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Planning and Development Services

January 16, 2025

Sent Via Registered Mail

Sent Via Email: registrar@heritagetrust.on.ca

OHA Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

RECEIVED
2025/01/16
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF DESIGNATION – 487 NIAGARA BOULEVARD, FORT ERIE

Please be advised that the Council of the Corporation of the Town of Fort Erie, at its meeting on November 18, 2024, passed By-law 110-2024 which designates the property legally described as Part Block G, W/S Niagara Street, Plan 525 Bridgeburg, Designated as Part 2 on 59R11045, in the Town of Fort Erie, and municipally known as 487 Niagara Boulevard, 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 the by-law.

The Notice of Designation will be published in the Fort Erie Observer, a newspaper with general circulation in the Town of Fort Erie, on January 23, 2025.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of the notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

A copy of the By-law is enclosed for your records and will be registered on the title to the property.

Yours very truly,

Kimberlyn Smith
Junior Community Planner
Town of Fort Erie
905-871-1600 Ext. 2508
kmsith@forterie.ca



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT ERIE

Public Notice

In the matter of the *Ontario Heritage Act*, R.S.O.
1990, Chapter 0.18

And in the matter of the lands and premises known as
487 Niagara Boulevard

legally described as Part Block G, W/S Niagara
Street, Plan 525 Bridgeburg,
Designated as Part 2 on 59R11045, in the Town of
Fort Erie.

NOTICE OF DESIGNATION

TAKE NOTICE THAT the Council of the Corporation of the Town of Fort Erie, at its meeting on November 18, 2024 passed By-law 110-2024 which designates 487 Niagara Boulevard, 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 the by-law.

The Notice of Intention to Designate under Section 29 of the Ontario Heritage Act was published in the *Fort Erie Observer*, a newspaper having general circulation in the Town of Fort Erie, August 1, 2024.

If you wish to appeal the By-law to the Ontario Land Tribunal, you can obtain an appeal form from the OLT website at <https://olt.gov.on.ca/forms-submissions/>. Appeals may be filed with the Town Clerk, Ashlea Carter, in person, by mail, or by email at clerk@forterie.ca no later than February 22, 2025.

The Notice of Appeal must include reasons for the objection to the by-law accompanied by any applicable fee, payable by certified cheque or money order to the Minister of Finance. The Ontario Land Tribunal Fee Schedule is available at <https://olt.gov.on.ca/fee-chart/>.

A copy of By-law 110-2024 is available from the Clerk of the Town of Fort Erie.

Ashlea Carter, Manager, Legislative Services/Town Clerk
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario, L2A 2S6
(905) 871-1600 ext. 2212
clerk@forterie.ca



The Corporation of the Town of Fort Erie By-law 110-2024

Being a By-law to Designate 487 Niagara Boulevard 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 Council-in-Committee meeting held on July 8, 2024, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PDS-36-2024 to designate 487 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 487 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 487 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 487 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 18th day of November 2024.

Mayor

Clerk

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

487 Niagara Boulevard is located along a residential street adjacent to the Niagara River between Bridgeburg and Fort Erie. The one-and-a-half-storey house is an early 1792-built cottage in the Regency architectural style that has since been heavily altered.

Statement of Cultural Heritage Value or Interest

487 Niagara Boulevard has associative value for the direct association with the Wintemute family, an early United Empire Loyalist family who moved from Pennsylvania in the 1780s and built one of the earliest homes in the Fort Erie area. The subject property was built for the Wintemutes, a prominent local family recognized for their wartime contributions. Philip Wintemute and his wife Mary arrived in Niagara in 1778 with their family. All of their six sons served in the Butler's Rangers. Abraham Wintemute, a son of Phillip and Mary Wintemute, petitioned King George III for land due to him and his family for service during the American Revolution in 1786 and went on to occupy the subject property, and remained in the Wintemute family ownership for over a century. Historically, the house exhibited a significant amount of ornate detail as expressed in the fine woodwork, the chimneys and overall craftsmanship, reinforcing the prominence and wealth that the Wintemute family displayed to the community. The family's significance to the community is further reinforced by the naming of nearby "Wintemute Street".

487 Niagara Boulevard has contextual value because it is historically linked to its surroundings. The property is adjacent to a building that was built as a store for John Wintemute, Abraham's brother, the structure can be seen in the only existing historic photo of the subject house. 487 Niagara Blvd. is further linked historically linked to its surroundings through the nearby street named for the family: "Wintemute Street".

Cultural Heritage Attributes

- Form of the 1792-built house
- Prominent location adjacent to the Niagara River, fronting onto the River Road now Niagara Boulevard
- Proximity to "Wintemute Street"

9.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above (Map 3).



Map 3: Map of Heritage Attributes of 487 Niagara Boulevard

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. 487 Niagara Boulevard meets two 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.

Schedule "A" to By-law Number 110-2024

LEGAL DESCRIPTION

487 NIAGARA BOULEVARD

Legal Description

487 Niagara Boulevard is legally described as Part Block G, W/S Niagara Street, Plan 525 Bridgeburg, Designated as Part 2 on 59R11045, in the Town of Fort Erie.

Schedule “B” to By-law Number 110-2024

STATEMENT OF SIGNIFICANCE

487 NIAGARA BOULEVARD

(WINTEMUTE BUILDING)

Description of the Property

The property is municipally known as 487 Niagara Boulevard and legally described as Part Block G, W/S Niagara Street, Plan 525 Bridgeburg, Designated as Part 2 on 59R11045, in the Town of Fort Erie.

487 Niagara Boulevard is located along a residential street adjacent to the Niagara River between Bridgeburg and Fort Erie. Situated on the property is a one-and-a-half-storey house built around 1792 in the Regency architectural style that has since been heavily altered.

Statement of Cultural Heritage Value or Interest

487 Niagara Boulevard has associative value for the direct association with the Wintemute family, an early United Empire Loyalist family who moved from Pennsylvania in the 1780s and built one of the earliest homes in the Fort Erie area. The subject property was built for the Wintemutes, a prominent local family recognized for their wartime contributions. Philip Wintemute and his wife Mary arrived in Niagara in 1778 with their family. All of their six sons served in the Butler’s Rangers. Abraham Wintemute, a son of Phillip and Mary Wintemute, petitioned King George III for land due to him and his family for service during the American Revolution in 1786 and went on to occupy the subject property and remained in the Wintemute family ownership for over a century. Historically, the house exhibited a significant amount of ornate detail as expressed in the fine woodwork, the chimneys, and overall craftsmanship, reinforcing the prominence and wealth that the Wintemute family displayed to the community. The family’s significance to the community is further reinforced by the naming of nearby “Wintemute Street.”

487 Niagara Boulevard has contextual value because it is historically linked to its surroundings. The property is adjacent to a building that was built as a store for John Wintemute, Abraham’s brother; the structure can be seen in the only existing historic photo of the subject house. 487 Niagara Blvd. is further linked historically to its surroundings through the nearby street named for the family: “Wintemute Street.”

Description of Heritage Attributes

Key elements that contribute to the heritage value of 45 Princess Street include:

- Form of the 1792-built house

- Prominent location adjacent to the Niagara Rive, fronting onto the River Road now Niagara Boulevard
- Proximity to “Wintemute Street”