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Legal & Legislative Services



November 4, 2010

File No. 310701

Sent Via REGULAR MAIL

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

Attention: Mark Warrack

Dear Mr. Warrack:

**Re: Notice of Designation under the *Ontario Heritage Act*
348 Ridge Road North, Ridgeway (Fort Erie) – The Morin/Cutler House**

Further to our letter dated September 2, 2010, please be advised that at the Regular Council meeting held on October 12, 2010, the Municipal Council of the Town of Fort Erie passed By-law No. 116-10 to designate 348 Ridge Road North, Ridgeway (Fort Erie) under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended as being of cultural heritage value or interest for its design, historical and contextual value. A copy of the said By-law is enclosed for your records, and will be registered on the title to the property.

Thank you for your attention in this matter.

Yours very truly,

Carolyn J. Kett, A.M.C.T.

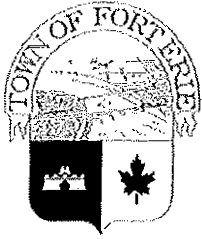
Town Clerk

ckett@forterie.on.ca

CJK/cs

Enclosure

cc: Dave Heyworth, Senior Policy Planner



The Municipal Corporation of the Town of Fort Erie

BY-LAW NO. 116-10

**BEING A BY-LAW TO DESIGNATE
348 RIDGE ROAD NORTH, RIDGEWAY
(THE MORIN/CUTLER HOUSE)
AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST**

WHEREAS Section 29 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 notice of intention to designate as required under Section 29(3) of the aforesaid *Act* was served on the owner of the property described as The Morin/Cutler House, municipally known as 348 Ridge Road North, Ridgeway, (the "property") and the Ontario Heritage Trust, and was also published in The Times, a newspaper having general circulation in the Town of Fort Erie, on September 11, 2010, and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality, and

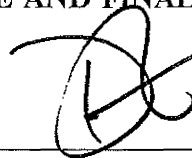
WHEREAS it is deemed desirable to designate the property as being of cultural heritage value or interest for its historical and contextual value, under the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended;

NOW THEREFORE the Municipal Council of The Corporation of the Town of Fort Erie hereby enacts as follows:

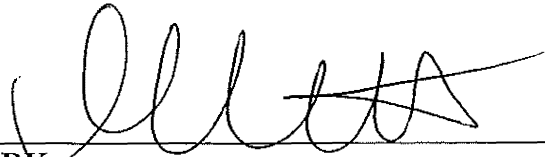
1. **THAT** the property municipally known as 348 Ridge Road North, Ridgeway, in the Town of Fort Erie and legally described as Part of the Wesleyan Parsonage Lot, Plan 349, Village of Ridgeway, being Part 1, 59R-4779, and being all of PIN 64191-0143 (LT), now in the Town of Fort Erie, is hereby designated as being of cultural heritage value or interest for its design, historical and contextual value, under the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, for the reasons set out in the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Schedule "A" and forming part of this by-law.
2. **THAT** the Clerk shall comply with Section 29(6)(a) of the *Act* with respect to the giving and publishing of notice of the passage of this by-law, and registration of the by-law against the property in the proper land registry office.

3. THAT pursuant to the provisions of Sections 23.1 to 23.5 inclusive of the Municipal Act, 2001, as amended, the Clerk of the Town of Fort Erie is hereby authorized to effect any minor modifications or corrections solely of an administrative, numerical, grammatical, semantical or descriptive nature or kind to this by-law or its schedules as such may be determined to be necessary after the passage of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 12th DAY OF OCTOBER, 2010.



MAYOR



CLERK

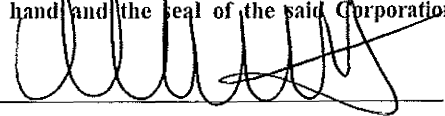
I, the Clerk, Carolyn J. Kett, of The Corporation of the Town of Fort Erie hereby certify the foregoing to be a true certified copy of By-law No. 116-2010 of the said Town. Given under my hand and the seal of the said Corporation this

15th

day of

October

, 2010 .



SCHEDULE "A"
TO BY-LAW NO. 116-10

Description of Property - The Morin/Cutler House, 348 Ridge Road North, Ridgeway

The Morin/Cutler House is a two-storey Second Empire style building with two-toned buff and red brick, and a large "L" shaped porch with a curved corner mirrored by a curved roof line and curved stairs, located on the east side of Ridge Road North, between Dominion Road and Cutler Street, in downtown Ridgeway.

Statement of Cultural Heritage Value or Interest

The Morin/Cutler House's cultural heritage value lies in it being a rare and representative example of the few Second Empire style houses built in Fort Erie which still survives, displaying excellence and uniqueness in its design, as well as a high degree of craftsmanship. It is a very early example of brick veneer over wood frame construction. The Second Empire style is demonstrated by the mansard roof pierced by many decorative dormers with arch topped windows. The house was originally crowned by a tower with a four sided bellcast roof and three dormers, one on each façade except the back. The first floor windows are arched topped, the brick work is two toned – buff and red. The porch is large and "L" shaped, with a curved corner mirrored by a curved roof line and curved stairs. The woodwork is very ornate, and the large pieces of glass in 1/1 windows in the front portion of the house were very rare for the area.

The Morin/Cutler House's cultural heritage value also lies in its association with Lt. Col. James Morin and Eber Cutler, who were both significant to the community. James Morin purchased the land upon which this house was constructed as well as the land on the north side of it from the Meethodists, in order to fund the building of their church. Eber Cutler, who also built "Roselawn" at 322 King Street in Port Colborne, was the largest builder in the area at the time, and the owner of a saw mill and dry goods store, built the house for James Morin. Morin was his senior manager, and had been with Cutler since apprenticing as a carpenter. Together, they also built the house next door on the north side, at 356 Ridge Road North. James Morin later became a Lt. Col. in the army, and a M.P.P. in the 5th and 6th legislatures.

This house was important in establishing and maintaining the dominant Victorian character of the area. Along with 356 Ridge Road North, and the church at 366 Ridge Road North, they are linked together historically and as a streetscape, continuing to represent the unique vision of Ridgeway.

Description of Heritage Attributes

Key exterior attributes that embody the cultural heritage value of The Morin/Cutler House as one of the rarest and most representative examples of Second Empire style houses in Fort Erie include:

- All windows and storm windows in the front (brick) portion of the house
- The remaining original windows on the rear portion, and their associated trim
- All doors in the front (brick) portion of the house
- The dormers and the mansard roof
- All the other roof lines
- The two tone buff and red brick work

- The wooden clapboards on the rear portion
- The front porch and steps

Key interior attributes that embody the cultural heritage value of The Morin/Cutler House as one of the best examples of Second Empire style houses in Fort Erie include:

In Front (Brick) Portion of the House only

- All baseboards
- All window and door casings
- All doors
- Both staircases (first and second floor)
- Fireplace and mantle
- Light fixtures in Dining Room and Rear Parlour
- Wood floors in rear parlour and front three (3) bedrooms (some pine from 1875 and some oak from the 1940's)

Other Interior Features

- Old gas piping in closet north of the kitchen
- Wood floor in kitchen
- South wall of family room (the room immediately east of the kitchen), west of window. (Behind the drywall lies the pencil signatures of Eber Cutler and Elizabeth Cutler).