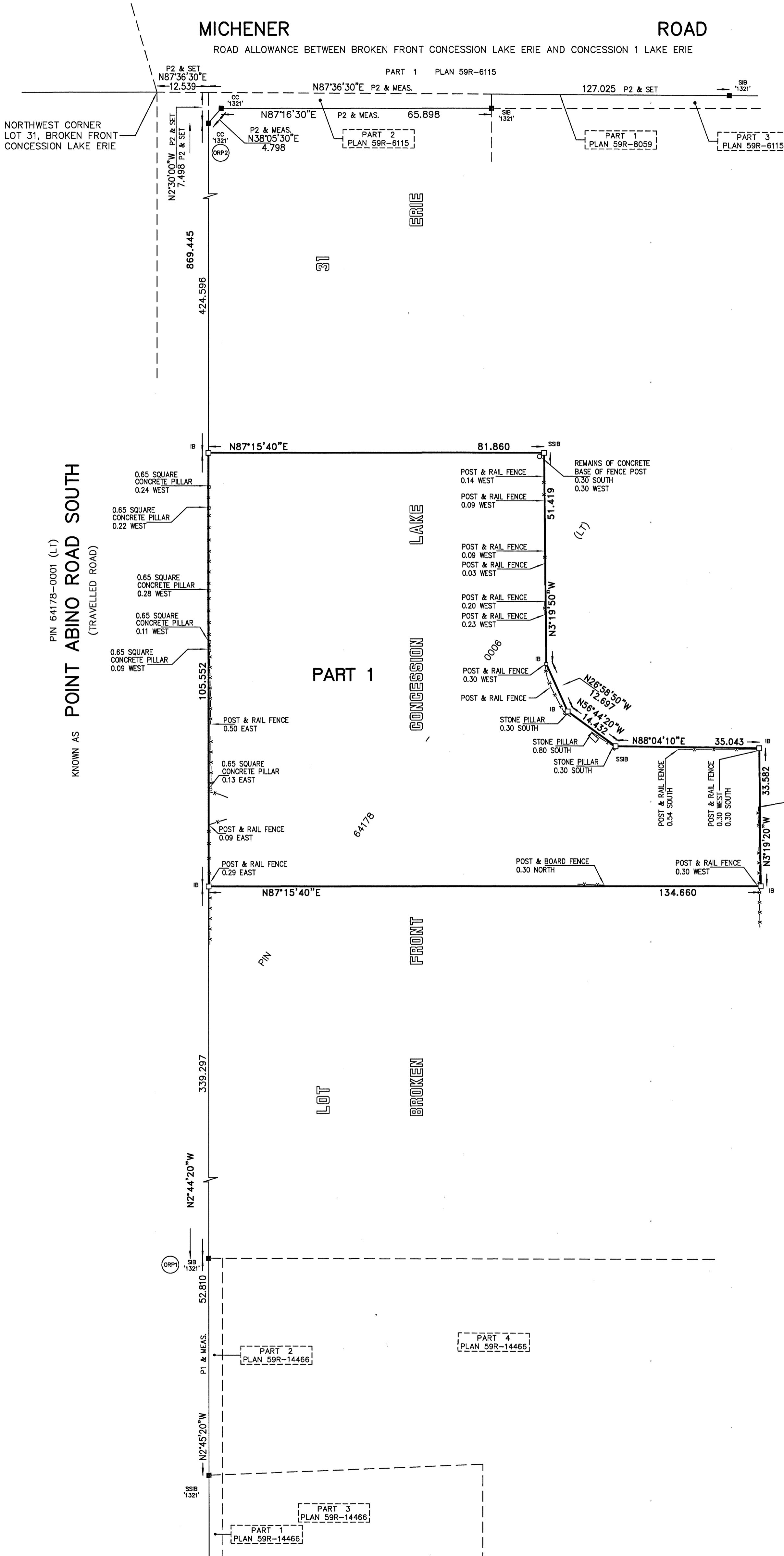
DATE: AUGUST 16, 2024

Signature of Mark Gilmore, Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-71763

LANTHIER & GILMORE SURVEYING LTD.  
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SCALE: 1:600	DR. BY: CM CH. BY: MG	JEL FILE: 22-950	F-1468
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## **Schedule “B” to By-law Number 91-2024**

### **STATEMENT OF SIGNIFICANCE**

#### **164 POINT ABINO ROAD SOUTH**

#### **(THE MCLEOD-MCGOWAN HOUSE)**

#### **Description of the Property**

The property is municipally known as 164 Point Abino Road South (The McLeod-McGowan House), and is legally described as CON BF LE, PT LOT 31, in the Town of Fort Erie.

164 Point Abino Road South is located on the east side of Point Abino Road. The property contains a two-storey red brick farmhouse built circa 1893 and a large Erie Shore Barn. The property is representative of a 19th-century farmstead and can be considered an evolved cultural heritage landscape.

#### **Statement of Cultural Heritage Value or Interest**

164 Point Abino Road South is a representative example of a 19th-century farmstead. The property contains several structures that could individually be considered to possess design and physical value; however, this significance is strengthened by the grouping of these buildings within the property. The property has a centralized ‘farmstead’ composed of a clustered grouping that includes a farmhouse, barn, and several outbuildings.

164 Point Abino Road South contains a representative example of a Queen Anne farmhouse built circa 1893. The two-storey red brick farmhouse retains much of the original historic fabric, including the massing, roof line, fenestration, windows, and large gable peaks, which are reflective of the Queen Anne architectural style.

The barn is a representative example of an Erie Shore Barn, which is a distinct barn found along the shores of Lake Erie and dates from a time period after 1880. Specifically, the composition and design of this barn are distinctive from other large barns as it is built with lumber and a gambrel roofline, creating a central vault.

164 Point Abino Road South has associative value for its direct association with John McLeod, who was a significant member of the community. The extant farmhouse was built circa 1893 by John McLeod.

164 Point Abino Road South has contextual value as it supports and maintains the agricultural character of the area around Point Abino Road South and Michener Road. With a cluster of farmstead buildings with a modest setback from the road, the property continues to reflect the rural nature and character of the surrounding area.

## **Description of Heritage Attributes**

Key elements that contribute to the heritage value of 164 Point Abino Road South include:

- 19<sup>th</sup>-century farmstead including farmhouse, Erie Shore Barn, garage, and outbuilding
- Location along Point Abino Road South
- Unpaved and meandering laneways that connect between the components of the “farmstead cluster”
- Two-storey redbrick Queen Anne farmhouse
  - Asymmetrical façade and elevations
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