



The Municipal Corporation of the Town of Fort Erie

By-law No. 11-2019

Being a By-law to Designate 221 Phipps Street as Being of Architectural and Historical Value or Interest

Whereas Section 29 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 notice of intention to designate as required under Section 29(1) of the aforesaid Act was served on Alana Somerville (the Owner) of the property described as Plan 910, Lot 21, Part Lot 20, NP348 in the Town of Fort Erie, municipally known as 221 Phipps Street, and

Whereas at the Council-in-Committee meeting held November 13, 2018, the Municipal Council of the Town of Fort Erie approved the Municipal Heritage Standing Committee's request through Report No. PDS-75-2018 to designate the dwelling at 221 Phipps Street under the *Ontario Heritage Act*, and

Whereas notice of intention to designate as required under Section 29(3) of the Ontario Heritage Act was served on the Ontario Heritage Trust for the property known as 221 Phipps Street, and was also published in the Fort Erie Post, a newspaper having general circulation in the Town of Fort Erie, on November 22, 2018, and

Whereas no notice of objection to the proposed designation has been served on the Clerk of the Municipality, and

Whereas it is deemed desirable to designate 221 Phipps Street as having cultural and historic significance, under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended.

Now therefore the Council of the Town of Fort Erie enacts as follows:

1. **That** the dwelling located on the property municipally known as 221 Phipps Street, in the Town of Fort Erie and legally described as Lot 21, south side of Phipps Street, Plan 348, Bertie; Part of Lot 20, south side of Phipps Street, Plan 348, Bertie, as in RO202069; Fort Erie, is hereby designated as having cultural heritage value or interest for its cultural, contextual and historical value, under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, for the reasons set out in the Statement of Cultural Heritage Value or Interest attached as Schedule "A".
2. **That** the Clerk shall comply with Section 29(6)(a) of the Act with respect to the giving and publishing of notice of the passage of this by-law, and registration of the by-law against the property in the proper land registry office.

3. **That** the Clerk of the Town is authorized to effect 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 21st day of January, 2019.

Mayor

Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 11-2019 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 2019.

Description of Property

221 Phipps Street

Lot 21, south side of Phipps Street, Plan 348, Bertie; Part of Lot 20, south side of Phipps Street, Plan 348, Bertie, as in RO202069; Fort Erie

Statement of Cultural Heritage Value or Interest

The dwelling at 221 Phipps Street was constructed in a Victorian Eclectic style in 1893. The original owner, Charles W. Vahey chose to use local trades as much as possible in the construction of this home. Local builders Beam and Benner were known to have been employed for the basement work. The Vahey family was of Irish descent and they employed Irish immigrants to complete the interior work and many of the interior elements reflect that heritage.

Charles Wesley Vahey (April 8 1856 – December 24 1928) was born in Rouses Michigan to William and Eleanor Vahey. His parents were Irish immigrants who moved to Canada with their family. Charles married Melissa Brush (November 11 1856- 1947) on July 3 1878 in Walpole Ontario. The couple moved to "International Bridge" in 1879 and their first home was on Jarvis Street.

By the time 221 Phipps Street was built in 1893 Charles Vahey was a prominent and respected citizen of International Bridge. The original family business of Vahey & Son was now known as Vahey Brothers. Charles Vahey died on Christmas Eve 1928 from influenza. Unusually for the time, his wife and daughters were able to remain in the home on Phipps Street after his death because the house was in Melissa's name.

At the time Douglas Memorial Hospital did not exist and it was common practice to make a room (s) available in private homes for pregnant women to stay for their care before and after delivery. Melissa Vahey offered space in her home after she was widowed and this afforded her extra income as well as providing an essential community service.

Description of Heritage Attributes

Interior Elements: The heat vent coverings have shamrock detail. The interior entrance hall of the home is extremely well preserved, maintaining the original hardwood and finish of the front door and lock, staircase & paneled sidewall, two ornamental archways and the baseboards. The ornate carved newel post on the front stairs is also original. This type of interior wood ornamentation may be attributed to the popular Victorian design style of the time.

Architectural Integrity/Physical Condition: While the exterior of the house has not been altered from its original design, maintenance over the years has resulted in the changes previously noted. The interior is in a more original state. The home overall is in good condition. Brick and concrete block have been added to the basement to reinforce the original stone foundation. The original support beams are still in place.