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Planning, Building and By-law Services

September 18, 2025

Sent Via email
Sent Via Registered Mail

RECEIVED
2025/09/18
(YYYY/MM/DD)
Ontario Heritage Trust

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

RE: NOTICE OF INTENTION TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT, 451 NIAGARA BOULEVARD, FORT ERIE

Please be advised that at its Council-in-Committee meeting held on July 7, 2025, the Municipal Council of the Town of Fort Erie considered Report No. PBBS-48-2025 and approved the following recommendations:

THAT: Council approves the designation of 451 Niagara Boulevard as outlined in this report, for architectural, historical and contextual attributes and reasons, under Part IV of the Ontario Heritage Act; pursuant to the recommendation of the Museum and Cultural Heritage Advisory Committee, and further

THAT: Council directs staff to prepare a Designation By-law and provide Notice of Intention to Designate in accordance with the Ontario Heritage Act.

In accordance with Council's direction and pursuant to the *Ontario Heritage Act*, please find enclosed a Notice of Intention to Designate the above property. A Notice of Intention to Designate will also be published in the Town's local newspaper on September 18, 2025.

In the event that you have an objection to the proposed designation, you are required to serve a Notice of Objection on the Clerk of the Town of Fort Erie within 30 days after the date of publication of this notice, October 18, 2025.

Thank you for your attention to this matter.

Sincerely,

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



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT ERIE

Public Notice

Notice of Intention to Designate Under *Ontario Heritage Act* 451 Niagara Boulevard

Take Notice that upon recommendation of the Town's Museum and Cultural Heritage Committee, the Municipal Council of the Town of Fort Erie intends to designate 451 Niagara Boulevard under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, as being of cultural heritage value or interest for its historical and contextual value.

Description of Property: 451 Niagara Boulevard – 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

A more detailed description of the property's cultural heritage value or interest may be found in Council Report PBBS-48-2025 dated July 7, 2025.

Further information respecting the notice of intention to designate the property is available from the Town of Fort Erie by contacting Kimberlyn Smith, Junior Community Planner, at (905) 871-1600, Ext. 2508, or by email at ksmith@forterie.ca.

Notice of Objection

Any person may, within thirty (30) days after the date of publication of this Notice of Intention to Designate, serve on the Clerk of the Town of Fort Erie a Notice of Objection to this proposed designation, setting out the reasons for the objection and all relevant facts.

If a Notice of Objection is received, the Council of the Town of Fort Erie shall consider the objection and make a decision whether or not to withdraw the Notice of Intention to Designate the property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a heritage designation by-law must be passed within 120 days after the date of publication of the Notice of Intention to Designate. Council must publish a notice of passing of the designation by-law, which is followed by a 30-day appeal period when appeals of the by-law may be made to the Ontario Land Tribunal.

Where no Notice of Objection is served, Council may pass a by-law designating the property.

Peter Todd, Manager, Legislative Services/Town Clerk
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario, L2A 2S6
(905) 871-1600, Ext. 2211
clerk@forterie.ca