



The Municipal Corporation of the Town of Fort Erie

By-law No. 38-2023

Being a By-law to Designate 546 Ridge Road North as Being of Architectural and Historical Value or Interest

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended ("the Act"), 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 at the Council-in-Committee meeting held March 8, 2021, the Municipal Council of The Corporation of the Town of Fort Erie considered and approved Report No. PDS-21-2021 to designate the property known municipally as 546 Ridge Road North ("the Property"), to be of cultural heritage value or interest under Part IV of the Act, pursuant to the recommendations of the Municipal Heritage Standing Committee, and to provide notice of intention to designate the Property pursuant to Subsection 29(1.1) of the Act; and

Whereas on March 17, 2021, Notice of Intention to Designate the Property was served on the owner of the Property and on the Ontario Heritage Trust and was published in the Fort Erie Post in accordance with Subsection 29(3) of the Act; and

Whereas on March 24, 2021, the proposed designation was appealed to the Ontario Land Tribunal; and

Whereas at the Closed Session of the Special Council Meeting held January 16, 2023, Council approved Minutes of Settlement, through which the appeal of the Notice of Intention to Designate the Property was resolved; and

Whereas the Minutes of Settlement have been filed with the Ontario Land Tribunal;

Whereas it is deemed necessary to designate the Property to be of cultural heritage value or interest under Part IV of the Act, for its architectural, cultural, contextual and historical attributes;

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** the dwelling located on the property known municipally as 546 Ridge Road North, in the Town of Fort Erie and legally described as Part Lot 23, Concession 2, Lake Erie, Bertie; being Parts 2 and 3, 59R16907; Fort Erie, being all of PIN 64193-0137 (LT), is hereby designated as a property of cultural heritage value or interest under the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended, for its architectural, cultural, contextual and historical attributes and for the reasons set out in the Statement of Significance attached as Schedule "A" and forming part of this by-law.

2. **That** the Clerk shall comply with 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 use registry.
3. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 27th day of March, 2023.

Mayor

Clerk

I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, hereby certify the foregoing to be a true copy of By-law No. 38-2023 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 2023.

Statement of Significance

The Winger House property is an important cultural heritage resource that includes a significant built heritage resource constructed in the Tudor Revival style and exhibiting excellent craftsmanship and use of materials. It was commissioned by a local entrepreneur and developer and designed by a local architect known for constructing many institutional buildings throughout the Niagara Peninsula.

Description of the Property – 546 Ridge Road North Street

546 Ridge Road North is located on Part Lot 23 Concession 2, Lake Erie Bertie, Being Part 1, Plan 59R16907; Together with an Easement over Part 3, 59R16907 as in SN682552, Town of Fort Erie.

The property is a .526 hectare (1.3 acre) lot located on the east side of Ridge Road North, north of Hazel Street. The property contains an 1825-1827 Tudor Revival dwelling set back from the street on a rise of land. The front lawn contains many mature trees of various species.

Statement of Cultural Heritage Value or Interest

The house has significant design value. It is designed by an architect and is representative of the Tudor Revival style of architecture and the Arts and Crafts movement of the early 20th century. The craftsmanship displayed in the construction of the house and the use of natural and handmade materials is indicative the Arts and Crafts philosophy. This style is unique in the Ridgeway community and exemplifies the owner's importance and success in that community.

The house is deeply set back from Ridge Road. It was constructed in the Tudor Revival style on a rise of land which gives it a commanding presence when viewed from the street. The building is a long, rectangular side-gabled structure with a central projecting front and rear gabled section at right angles to the house. This section contains the entrance surmounted by the front-facing gable. The door is protected by a tiled roof. The similar projecting central section of the house on the rear elevation does not contain any means of egress. The façade of the building is constructed of high quality ashlar limestone laid in a broken range work pattern of stone of varying heights and intermittently broken courses. The rear elevation is constructed in dark clay brick. The house has a distinctive Spanish style barrel tile roof from the Ludowici Tile Company of Ohio which has been in business since the 19th century. This distinctive roof is a unique feature not only in Fort Erie but also in the Niagara area. The garage, which is attached to the north side of the house, has a low side-gabled roof and two garage doors. If the

Schedule “A” to By-law No. 38-2023

doors are later replacements, they are appropriate to the age and style of the house. There is a large ashlar chimney to the right of the front entrance and a projecting flat-roofed sunroom with a deck. The window openings are original though some of the windows have been replaced. The front door with its massive iron hardware, is original to the house.

The property has historical and associative value for its association with Quaker and possibly early Loyalist settlement in Bertie Township; its association with Ward Winger, prominent developer and entrepreneur in the community; and its association with a prominent local architect, Norman Andrew Kearns, who designed a number of important institutional buildings in the Niagara Peninsula including the Beaux-Arts design for the Carnegie Library, Welland (1923) and the Art Deco design for the Post Office Building, Thorold (1935) .

The property has contextual value as a landmark. The property and the house, like the adjacent high school, can be considered as landmarks within the context of Ridgeway. It is a distinctive property containing a distinctive building associated with an important local developer and local architect. It is significant to the history and development of Bertie Township, now Fort Erie.

Description of Heritage Attributes

Key exterior elements that contribute to the heritage value of 546 Ridge Road North include:

- The setting of the house located back from the street on a rise of land in a landscape of mature trees
- The entire exterior of the Tudor Revival house including the attached garage and the flat-roofed sun porch on the south side of the building
- The deeply pitched Spanish barrel tile house, garage, and porch roofs
- The ashlar limestone masonry laid in a broken range pattern on the façade
- The large ashlar chimney with decorative terracotta panel
- The dark red brick masonry on the rear elevation
- The window locations and openings on the façade
- The entrance door with wrought iron hardware
- The wrought iron light fixtures on either side of the entrance door
- The half-timber details on the facade
- The garage doors with glazing and segmental arched transoms