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Planning and Development Services

January 16, 2025

Sent Via email
Sent Via Registered Mail

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

RECEIVED
2025/01/16
(YYYY/MM/DD)
Ontario Heritage Trust

RE: NOTICE OF INTENTION TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT, 241 RIDGE ROAD NORTH, FORT ERIE

Please be advised that at its Council-in-Committee meeting held on August 12, 2024, the Municipal Council of the Town of Fort Erie considered Report No. PDS-55-2024 and approved of the following recommendations:

THAT: Council approves the designation of 241 Ridge Road North 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. The Notice of Intention to Designate will also be published in the Town's local newspaper on January 23, 2025.

If 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 the notice being February 22, 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* 241 Ridge Road North (The Masonic Hall)

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 241 Ridge Road North 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 architectural, historical and contextual value.

Description of Property – 241 Ridge Road North – PT LT SCHOOL HOUSE PL 349 VILLAGE OF RIDGEWAY; PT LT 18 E/S SOUTH MILL ST PL 349 VILLAGE OF RIDGEWAY; PT LT 17 E/S SOUTH MILL ST PL 349

The property known municipally as 241 Ridge Road North is located in the core of historic Ridgeway on the west side of the road. The property features a former school building influenced by Italianate architecture, positioned with a modest setback from the road at the southern edge of the commercial core, surrounded by other buildings originally constructed as residences.

Statement of Cultural Heritage Value or Interest

241 Ridge Road North is a representative example of a former school built with Italianate architecture style influences. The two-storey red brick T-shaped plan includes the 1869-1880 schoolhouse. The running-bond red brick building is laid on a stone foundation. The symmetrical façade contains two arched entrances with single doors topped by ornate fanlights. Each of the visible elevations is symmetrically balanced with rhythmically placed tall arched windows, which are typical features of Italianate buildings. Additionally, the subject building includes classical detailing, including the oculus window with a quatrefoil window finished design and a hexagonal belfry, which are additional features associated with institutional Italianate buildings. The 1911 addition, while sympathetic with the schoolhouse, does not exhibit the Italianate style elements.

241 Ridge Road North has historical value as an early public school established in Ridgeway to serve the educational needs of the community. Initially established as School Section No. 11 in 1844 on or near the subject property, the brick building was constructed in 1869, with subsequent expansion/addition in 1880 and 1911, to serve the growing educational needs of the community. The location of the subject property, as a school bridged the historic commercial centre of the community and the outlying residential areas, made a clear and influential contribution to the pattern of settlement and development in the community as the residential area expanded around the school.

241 Ridge Road has historical value for its association with the Disher family, who were prolific property owners in the area and influential in the economic success of Ridgeway. The Disher family (Enos Disher) donated the land on which the school was built. R. Disher, who eventually became owner of the land, was a teacher at the school and was integral to the construction of the extant school building. The prominent role and influence of the family in the community is also expressed with the name of Disher Road, which is located immediately to the north of the subject property.

241 Ridge Road North reflects the work of Eber Cutler, a builder noted by the Town of Fort Erie as "the largest builder in the area at the time." Cutler was responsible for the construction of the 1880 portion of the schoolhouse. In addition to his work on the subject property, at least two other extant Cutler-built houses remain within the commercial core along Ridge Road North. (the Part IV Designated Culter/Morin House at 348 Ridge Road North and 356 Ridge Road North).

241 Ridge Road North is important in supporting the 19th-century character of the historic commercial core of Ridgeway. The commercial streetscape of Ridge Road North is comprised of one-and-a-half to three storey commercial buildings of various architectural styles and narrow setbacks that widen toward the periphery. The two-storey brick former schoolhouse is important in supporting and maintaining the character of this section of Ridge Road North, comprised of residential and institutional buildings located at the periphery of the core. There are two other redbrick Italianate buildings (224 and 264 Ridge

Road North) in this area. 241 Ridge Road acts as a physical and historical anchor. The subject property is important in defining and supporting this transitional area made up of commercial, residential, and institutional buildings, thus tying in the commercial core with the outer lying residential areas through its massing and decorative details consistent with the character of the historic commercial core.

241 Ridge Road North's construction is consistent with the character of the neighbourhood and streetscape; the structure at 241 Ridge Road North is considered a visual landmark by the community.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 241 Ridge Road North include:

- Overall height, scale, massing, and legibility as a former school

- Two-storey former schoolhouse with Italianate influences
- A red brick building constructed to a T-shaped plan
- Symmetrical and balanced façade
- Cross-gable roof with wide overhanging eaves
- Hexagonal belfry with classical decorative detailing
- Oculus window with quatrefoil window
- Rhythmically placed arched window openings with stone sills and brick voussoirs
- Four recessed arched entryways, with brick voussoirs and stone thresholds, three with fanlights
- Location along Ridge Road North

A more detailed description of the property's cultural heritage value or interest may be found in Council Report PDS-55-2024 dated August 12th, 2024.

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 the 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 decide 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 bylaw 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 bylaw, which is followed by a 30-day appeal period when appeals of the bylaw may be made to the Ontario Land Tribunal.

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

Ashlea Carter, Manager, Legislative Services/
Town Clerk
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario, L2A 2S6
(905) 871-1600, Ext. 2212