

**Evaluation of 451 Niagara Boulevard  
According to *Ontario Regulation 9/06*  
Town of Fort Erie**

Prepared for  
**Town of Fort Erie**  
1 Municipal Centre Drive  
Fort Erie, ON, L2A 2S6

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## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
 CHVI – Cultural Heritage Value or Interest  
 FEHM – Fort Erie Historical Museum  
 GTR- Grand Trunk Railway  
 LRO – Land Registry Office  
 MCM – Ministry of Citizenship and Multiculturalism  
 MMAH – Ministry of Municipal Affairs and Housing  
 OHA – Ontario Heritage Act  
 O. Reg. – Ontario Regulation  
 PPS – Provincial Policy Statement  
 UEL – United Empire Loyalist

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## 1.0 INTRODUCTION

The Town of Fort Erie has requested that Archaeological Research Associates Ltd. (ARA) to evaluate the cultural heritage value or interest (CHVI) of 451 Niagara Boulevard according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

## 2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

### 2.1 Field Survey

A field survey was conducted on January 25, 2024. The property was viewed and photographed in its entirety as permission to enter was granted by the property owner. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

### 2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

### 2.3 Consultation

The Town of Fort Erie initiated this report as one of the properties prioritised for designation by the Municipal Heritage Committee as a result of changes to the Ontario Heritage Act brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated, or removed from the Heritage Register, within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed which extended the deadline to January 1, 2027. The MHC was consulted at the project outset as well as at revision phase.

### 2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 451 Niagara Boulevard is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two or more criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

## 3.0 LEGISLATIVE FRAMEWORK

### 3.1 Provincial Policies and Guidelines

#### 3.1.1 The Planning Act

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

**1.1** The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

*Part I Provincial Administration, Section 2 states:*

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,*

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest. 1990: Part I (2. d).*

*Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:*

*A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.*

The current *Provincial Policy Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect May 1<sup>st</sup>, 2020.

### **3.1.2 The Provincial Policy Statement (2020)**

The *Provincial Policy Statement (PPS 2020)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 1.7 c) as including:

*Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits (Section 1.7 e) MMAH 2020:24).*

The *PPS 2020* promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved" and

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (MMAH 2020:31).*

### **3.1.3 Ontario Heritage Act**

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The *OHA* has policies which address individual properties (Part IV) and heritage districts (Part IV), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg. 569/22) made under the *OHA* sets out nine criteria for determining cultural heritage value or interest (CHVI) (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 (as amended by O. Reg. 569/22) to determine if they have CHVI. These nine criteria are:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*
9. *The property has contextual value because it is a landmark. (O. Reg. 569/22, s. 1 (2)).*

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

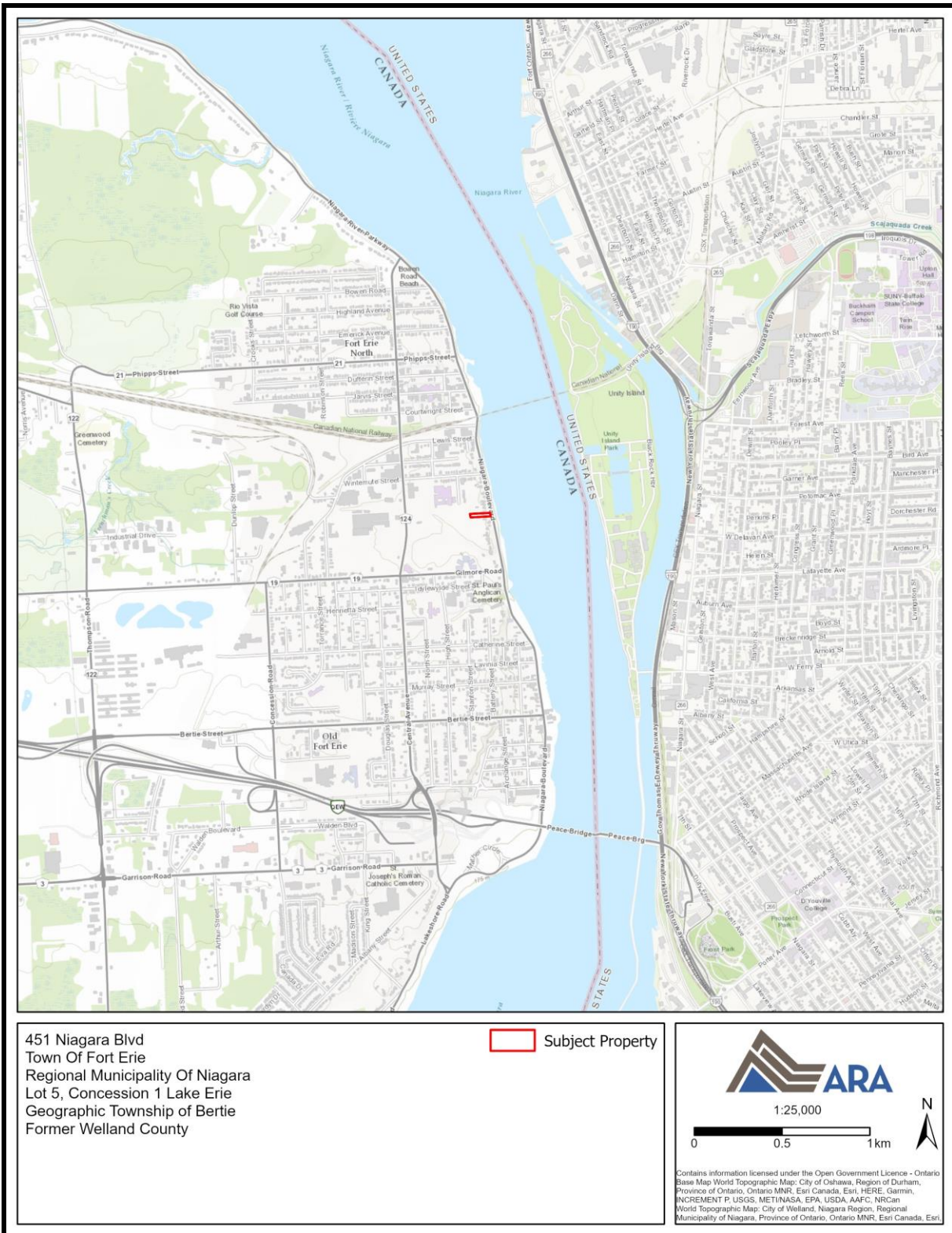
## **4.0 PROPERTY INFORMATION**

Civic Address: 451 Niagara Boulevard, Town of Fort Erie, ON

Legal Description: PART LOT 31 W/S NIAGARA STREET PLAN 525 VILLAGE OF BRIDGEBURG, TOWN OF FORT ERIE

The location of the subject property is displayed in Map 1 and Map 2.





**Map 1: Subject Property in the Town of Fort Erie**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)





**Map 2: Subject Property on Current Aerial Image**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

## 5.0 BACKGROUND INFORMATION

### 5.1 Architecture or Design

Unlike what the name suggests, Queen Anne architecture style is not directly linked with Queen Anne, last of the Stuart monarch and Queen of Great Britain and Ireland, who reigned from 1702-1714 nor to any of the dominant and formal renaissance architecture associated with this time period. Queen Anne as an architecture style was “named and popularized by a group of 19<sup>th</sup> Century English architects, led by Richard Shaw” (McAlester 1984:268). Shaw and his colleagues’ designs “borrowed most heavily from late Medieval models or the proceeding Elizabethan and Jacobean eras” as the historical “details are taken principally from fifteenth-century English architecture, an era when medieval and classical motif blended” (McAlester 1984:268, Ricketts et al. 2011:105). As Ricketts et al notes,

*These architects created large, comfortable houses that were an instant success with London’s merchants and artistic classes that quickly became popular on this side of the Atlantic. The medieval motifs include Tudor windows, corner towers, bay and oriel windows, and come medieval carving. The classical features are columns and pilasters, pediments, sash windows, Palladian windows, and stringcourses” (2011:105-110)*

By combining influences from medieval asymmetry and the inclusion of classical motifs under Shaw’s initial influence, the Queen Anne design was spread through North American by way of architectural magazines resulting in a coherent and readable style in the late 19<sup>th</sup> century (Fram 2003).

Much like its successful application in England during the 1860s and 1870s, Queen Anne architecture style was popularized in North America between 1880-1915 and predominantly applied to residential structures. According to McAlester, several sub-types emerged over time related to two key design principles which include “characteristic variations in *shape*; the second on distinctive patterns in *decorative detailing*” (1984:263). According to McAlester shape subtypes include “hipped roof with lower cross gable, cross gable roof, front gable roof, and townhouse” and decorative details subtypes include “spindlework, free classic, half timber, patterned masonry” (1984: 263-264). Despite the high level of variation in shapes, designs, materials, detailing, several design principles reinforce the readability of the style and its historical influences as outlined by Ricketts et. al:

*All of these motifs are combined on facades that are usually asymmetrical in elevation with high, irregular roofs punctuated with many dormers, gables, and ornamented chimney stacks. Projecting wings, porches, and balconies enliven the façade even more..... buildings executed this design in virtually every material available. Red brick is the most common...wood is commonly used too... Despite the bewildering combination of detail and surface treatments, there is an underlying discipline to Queen Anne Revival building. Usually for each vertical element there is a horizontal one; for each busy surface there is a calm one. The compositional principle is balance rather than symmetry (2011: 105-107).*

These design elements are all typical of the Queen Anne style from the late-19<sup>th</sup> through to the early-20<sup>th</sup> century in Ontario. Queen Anne is one of the most playful, vibrant, and varied 19<sup>th</sup> century architect styles making it easily recognizable.

A description of the architecture/design of 451 Niagara Boulevard is as follows:

- Two-and-a-half-storey building following an L-shaped floor plan (Image 1, Image 3)
- Coursed semi-dressed stone foundation (Image 5)
- Frame construction clad with horizontal siding (Image 1, Image 2, Image 3)
- Complex roof with large pedimented gables and brackets on façade and south elevation (Image 1, Image 2, Image 3, Image 11) and two triangular dormers
  - Façade pedimented gable has a three light bay window on a finely stepped base, the pediment is clad with fish scale shingles, a pronounced pediment within the gable peak is decorated with fine wood panelling and scroll work (Image 10)
  - Pediment over porch with fine wood panelling and scrollwork (Image 1)
  - Pedimented gable on south elevation over flared oriel-like window above first storey shallow bay window (Image 2)
  - Facade roofline includes a triangular dormer with an arched window opening
  - North elevation roofline includes a triangular dormer with a rectangular window opening (Image 2 and Image 4)
- Wall flare above first storey window openings, some finished with the same fish scale shingles as the roof (Image 2)
- Finely made wood decoration throughout exterior including: turned spindles and wood posts, brackets and beads along roofline, scrollwork, gingerbread, fishscale shingles (Image 1, Image 8–Image 10)
- Roof is finished with modern eavestroughs and downspouts
  - Roofline includes a wood fascia board around all elevations as well as in gable ends and dormers (Image 6)
  - Fascia board is symbolically supported by small carved wood brackets, primarily along the facade and south elevation
- Tall interior brick chimney, now capped in south elevation (Image 11)
- Varied rectangular window openings (Image 1, Image 2, Image 4)
  - First storey bay window on north elevation
    - Openings on facade are tall, wide and some are paired (Image 1, Image 6, Image 7) finished with wood surrounds painted green
    - Appear to contain one-over-one sash style windows
  - Side elevation window openings are rectangular with varying size and placement (Image 3) finished with wood surrounds painted green
    - North elevation openings include some stained glass and Queen Anne style windows (Image 4)
- Front entrance is stepped back and includes a single door protected by a ornamental wood storm door (Image 3, Image 9)
- Open one-storey front porch on a stone platform accessed by a short wood staircase (Image 9)
  - Porch includes heavy ornamentation including: turned spindles and wood posts, brackets and beads along roofline and scroll work on gable of porch roof
- Second storey balcony in northeast corner (Image 3, Image 6 and Image 8)
  - Framed with turned wood columns, brackets and gingerbread trim
- One-and-a-half storey gable roof rear wing with stone foundation (Image 5)

When examined against the typical characteristics of the Queen Anne style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present* (Blumenson 1990), *Ontario Architecture* (Kyles 2016), and *A Field Guide to American Houses* (McAlester 1984) the subject building exhibits all of the characteristics of Queen Anne

design and can therefore be considered a representative example of a Queen Anne style. (see Table 1).

**Table 1: Characteristics of Queen-Anne Architectural Style**  
(Adapted Blumenson 1990, Fram 2003; McAlester 1984; Kyles 2016; Ricketts, et al.2011)

Characteristics of Queen Anne	Characteristics of 451 Niagara Boulevard
One-and-a-half to two-and-a-half storeys plus	Yes
Irregular Plan	Yes
Steeply pitched roof of irregular shape	Yes
Multiple rooflines - Hip, cross gable and gable roofs, often a mix with front facing gable	Yes
Feature projecting bays, turrets, towers, and tall chimneys	Yes
Distinguished by variety of wall surfaces and complex detailing	Yes
Decorative and/or intricate features (spindles, brick patterns, gable ornaments, porch columns)	Yes
Stain glass detailing (often)	Yes
Multiple surface finishes (including use do tiles, brick, stone, half-timbering) often using a colourful palette	Yes
Cutaway bay windows	Yes
Partial or full width porch usually extends along façade and side elevation.	Yes
Prominent Windows and/or finishes (i.e. Palladian window, tall windows, fanlights)	Yes

## 5.2 History

### 5.2.1 Pre-Contact History

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three periods: Palaeo, Archaic, and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patters, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 2.

**Table 2: Pre-Contact Settlement History**  
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted points
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted points
Early Archaic	7500–6000 BC	Side-Notched, Corner-Notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton Side- and Corner-Notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools

Sub-Period	Timeframe	Characteristics
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people
Middle Woodland	400 BC–AD 600	Local Saugeen-like tradition; Others argue for Point Peninsula tradition; Ceramics continue but many are undecorated; Seasonal settlements and resource utilization; Each watershed may have had a unique tradition; Regional patterns poorly understood at this time
Middle/Late Woodland Transition	AD 600–900	Princess Point tradition; Cord roughening, impressed lines and punctate designs on pottery; Adoption of maize horticulture at the western end of Lake Ontario; Oval houses and 'incipient' longhouses; First palisades; Villages with 75 people
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400–1600	Pre-Contact Neutral tradition; Larger villages (1.7 ha); Examples up to 5 ha with 2,500 people; Extensive croplands; Also hamlets, cabins, camps and cemeteries; Potential tribal units; Fur trade begins ca. 1580; European trade goods appear

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries above, it must be understood that Algonquin-speaking populations also represented a significant presence in south Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely campsites, chipping stations, or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. It must be recognized that this part of south Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

### 5.2.2 Post-Contact

The arrival of European explorers and traders at the beginning of the 17<sup>th</sup> century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 3.

**Table 3: Post-Contact Settlement History**  
**(Smith 1846; WTPH 1887; Coyne 1895; Lajeunesse 1960; Ellis and Ferris 1990; Surtees 1994; Hammerburg 2008; FEHM 2024; AO 2015)**

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 <sup>th</sup> century	Brûlé explores southern Ontario in 1610/11; Champlain travels through in 1613 and 1615/1616, making contact with a number of Indigenous groups (including the Algonquin, Huron-Wendat and other First Nations); European trade goods become increasingly common and begin to put pressure on traditional industries
Increased Contact and Conflict	Mid- to late 17 <sup>th</sup> century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 <sup>th</sup> century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid- to late 18 <sup>th</sup> century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included this area
Loyalist Influx	Late 18 <sup>th</sup> century	United Empire Loyalist influx during and after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Between the Lakes Purchase completed with the Mississaugas in 1784 and confirmed in 1792 (Treaty 3); <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
County Development	Late 18 <sup>th</sup> to mid-19 <sup>th</sup> century	Became part of Lincoln County's 'Fourth Riding' in 1792; Became part of the Niagara District in 1798; Welland Canal was a major feature, conceived by W.H. Merritt and opened in 1829; Welland County formed from the southeastern part of Lincoln County in 1845; Independent after the abolition of the district system in 1849
Township Formation	Late 18 <sup>th</sup> to early 19 <sup>th</sup> century	Stockade and post established by the French near Fort Erie ca. 1750; Fort Erie established by the British near the shoreline in 1764; Township surveyed sporadically beginning in the 1780s; Township divided into Willoughby Township and Bertie Township in honour of the Fourth Earl of Abingdon; First settled by United Empire Loyalists (mainly Butler's Rangers) in 1784; Ridgeway established as the seat of government for Bertie Township; 10 families obtained 200-acre free grants; Foundations of new Fort Erie laid ca. 1806; First township meeting occurred in 1807; The scene of many battles during the War of 1812; Bertie had a population of 1,600 and contained 200 houses, a Quaker church and six schools at that time
Township Development	Mid-19 <sup>th</sup> to early 20 <sup>th</sup> century	Population reached 2,318 by 1841; 13,484 ha taken up by 1846, with 5,058 ha under cultivation; Two grist mills and seven saw mills in operation at that time; Township incorporated in 1850; Traversed by the Buffalo, Brantford & Goderich/Buffalo & Lake Huron Railway (1853), Erie & Ontario Railway (1864), the Great Western Railway's Canada Air Line (1873) and Canada Southern Railway (1873); Village of Fort Erie incorporated in 1857; Fenian Raids occurred in 1866; Principal community was Fort Erie, with smaller settlements at Ridgeway, Stevensville and Victoria (previously International Bridge), which in 1890 was larger than Fort Erie, although the seat of government operated out of Bertie Township Hall (built 1874), which is now the Fort Erie Historical Museum



### 5.2.3 Town of Fort Erie

The area now known as Fort Erie was originally occupied by Iroquoian groups such as the Neutrals (Attawandaron). A military outpost was built in the area in 1764 under the direction of General Bradstreet, and settlement quickly sprang up around the fort to provide supplies to the soldiers (Petrie 1964). However, this did not form the nucleus of Fort Erie, which was located north along what is now Niagara Boulevard near the Peace Bridge as the original fort was abandoned in 1779 due to rising water and ice on Lake Erie (Petrie 1964, FEHM 2004). During the American Revolution in the 1770s, the fort was used to supply British troops in their conflict with the fledgling American government (NPC 2017). Fort Erie was heavily involved in the War of 1812, with the Siege of Fort Erie on August 15, 1814, fundamentally ending hostilities between British Canada and the United States (FEHM 2004, Smith 2022).

William Dunbar built a gristmill in 1792 and the community developed around it on the banks of the Niagara River. The settlement was initially called Fort Erie Rapids or Fort Erie Mills, but the name was changed to Waterloo in 1815 to commemorate Napoleon's defeat at the battle of the same name. It was a larger commercial centre than Buffalo, New York prior to 1825 and was the distribution point for manufactured goods and imports for both British Canada and the United States (FEHM 2004). However, the village went into decline after the opening of the Erie Canal in 1825 and the Welland Canal in 1829.

Fort Erie was one of the terminus points for escaped slaves from the United States, and in fact the Bertie Town Hall in Ridgeway may have even been used as a stop on the Underground Railroad (Calcaro et. al. 2011). There were Black settlements at Snake Hill (Erie Beach), Bertie Hill, and Little Africa (FEHM 2004). By 1854 the Buffalo and Goderich rail line extended to Fort Erie, reversing the declining fortunes of the settlement. Fort Erie remained part of Bertie Township until 1857 when it incorporated as a village with a population of around 900 (FEHM 2004). The name was changed to Fort Erie at that time, as there were already numerous Waterloos in Ontario. By 1862, the population was around 1,200 people when a fire destroyed the main part of the village (Petrie 1982).

In 1866 the Fenian Raids affected Fort Erie, as between 1,000 and 1,500 American Fenians (Irish or Irish American individuals who desired an Irish Free State) crossed the Niagara River in order to occupy the town and demand supplies, although they were unable to pay for them. The Fenians moved from Fort Erie into Ridgeway, where they fought the Battle of Ridgeway before returning to Fort Erie to engage in another set of skirmishes. They returned to the United States shortly after, fearing British military reprisal (FEHM 2004). In 1869, the population of Fort Erie was approximately 1,000 and the area was serviced by both the Grand Trunk Railway (GTR) and the Erie & Niagara Railways (TPNS 2023).

In 1873 the railyards moved closer to the new International Rail Bridge located near the village of Victoria (now Bridgeburg) and Fort Erie began to decline again (FEHM 2004). However, Fort Erie still maintained a population of approximately 4,000 people in 1887 (TPNS 2023). In 1927, the Peace Bridge opened to road traffic through Fort Erie, funneling visiting Americans through the town. In 1931, Fort Erie amalgamated with the villages of Bridgeburg and Amigari Downs to form the Town of Fort Erie, with further amalgamation with the rest of Bertie Township in 1970 (FEHM 2004). Currently, Fort Erie is one of the fastest growing communities in Niagara Region.



### 5.2.3.1 Bridgeburg

The village of Bridgeburg owed its entire existence to the proliferation of railways in the mid to late nineteenth century. The area was predominately rural for the majority of the 1800s, but the expansion of rail travel in the 1860s and 1870s necessitated new rail depots and an international crossing between Canada and the United States. As can be seen in an 1862 atlas, the village of Bridgeburg did not yet exist, and instead development was concentrated around Fort Erie (see Map 7). The International Railway Bridge was built between 1870 and 1873 by renowned civil engineer Casimir Gzowski and consists of underwater limestone caissons and a steel coffer dam, all of which are still extant. It is 1113 metres (3652 feet) in length and provided a link between Niagara and the growing city of Buffalo for the GTR and, later, additional rail lines (Herbert & Burtiak 1989). The bridge was initially conceived to carry both rail and trolley traffic, but due to logistical issues it was simplified to rail only. As a result, Canadian goods and passengers moved with greater ease into the United States, and American rail companies had a shortcut between the eastern seaboard and other important commercial centres in the Midwest, like Detroit and Chicago (Fort Erie Times 2013). A historic atlas from 1876 indicates that the International Bridge was extant at that time, and the settlement of Victoria (Bridgeburg) comprised a block of concessions north of the Town of Fort Erie. The settlement was small but appeared to be well settled (see Map 8).

The bridge was immediately successful, and in 1873 the railroads moved their rail depots closer to the International Rail Bridge, spawning a new settlement which was named Victoria. In the 1870s, the village had three rail stations, consisting of the GTR at first and followed by Canadian Southern and finally the Toronto, Hamilton & Buffalo line, which all catered to passengers coming and going between Canada and the United States. The village was renamed International Bridge shortly after, and then changed again to Bridgeburg in 1895 (Herbert & Burtiak 1989). A topographic map from 1907 shows the village's name had been changed, and that the developed area of the settlement was located close to the Niagara River and the bridge itself. The village of Bridgeburg and the Town of Fort Erie also appear to be growing together, with less space in between the two settlements (see Map 9). Bridgeburg's economic successes outpaced Fort Erie until the construction of the Peace Bridge in 1926, and Bridgeburg amalgamated with the town of Fort Erie and the Village of Amigari in January 1932 (FEHM 2004). The 1951 Fire Insurance Plan depicts a "2-1/2" storey frame house with the rear wing and an outbuilding labelled "auto" (see Map 10). An aerial photograph from 1954 indicates that the two settlements had become largely indistinguishable as they continued to develop along the rail corridors and near the rail bridge (see Map 11). The International Rail Bridge exists much as it did since its inception in 1873, although its weight capacity was doubled in 1901 (Herbert & Burtiak 1989).

### 5.2.4 Site Specific History

**The building at 451 Niagara Boulevard was built between 1886 and 1891 for the Hershey sisters (Emily, Kate, Mary, and Ruth).** Below is a history of the property from 1795 until the present day.

- The Crown Patent for all 130 acres of Lot 5 in Concession 1, Niagara River, in the Geographic Township of Bertie was granted to Cornelius Bowen by the Crown on May 24, 1795 (see Table 4).
- On May 21, 1799, Cornelius' heir John Bowen sold 230 acres to Benjamin Hardison and Alexander Douglas, which included Lot 5 among other lands. In 1828, Benjamin Hardison sold his share in those lands to Alexander Douglas, and in 1833, the executors of

Alexander Douglas' estate sold then north half of Lot 5, which consisted of 115 acres, to Charles Jones.

- An 1862 historical atlas indicates the subject property was located on land that belonged to John McConnell and was flanked by parcels that belonged to Richard Thornhill to the south, and Mary Wintermute to the north (see Map 7). While there does appear to be a building on McConnell's lot, it is set back from the Niagara River and is not in the same location as the subject property, which fronts onto the River Road (now Niagara Boulevard). There are no local landmarks noted on the atlas, although the subject property is in proximity to St. Paul's Anglican Church and Cemetery, located to the south near the Gilmore Farm Lot.
- An 1876 historical atlas shows the subject property was still located on a land parcel that belonged to John McConnell, with a subdivided parcel to the south and Mary Wintermute's lot to the north (see Map 8). Much like the previous atlas, there is a building on McConnell's lot, but it is set back from the Niagara River and therefore not the subject property. It is likely the same building that appears in the 1862 atlas, although an orchard appears to have been planted in front of the building and several rail corridors intersect McConnell's land, including part of the orchard.
- The 115 acre of Lot 5 that contained the subject property passed through several other owners, until September 23, 1886, when William B. Pierce sold one acre to Emily Hershey, Katharine Hershey, Mary Hershey, and Ruthema Hershey for \$650.
  - The Hersheys were an early settler family in Willoughby Township (now part of Bertie Township). The patriarch of the family, Benjamin W. Hershey, was the son of Swiss Mennonite immigrants that arrived in Pennsylvania around 1739 (Find A Grave 2023). Benjamin Hershey was born in Lancaster County, Pennsylvania, in 1741, and married his wife Catharine Landis (1747 – 1815) on May 11, 1762 (Family Search 2023c).
    - Benjamin and Catharine Hershey had at least 13 children, nine of whom survived to adulthood (Family Search 2023c).
  - The Hersheys immigrated to Ontario in 1795, settling along the Niagara River on land that had previously belonged to Edward Richardson (Family Search 2023c, MacMaster 2023). When Benjamin Hershey died on December 29, 1820, he left approximately 44 acres to one of his sons, Abraham Hershey, with the transaction registered in 1838 (FEPL n.d.).
  - Abraham Hershey, Senior, was born on August 24, 1770, in Lancaster County, Pennsylvania. He married Margaret Garber (1771-1857) around 1792, and they had at least eight children, one of whom was Abraham Hershey, Junior (Family Search 2023b).
  - When Abraham Hershey, Senior died on January 26, 1856, he left his 44-acre property in Lot 1, Concession 1 on the Niagara River to his son Abraham Hershey, Junior (FEPL n.d.).
  - Abraham Hershey, Junior was born on November 5, 1811, in Welland County. He married Elizabeth Baxter (1811 – 1882) on May 5, 1836, and they had seven children: Horace, Edwin, Emily, Catharine, Elizabeth, Mary, and Euphemia (Ruth) (Family Search 2023a).
    - Horace Hershey died in infancy (Family Search 2023a).
    - Edwin Hershey was born in 1839 and died in 1882 (Family Search 2023a).
    - Emily Hershey was born on January 24, 1841 and died on July 14, 1925 (Family Search 2023f).
    - Catharine "Kate" Hershey was born on May 30, 1843, and died on November 19, 1930 (Family Search 2023d).

- Elizabeth “Eliza” Hershey was born on November 24, 1845 and died on July 15, 1930, after a long illness (Family Search 2023, FEHM n.d.).
- Mary Hershey was born on April 30, 1848, and died on September 5, 1935 (Family Search 2023h).
- Ruthema Euphemia “Ruth” Hershey was born in 1855 and died on February 17, 1901 (Family Search 2023g).
- Abraham died on May 13, 1858, and left his 44 acres to his son, Edwin, as Horace had died in infancy (Family Search 2023a, FEPL n.d.).
- Edwin and his sisters lived on the Abraham Hershey homestead on Lot 7, Concession 1 Niagara River together until Edwin’s death in 1882.
  - Edwin Hershey died in an accident on the International Bridge. He was returning from Buffalo, New York in a “Dummy” car, a small, self-propelled tram, when the operator of the car noticed the drawbridge had not been lowered. Despite a warning, the car tumbled into the Niagara River, and a gravely injured Edwin Hershey died in a Buffalo hospital later that night (Davies 2000).
- After their brother’s death, Emily, Catharine, Elizabeth, and Ruth continued to live on the homestead for at least another four years, possibly six (FEHM n.d.). Elizabeth Hershey had already moved to Welland with her husband, Archibald Thompson, after their marriage in 1875 (FEHM n.d.).
- The four Hershey sisters (Emily, Kate, Mary, and Ruth) purchased one acre of Lot 5, Concession 1 Niagara River in 1886, and in 1888, the sisters rented a house on Princess Street while their new home was under construction. They took the family dog with them to their rented housing, along with a horse and carriage (FEHM n.d.).
- According to local sources, their home at 451 Niagara Boulevard (formerly 84 Niagara Boulevard) was completed in 1888. The building consisted of a white frame residence whose timber had been imported from New York, and a hand-dug cellar. There was also a barn and carriage house associated with the property (FEHM n.d.).
- An 1889 County Directory listed four sisters, with the exception of Elizabeth, as residing on Lot 10 in Concession 1 Niagara River, although the subject property was likely extant at that time. The reason for the discrepancy is unclear, unless it is due to the fact that as the remaining Hershey heirs, this may have been the location of other holdings the sisters inherited after the death of their brother Edwin in 1882 (Union Publishing 1889).
- According to the 1891 Canada Census, the subject property was extant by that time. Emily, Kate, Mary, and Ruth Hershey are described as four spinster sisters between the ages of 39 and 29 residing together in a two-storey, fourteen room frame house (LAC 1891). In addition, a 1891 County Directory listed Catharine Hershey as living on Lot 5, Concession 1 Niagara River, which is the location of the subject property, although her three sisters (Emily, Mary, and Ruth) are still listed as freeholders on Lot 10, Concession 1 Niagara River. Once again, the reason for the discrepancy is unclear.
- As a result, **the subject property at 451 Niagara Boulevard was likely built between 1886 and 1891 for the four Hershey sisters.** A photograph of the house in approximately 1896 can be seen in Figure 1, and scans of the original floor plans for the first and second floor can be seen in Figure 2 and Figure 3.
- The Hershey sisters’ third cousin, John “Jack” McCausland Mann, moved in with them to handle their affairs. The sisters also employed two domestic servants, and Elizabeth (Hershey) Thompson moved in with her sisters after the death of her

- husband Archibald in 1910 and handled most of the cooking and kitchen work (FEHM n.d.).
- According to local residents, Emily acted as the head of the household, although by the end of her life she was rather deaf and used an ear trumpet to hear. Catharine had been involved in a sleigh accident at some point in the past and was partially crippled as a result. None of the Hershey sisters, except for Elizabeth Hershey Thompson, married, nor did any of Abraham Hershey Junior's children leave known descendants (Family Search 2023d, 2023e, 2023f, 2023g, 2023h; FEHM n.d.).
  - Most of the sisters were buried in St. Paul's Anglican Cemetery after their deaths, although Elizabeth Hershey Thompson was buried next to her husband in Welland (FEPL n.d.).
- Plan 24, now known as Plan 525, was filed by the Village of Bridgeburg in 1896. The subject property became known as Lot 31 on the west side of Niagara Street, Plan 525.
  - A 1907 topographic map indicates that 451 Niagara Boulevard was extant at that time, as there appears to be a frame building located within the boundaries of the subject property (see Map 9). However, individual owners or other details regarding the subject property were not given. The subject property fronted onto Niagara Boulevard and was located between two rail corridors. The area immediately surrounding the subject property appears to have been subdivided, as the entire west side of Niagara Boulevard between Gilmore Street and Wintermute Street was lined with buildings, as compared to both the 1862 and 1876 atlases, when the area was more rural and consisted of long, family-owned parcels.
  - A 1951 Fire Insurance Plan shows that the building at 451 Niagara Boulevard, formerly 84 Niagara Boulevard, consisted of a two-and-a-half storey frame building with a one-storey frame addition at the rear and a two-and-a-half storey frame outbuilding, which could have possibly been a carriage house (see Map 10). Numerous other buildings, predominately frame, are located adjacent to the subject property, which illustrates that the area was predominately residential in nature by the mid-twentieth century.
  - On April 23, 1953, John McCausland Mann and the executors of the Hershey sisters' estates granted all of Lot 31 to Charles and Martha Dunn.
    - Before the house was sold to the Dunns, the remainder of the Hershey sisters' property, such as furniture and personal effects, were sold at auction (FEHM n.d.).
  - A 1954 aerial photograph illustrates that the subject property was located in a predominately residential area (see Map 11). The building on the subject property is visible, although individual details cannot be discerned; it was light coloured and faced the Niagara River, with a slight set back from Niagara Boulevard. There was a long driveway to the north that led to an outbuilding located behind the main building, which was also represented in the 1951 Fire Insurance Plan.
  - In 1962 and 1963, respectively, two grants were filed from Charles Dunn to Gerald and Ellen Sherk for part of Lot 31. The reason for the double transaction was not given, but the Sherks paid around \$15,500 for the property in 1962.
  - In 1974, the Sherks granted the subject property to John Philips and Mary Vampleau, and in 1986, Mary Anne Philips (formerly Vampleau) granted the property to Randolph and Patricia Beiner.
    - According to Louis McDermott, the house was covered in aluminum siding in 1974 (FEHM n.d.). Photographs of the house in 1970 before the addition of aluminum siding and showing the previous cresting along the gable peak, can be seen in Figure 4–Figure 6.

- The Beiners transferred the subject property to William and Valerie McCormack in July 1998, and Valerie McCormack remains the owner of the subject property.






**Table 4: Summary of Property Ownership on 451 Niagara Boulevard  
(LRO #59)**

Instr#	Instrument	Date	Grantor	Grantee	Comments
--	Patent	24 May 1795	Crown	Cornelius Bowen	All 130 ac Lot 5 Con 1 Niagara River
116	B&S	21 May 1799	John Bowen, heir of Cornelius Bowen	Benjamin Hardison, Alexander Douglas	Lot 5 Con 1 NR + OL, 230 ac
7201	B&S	22 Jan 1828	Benjamin Hardison	Alexander Douglas	Lands as in #116
9150	B&S	22 Apr 1833	Alexander Douglas Jr, heir of Alexander Douglas Sr	Charles Jones	Part N ½ Lot 5 + OL, 115 ac
3289	B&S	16 Feb 1847	John Anderson, exr of Charles Jones	Jacob Danner	Part N ½ Lot 5, 115 ac, £500
2298	B&S	23 May 1850	Jacob Danner	John McConnell	Part N ½ Lot 5, 115 ac, £712
651	B&S	25 Jan 1853	John McConnell	Robert Hadfield	Part N ½ Lot 5, 115 ac, £1500
1986	B&S	22 Jun 1854	Robert Hadfield	William Lovering	Part N ½ Lot 5, 115 ac, £2500
3355	Quit Claim	1 Aug 1855	William Lovering, Jr	Amaso Mason	N ½ Lot 5, 115 ac
7593	Foreclosure	18 Jun 1859	John McConnell, pltf	Amaso Mason, Horatio Farnham,defts	N ½ Lot 5, 115 ac
11397	Mortgage	8 May 1863	John McConnell	William M. Black	Part N ½ Lot 5, 115 ac
2572	Discharge	13 Nov 1875	William M. Black	John McConnell	Discharge of Mortgage in 11397
4718	B&S	18 Apr 1884	William W.M. Black	William B. Pierce	115 ac, \$5000
5288	B&S	23 Sep 1886	William B. Pierce	Emily Hershey, Mary Hershey, Katherine Hershey, Ruthema Hershey	Part N ½ Lot 5 Con 1 NR, 1 acre, \$650
24	Plan	15 [Illeg] 1896	Village of Bridgeburg	N/A	Filed by Town Corp
8984	Grant	23 Apr 1953	John M. Mann, unmarried, exrs of Emily Hershey, Catharine Hershey, Mary Hershey	Charles W. and Martha C. Dunn	All Lot 31, \$2
77950A	Grant	28 Aug 1962	Charles and Martha Dunn	Gerald and Ellen Sherk	Part Lot 31; \$15,500
99803A	Grant	17 Oct 1963	Charles and Martha Dunn	Gerald R and Ellen M. Sherk	Part Lot 31
102171	Grant	22 Jan 1969	Gerald R and Ellen M. Sherk	Veteran's Land Act	Part Lot 31
207370	Grant	28 Jan 1974 (reg. Feb)	Veteran's Land Act	Gerald R. and Ellen M. Sherk	Part Lot 31
207408	Grant	14 Jan 1974 (reg. Feb)	Gerald and Ellen Sherk	John P. Philips, Mary A. Vampleau	Part Lot 31
430160	Grant	7 Jun 1984	John and Mary A. Phillips (formerly Vampleu)	Mary Anne Phillips	Part Lot 31
465836	Transfer	31 Jan 1986	Mary Anne Phillips	Randolph B. and Patricia E. Beiner	As in 430160, \$133,000
691944	Transfer	27 Jul 1998	Randolph and Patricia Beiner	William H. and Valerie A. McCormack	As in 465836, \$280,000
RO721892	Transfer	7 Mar 1997	William and Valerie McCormack	Valerie Ann McCormack	

### 5.3 Context

- Located along Niagara Boulevard
  - Niagara Boulevard is a two-lane asphalt road. Cross section of the road includes concrete curbs, paved sidewalk and modern sewage system
- Property is situated directly across from the west shore of the Niagara River
  - Clear view of the Niagara River and the City of Buffalo
  - Development is only on the east side of the road, allowing views to the Niagara River
- Proximity to United States border
- Located on top of a small hill in the local flat topography
- Subject lot includes evidence of landscaping in the form of garden beds with perennial vegetation as well as adolescent and mature trees
- Setback from the road. Driveway along the north side of the building
- The Niagara Boulevard streetscape character found between Catherine Street to the south and Roberston Street can be described as follows (Table 5):
  - Comprised of predominantly one to three storey buildings
  - Predominantly residential buildings dating from late 19<sup>th</sup> century and early 20<sup>th</sup> century, with some institutional buildings such as St. Paul's Anglican Church (1821) and the Fort Erie Underwater Recovery Unit
  - Primarily exterior finishes are horizontal siding, stucco or mass masonry
  - Modest setbacks and landscaped surroundings
  - Dominant representation of Queen Anne and modified Queen Anne buildings
  - Many buildings share features including side or cross gable roofs, formal appearance with classical detailing, landscaped surroundings and small driveways and walkways connecting them to Niagara Boulevard.

**Table 5: Selection of Late 19<sup>th</sup> Century and Early 20<sup>th</sup> Century Properties on Niagara Boulevard**

Address	Brief Description	Photo if Available
451 Niagara Boulevard	Two-storey residence, front gable roof, verandah style front porch and varied rectangular window openings	
449 Niagara Boulevard	Two-and-a-half storey, intersecting gable roof, frame construction with varied cladding, rectangular window openings front porch	
455 Niagara Boulevard	Two storey, cross gable roof, frame construction with horizontal cladding, rectangular window openings, front porch	
463 Niagara Boulevard	Two-and-a-half storey, front gable roof, frame construction with horizontal cladding, rectangular window openings, front porch	
473 Niagara Boulevard	Two-storey, cross gable roof, frame construction with horizontal cladding, rectangular window openings, enclosed front porch	



Address	Brief Description	Photo if Available
479 Niagara Boulevard	Two-storey, hip roof with eyebrow dormer, brick masonry construction and bay window on facade	
535 Niagara Boulevard	Two-storey, side gable roof, painted masonry construction, front porch	

## 6.0 EVALUATION OF SIGNIFICANCE

**Table 6: Evaluation of the Cultural Heritage Value or Interest of 451 Niagara Boulevard in Accordance with O. Reg. 9/06**

Description	Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	451 Niagara Boulevard is a representative example of a residence built in the Queen Anne architectural style. 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.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	451 Niagara Boulevard does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	451 Niagara Boulevard does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	451 Niagara Boulevard was the former family home of the four Hershey sisters, who moved to the residence around 1888 after the death of their brother Edwin six years earlier. The Hershey sisters, Emily, Kate, Mary, and Ruth purchased a parcel for the subject property in 1886 and built the extant residence around 1888. Later joined by a fifth sister in 1910, the five sisters remained together until their deaths in the early 1900s through 1930s. Although the Hershey sisters were clearly wealthy as they had the residence constructed, research did not reveal any Hershey sisters' contribution that was significant to the community.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the	No	451 Niagara Boulevard does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater

Description	Yes/No	Value
understanding of a community or culture		understanding of particular aspects of the community's history.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	451 Niagara Boulevard does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the residence did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	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 shows up on early maps; however, the majority of the residential development along this portion took place between 1876 and 1907. The street is comprised of predominantly one to three storey buildings dating from 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. The street is only developed on the east side, creating scenic views to the Niagara River. 451 Niagara Boulevard has a similar construction and classical ornamentation to its surroundings. The subject property exhibits setback and massing consistent with the streetscape thus, it contributes to the heritage fabric and supports the character of the area.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	<p>451 Niagara Boulevard is not historically linked to its surroundings.</p> <p>451 Niagara Boulevard is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings.</p> <p>451 Niagara Boulevard is not functionally linked to its surroundings. The property's function is not dependant on its surroundings.</p> <p>451 Niagara Boulevard is not visually linked to its surroundings.</p>
The property has contextual value because it is a landmark	No	451 Niagara Boulevard shares massing and ornamentation with majority of other properties along the Niagara Boulevard streetscape. Moreover, the subject property occupies a common size lot with similar setback as majority of other residences along the Niagara Boulevard streetscape. Therefore, it is not particularly memorable or easily discernible for the public and it can not be considered a local landmark.

## 7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 6 assisted with the development of the list of heritage attributes.

**Table 7: Relationship of Heritage Attributes to Cultural Heritage Values**

Cultural Heritage Value or Interest	Heritage Attribute
451 Niagara Boulevard is a representative example of a residence built in the Queen Anne architectural style.	<ul style="list-style-type: none"> <li>• Two-and-a-half storey Queen Anne residence</li> <li>• L-shaped plan</li> <li>• Complex roof with brackets, pedimented gables and triangular dormers</li> <li>• Fine decorative woodwork in pedimented gables of façade</li> <li>• Wall flare above first storey window openings</li> <li>• Stone foundation</li> <li>• Variable sized rectangular window openings with wood surrounds</li> <li>• Three light bay window in façade pediment</li> <li>• Queen Anne-style windows</li> <li>• Front porch and balcony including turned spindles and wood posts, gingerbread, brackets and beads along roofline and scroll</li> </ul>
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.	<ul style="list-style-type: none"> <li>• Two-and-a-half storey Queen Anne residence</li> <li>• Location along Niagara Boulevard</li> <li>• Contribution to the Niagara Boulevard Streetscape through its setback, height, scale and massing</li> </ul>

## 8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### *Introduction and Description of Property*

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 Queen Anne architectural style.** 451 Niagara Boulevard is a representative example of a residence built in the Queen Anne architectural style. 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 the residential development along this portion took place between 1876 and 1907. The street is comprised of predominantly one to three storey buildings dating from 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 setback and massing consistent with the predominantly Queen Anne featured streetscape, contributing to the heritage fabric and supporting the character of the area.

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

**451 Niagara Boulevard is a representative example of a residence built in the Queen Anne architectural style. The property contains the following heritage attributes that reflects this value:**

- 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

**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.**

**The property contains the following heritage attributes that reflect this value:**

- Two-and-a-half storey Queen Anne residence
- Location along Niagara Boulevard
- Contribution to the Niagara Boulevard Streetscape through its setback, height, scale and massing

## **9.0 MAP OF HERITAGE ATTRIBUTES**

The following figures display the heritage attributes as outlined above (Map 3 – Map 5).

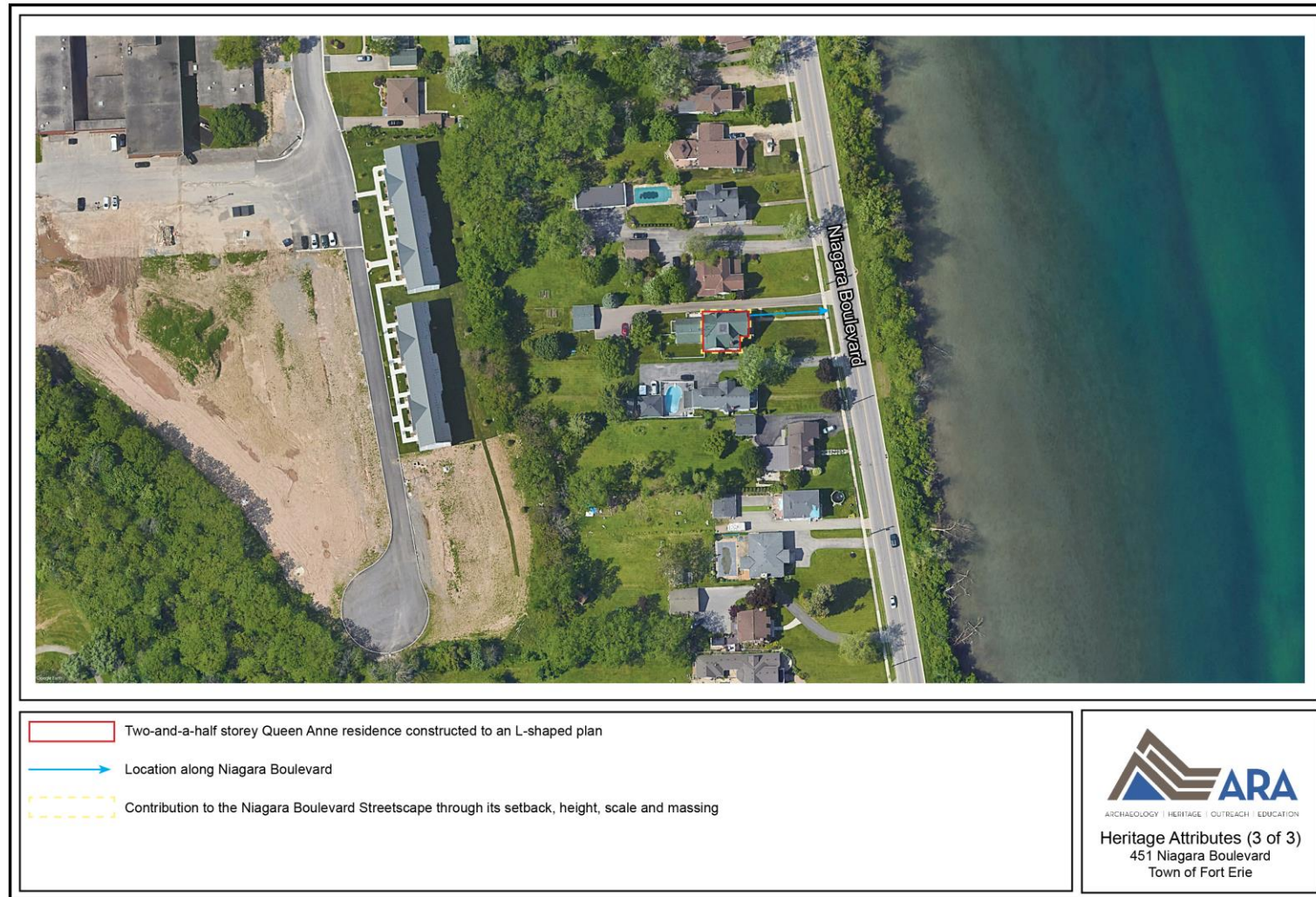


Map 3: Map of Heritage Attributes of 451 Niagara Blvd





Map 4: Map of Heritage Attributes of 451 Niagara Blvd



**Map 5: Map of Heritage Attributes of 451 Niagara Blvd**



## 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. 451 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.

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## Appendix A: Photographs



**Map 6: Image Locations of Subject Property on a Current Aerial**  
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)





**Image 1: Façade of 451 Niagara Boulevard**  
(Photo taken January 25, 2024; Facing West)



**Image 2: View of Southeast Corner and South Elevation of 451 Niagara Boulevard**  
(Photo taken January 25, 2024; Facing West)





**Image 3: Northeast Corner and North Elevation of 451 Niagara Boulevard**  
(Photo taken January 25, 2024; Facing Southwest)



**Image 4: Detail of Openings and Ornamentation on North Elevation of 451 Niagara Boulevard**  
(Photo taken January 25, 2024; Facing Southwest)





**Image 5: Detail of Stone Foundation and Bay Window along North Elevation of 451 Niagara Boulevard**  
(Photo taken on January 25, 2024; Facing Southwest)



**Image 6: Detail of Roofline of 451 Niagara Boulevard**  
(Photo taken on January 25, 2024; Facing Southwest)



**Image 7: Detail of Typical Window Opening of 451 Niagara Boulevard**  
(Photo taken on January 25, 2024; Facing West)



**Image 8: Detail of Second Storey Balcony of 451 Niagara Boulevard**  
(Photo taken on January 25, 2024; Facing Southwest)





**Image 9: Detail of Front Porch of 451 Niagara Boulevard**  
(Photo taken on January 25, 2024; Facing Southwest)



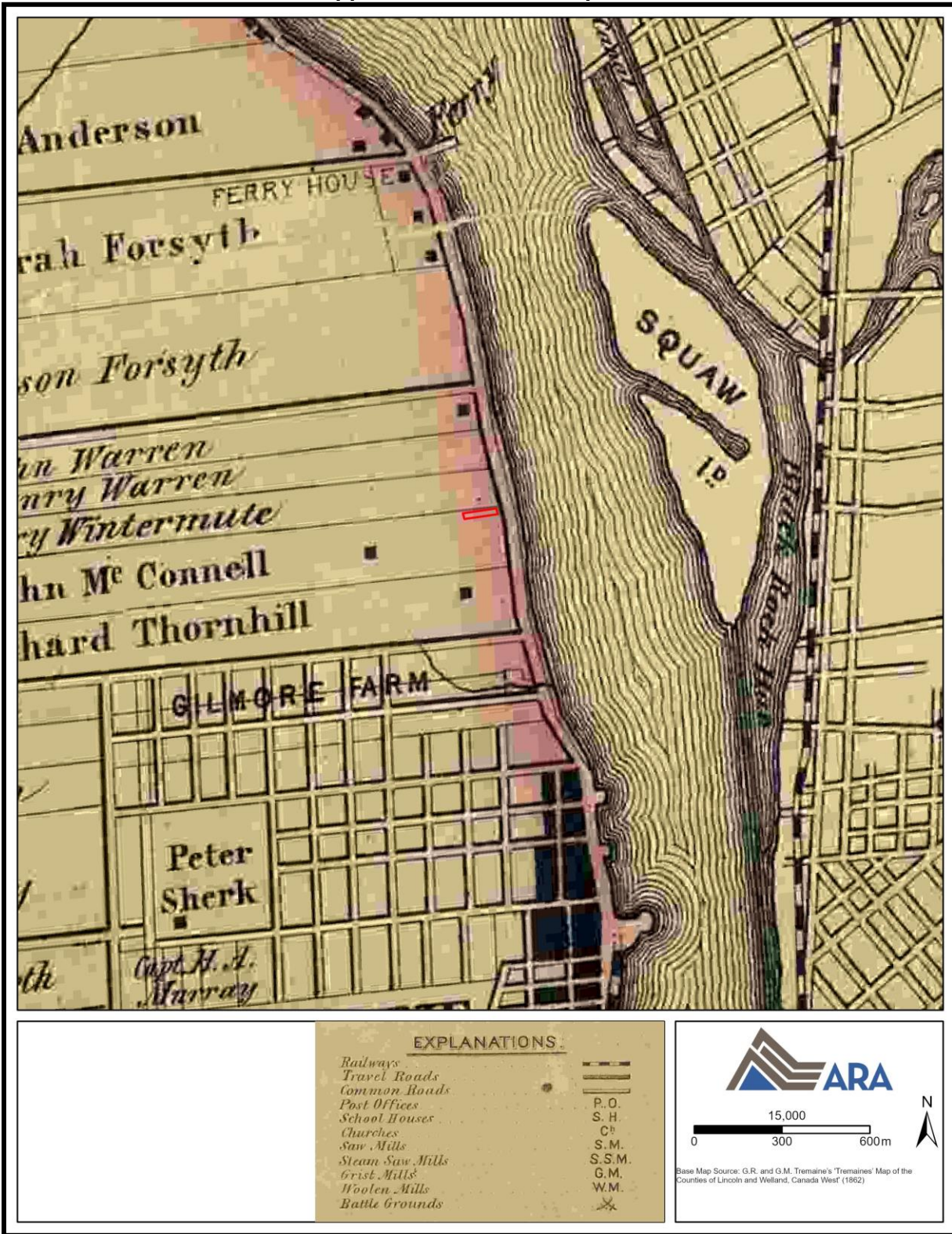
**Image 10: Detail of Front Gable Ornamentation of 451 Niagara Boulevard**  
(Photo taken on January 25, 2024; Facing West)



**Image 11: Detail of Roofline along Facade of 451 Niagara Boulevard**  
(Photo taken January 25, 2024; Facing Northwest)

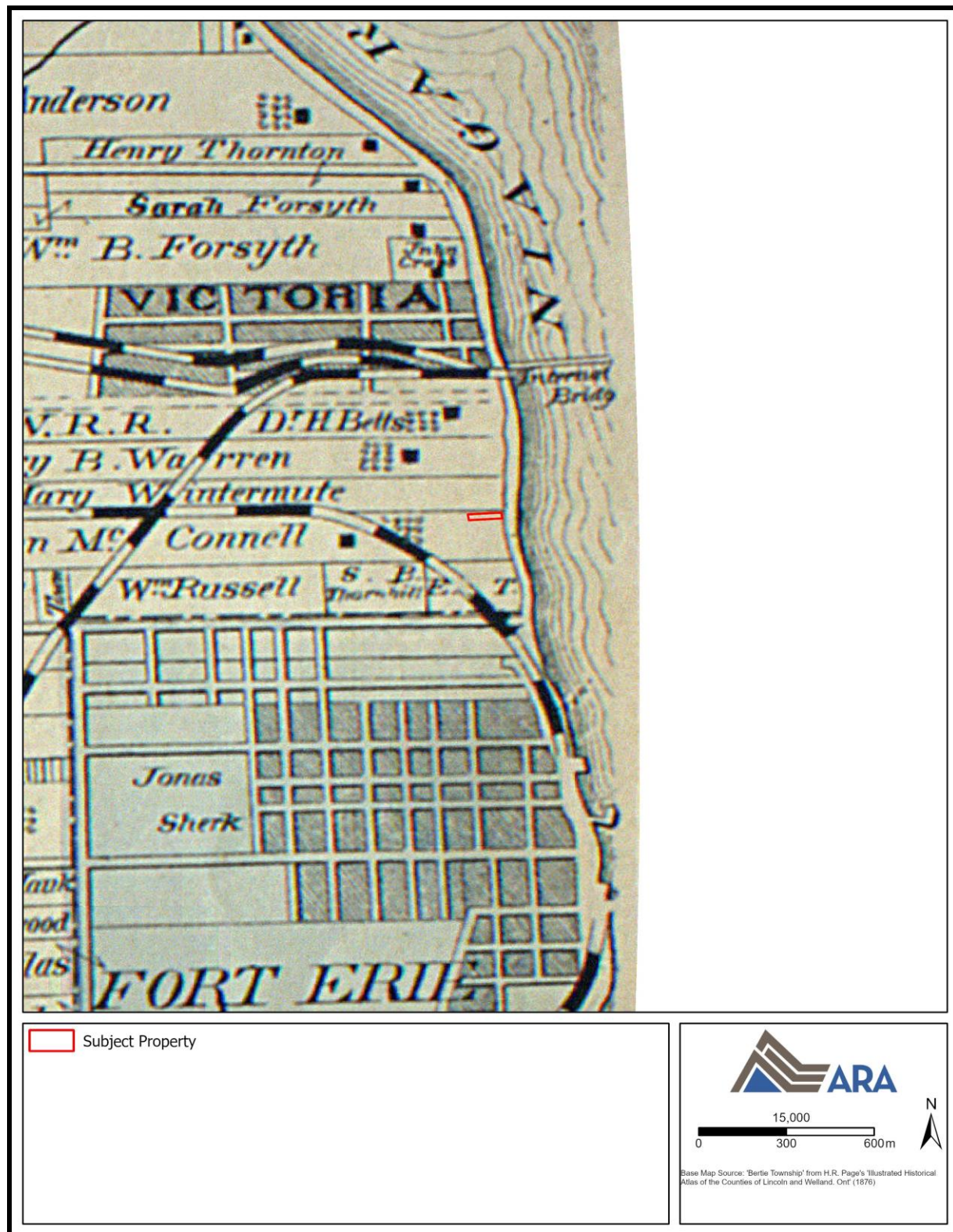


## Appendix B: Historic Maps



**Map 7: Subject Property Shown on an 1862 Historic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



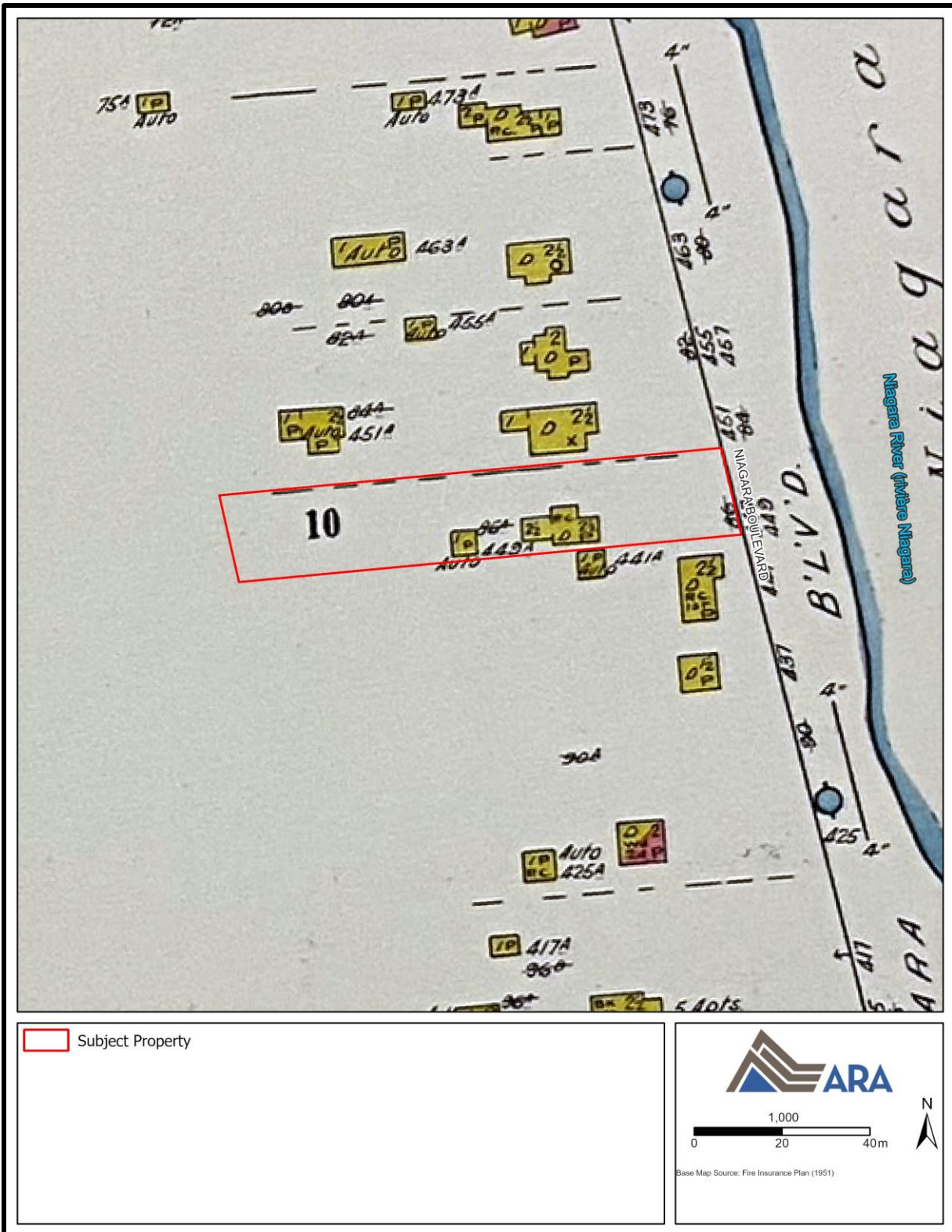


**Map 8: Subject Property Shown on an 1876 Historic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)











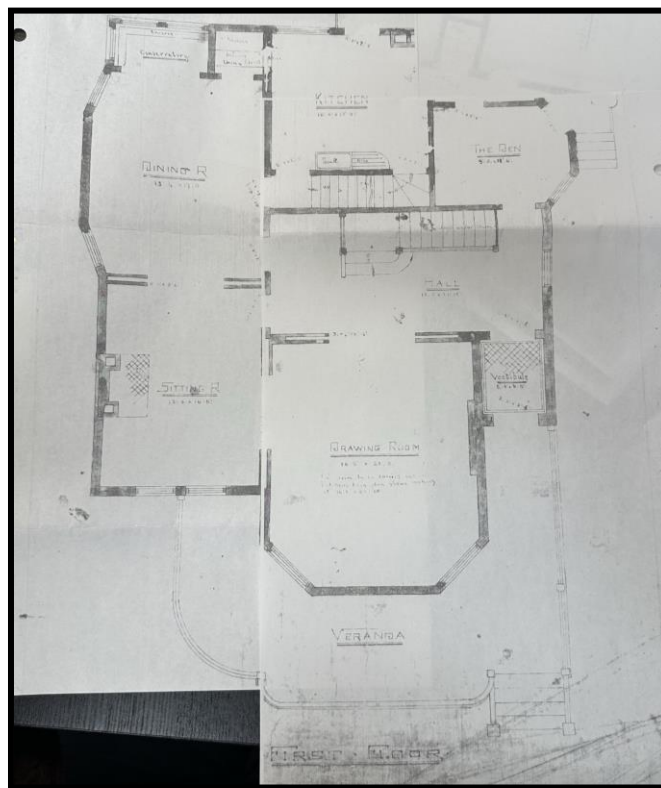
**Map 11: Subject Property Shown on 1954 Aerial Photograph**  
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)



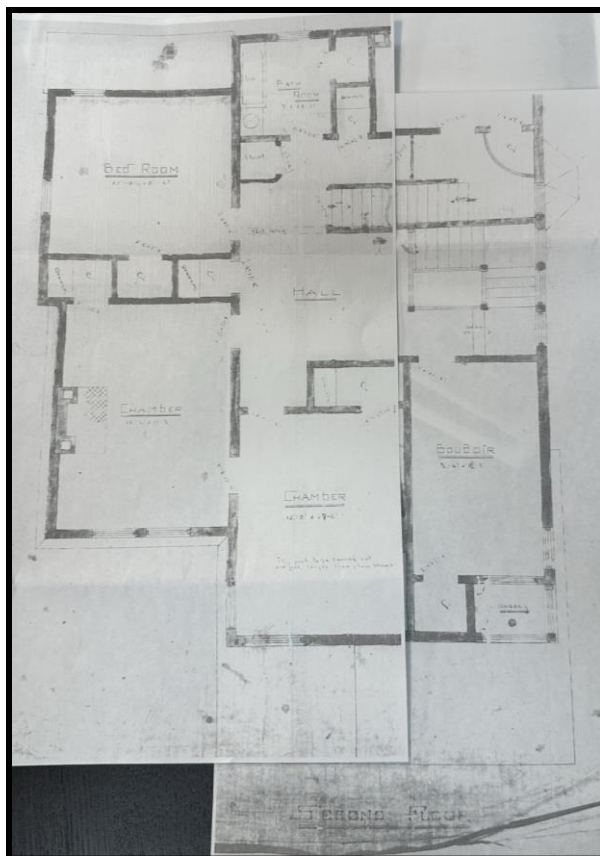
### Appendix C: Figures and Historic Photos



**Figure 1: Photograph of the Hershey Sisters in Front of Their Home, Circa 1896  
(FEPL 2023)**



**Figure 2: Scanned Copy of Original First Floor Plan of 451 Niagara Boulevard  
(FEHM n.d.)**



**Figure 3: Scanned Copy of Original Second Floor Plan of 451 Niagara Boulevard (FEHM n.d.)**



**Figure 4: 1970 Photograph of the Northeast Corner of 451 Niagara Boulevard (FEHM n.d.)**



**Figure 5: 1970 Photograph of the Southeast Corner of 451 Niagara Boulevard  
(FEHM n.d.)**



**Figure 6: 1970 Photograph of the Façade of 451 Niagara Boulevard  
(FEHM n.d.)**