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Legal & Legislative Services



September 2, 2010
File No. 310701

Sent Via REGISTERED MAIL
(and Email to: amanda.dench@heritagetrust.on.ca)

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

Attention: Amanda Dench, Executive Secretary

Dear Ms. Dench:

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

Please be advised that at the Council-in-Committee meeting held on August 9, 2010, the Municipal Council of the Town of Fort Erie considered Report No. CDS-043-10 and approved the following recommendations:

THAT: Council support the Museum and Cultural Heritage Committee's recommendation to designate 348 Ridge Road North as outlined in this report, for architectural and historical value and context, under Part IV of the Ontario Heritage Act, and

THAT: Council direct staff to prepare a designation by-law and provide notice of intention to designate in accordance with the Ontario Heritage Act.

In accordance with the *Ontario Heritage Act*, please find enclosed a Notice of Intention to Designate the above property under the Act. A Notice of Intention to Designate will also be published in the Town's local newspaper on September 11, 2010. In the event that the Ontario Heritage Trust has an objection to the proposed designation, you are required to serve a Notice of Objection on the Clerk of the Town of Fort Erie on or before October 11, 2010. If no Notice of Objection is served, the Council shall consider a by-law to designate the property on October 12, 2010.

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



**NOTICE OF INTENTION TO DESIGNATE
UNDER *ONTARIO HERITAGE ACT*
348 Ridge Road North, Ridgeway
(The Morin/Cutler House)**

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 348 Ridge Road North, Ridgeway, 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 design, historical, and contextual value.

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 Methodists, 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).

Any person may, within thirty (30) days after the date of the publication of Notice of Intention to Designate, serve on the Clerk of the Town of Fort Erie, a Notice of Objection setting out the reasons for the objection and all relevant facts. If such a Notice of Objection is received, the Town of Fort Erie shall refer the matter to the Conservation Review Board for a hearing and report. However, any person who has served a Notice of Objection may withdraw the objection at any time before the conclusion of the hearing into the matter by serving a Notice of Withdrawal on the Clerk and the Conservation Review Board. Where no Notice of Objection is served, the Council shall consider a by-law to designate the aforesaid property on October 12, 2010.

Further information respecting the proposed designation is available by contacting David Heyworth, Senior Policy Planner, of the Town of Fort Erie at (905) 871-1600, Ext. 2504, or by E-Mail at dheyworth@forterie.on.ca.