

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"> • 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.	<ul style="list-style-type: none"> • 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

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).