



## The Corporation of the Town of Fort Erie By-law 91-2025

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### Being a By-law to Designate 451 Niagara Boulevard 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 Council-in-Committee meeting held on July 7, 2025, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PBBS-48-2025 to designate 451 Niagara Boulevard 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 municipally known as 451 Niagara Boulevard and legally described in accordance with "Schedule A" 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 451 Niagara Boulevard 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 in accordance with "Schedule A" and municipally known as 451 Niagara Boulevard 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 17<sup>th</sup> day of November 2025.

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Mayor

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Clerk

**Schedule "A" to By-law Number 91-2025**

**LEGAL DESCRIPTION**

**451 NIAGARA BOULEVARD**

**Legal Description**

451 Niagara Boulevard is legally described as PT LT 31 W/S NIAGARA ST PL 525  
VILLAGE OF BRIDGEBURG AS IN RO721892; FORT ERIE

## **Schedule “B” to By-law Number 91-2025**

### **STATEMENT OF SIGNIFICANCE**

#### **451 NIAGARA BOULEVARD**

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

The property is municipally known as 451 Niagara Boulevard, and is legally described as PT LT 31 W/S NIAGARA ST PL 525 VILLAGE OF BRIDGEBURG AS IN RO721892; FORT ERIE

451 Niagara Boulevard is located along the northeast edge of Old Fort Erie in proximity to the Niagara River. It consists of a two-and-a-half storey frame Queen Anne residence, with a large complex roof with prominent pedimented dormers, constructed between 1886- 1891.

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

451 Niagara Boulevard is a representative example of a residence built in the architectural style of Queen Anne. The grand two-and-a-half storey building follows an irregular plan. The complex roof with brackets has pedimented gables on the façade and south elevation, triangular gables – one with a rectangular and one with a half circle window opening and a tall chimney, all of which are hallmarks of the Queen Anne style. The open porch and balcony create the decadent and asymmetrical composition associated with Queen Anne design. The façade pedimented gable is decorated with fish-scale shingles and fine woodwork decoration, the open front porch and balcony are adorned with classical detailing including turned spindles and wood posts, brackets and beads along roofline and scroll work, gingerbread, all of which are representative features of the Queen Anne style. The wood decoration continues in the fascia board that is symbolically supported by small carved wood brackets, and the flared walls. Additionally, the subject building includes variably sized and placed rectangular window openings with wood surrounds, some of the windows include stained glass and Queen Anne style windows.

451 Niagara Boulevard has contextual value as it is important in supporting and maintaining the late 19th/early 20th century character of this section of Niagara Boulevard. Niagara Boulevard is depicted on early maps; however, the majority of residential development along this portion took place between 1876 and 1907. The street is comprised of predominantly one to three-storey buildings dating from the late 19th century and early 20th century. The buildings have modest setbacks and landscaped surroundings. Many buildings share features including side or cross gable roofs, formal appearance with classical detailing and there the dominant style is Queen Anne. 451 Niagara Boulevard supports its surroundings with its construction and classical ornamentation. The subject property exhibits setbacks and massing consistent

with the predominantly Queen Anne featured streetscape, contributing to the heritage fabric and supporting the character of the area.

### **Description of Heritage Attributes**

Key elements that contribute to the heritage value of 451 Niagara Boulevard include:

- Two-and-a-half storey Queen Anne residence
- L-shaped plan
- Complex roof with brackets, pedimented gables and triangular dormers
- Fine decorative woodwork in pedimented gables of façade
- Wall flare above first storey window openings
- Stone foundation
- Variable sized rectangular window openings with wood surrounds
- Three light bay window in façade pediment
- Queen Anne-style windows
- Front porch and balcony including turned spindles and wood posts, gingerbread, brackets and beads along roofline and scroll
- Location along Niagara Boulevard
- Contribution to the Niagara Boulevard Streetscape through its setback, height, scale and massing